



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

North Delray Commons

Meeting	File No.	Application Type
January 24, 2024	2024-063 MSP-SPR	Amendment to the Master Sign Program
Property Owner	Agent	
555 NDC LLC	Claribel Sanchez and Dennis Malaney	

Request
 Consideration of an amendment to the Master Sign Program for the property located at **455 NE 5th Avenue**, associated with the Shopping Plaza known as **North Delray Commons**.

General Data

Location: 455 NE 5th Avenue
PCN: 12-43-46-09-74-001-0020
Property Size: 0.30 Acres
Land Use Map Designation: Commercial Core (CC)
Zoning: Central Business District (CBD), Central Core Sub-district
Adjacent Zoning:
 • North, South, East, & West: CBD, Central Core Sub-district
Existing / Approved Use: Retail



Background

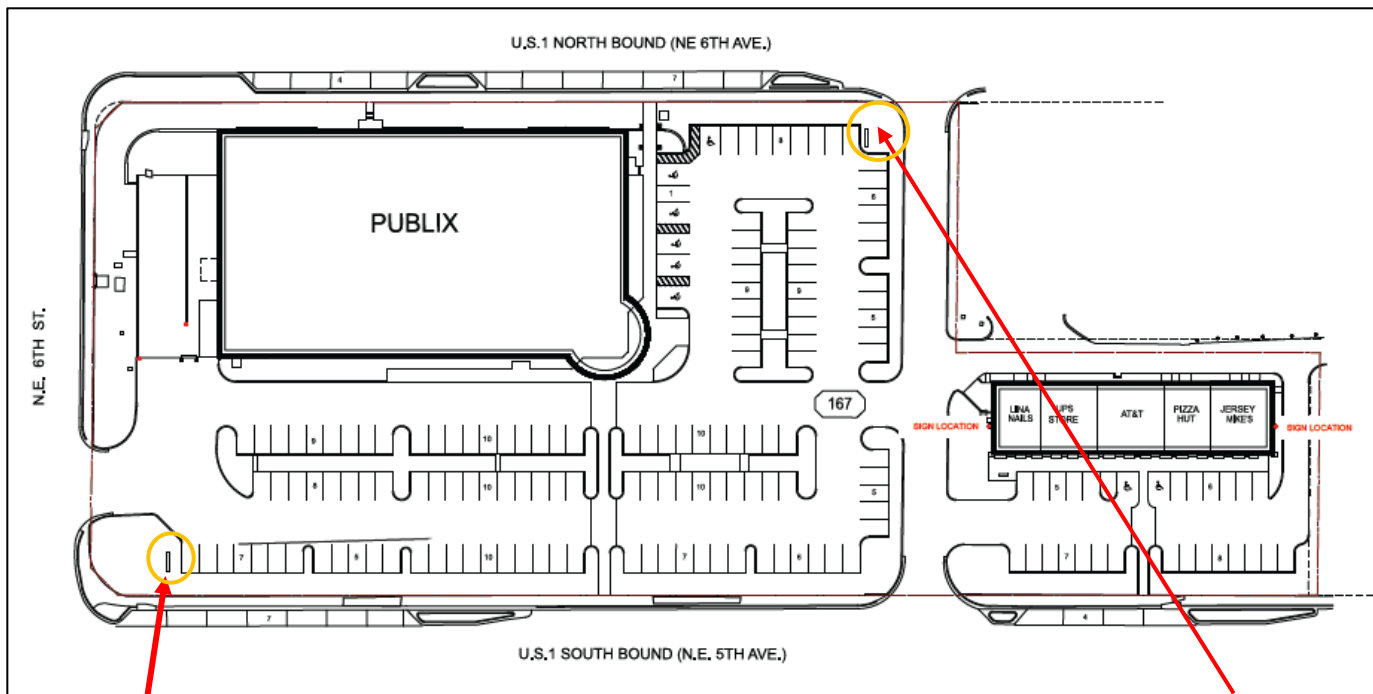
North Delray Commons is located on North Federal Highway between NE 4th Street and NE 6th Street and is within the Central Business District (CBD) – Central Core. The Shopping Plaza comprises a five-tenant retail center with Publix serving as the anchor tenant. The Shopping Plaza was constructed in 1999. The Master Sign Program was approved by the Site Plan Review and Appearance Board on September 27, 2000. The program included the following elements:

Tenant Signage:

- Individual, plastic face channel letters mounted directly to the building.
- Maximum sign length 80% of the storefront,
- Signage color shall match the Publix Dark Green, and the letter style should be Helvetica medium.
- Trademark and registered logos are allowed.
- Three wall signs located on the East, West and South elevations of Publix, which also includes the words “Deli-Bakery” and “Food-Pharmacy”.
- Each of the five tenants is allowed one wall sign with a maximum letter height of 24”.

Monument Signage:

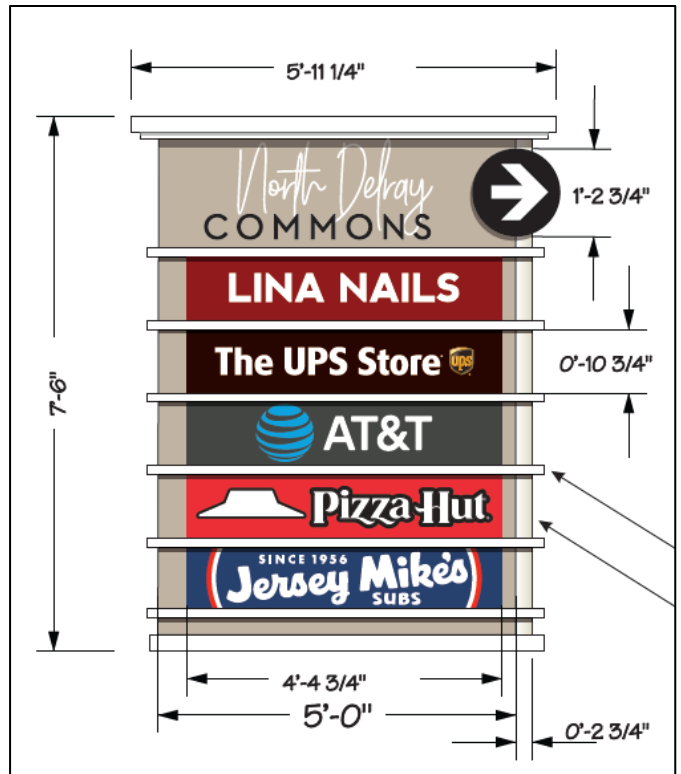
- Two monument signs located at the entrances along the North end of the property on NE 5th Avenue and the South end of the property on NE 6th Avenue.
- The monument signs feature a panel for Publix and provide space for four additional tenant names.



Description of Proposal

The proposed amendment to the Master Sign Program introduces two Building Directory Signs located on the North and South elevations of the tenant building. The proposed directory sign material is aluminum cabinet; measuring seven feet six inches in length by five feet wide. Each sign area is 37 feet 5 inches sqft. and are internally white LEDs.

The signs read “North Delray Commons” along with a directory arrow. It consists of five equal size panels, each representing the trademark tenant.



Review and Analysis: Master Sign Program

LDR Section 4.6.7(F)(2)(b), Signs requiring permits: Master sign and blanket sign programs.

“A Master Sign Program is to be used when the development of a project is of such a scale or character that the normal application of the design and/or aesthetic standards of Subsections (D) and (E), respectively, will not result in an effective sign program and signing more permissive than said standards is necessary. Approval of a Master Sign Program may include the automatic granting of waivers and/or adjustments to the provisions of Subsections (D) and (E) provided that the intent of the sign code is maintained, and the character of the community and neighborhood is not diminished. A Master Sign Program shall be approved by the Site Plan Review and Appearance Board or if the project is in a historic district or historically designated site, by the Historic Preservation Board. After approval of a Master Sign Program, individual signs consistent therewith shall be administratively approved.”

LDR Section 4.6.7(F)(2)(c), Signs requiring permits: Master sign and blanket sign programs.

“Nothing contained herein shall prevent diversity and creativity of individual signs in the Master Sign Program.”

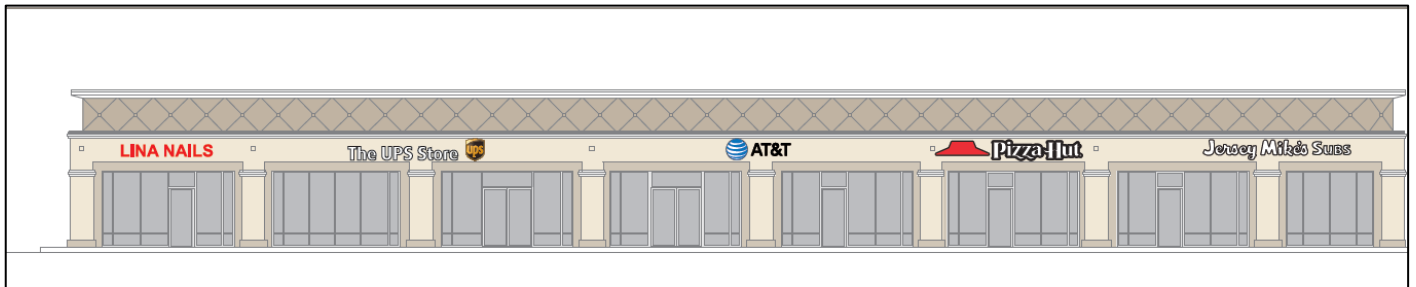
LDR Section 4.6.7(D)(2), Aesthetic qualifications: Basis, “the aesthetic quality of a building, or of an entire neighborhood, is materially affected by achieving visual harmony of the sign on or about a structure as it relates to the architecture or the building or the adjacent surroundings. In addition to the limitations on signs imposed in Subsections (E) and (K), the following aesthetic considerations must be met.

- (a) *Garishness.* The overall effect of the lettering, configuration or color of a sign shall not be garish. “Garish” signs are those that are too bright or gaudy, showy, glaring, and/or cheaply brilliant or involving excessive ornamentation. Garish signs are not in harmony with and are not compatible with the building or adjacent surroundings.
- (b) *Scale, design, and location.*
 - 1. Signs shall be appropriate in size, scale, and design for the neighborhood or streetscape where it is to be located.
 - 2. Signs placed on structures shall be proportionate in size and scale to the building facade, designed consistently with the building architecture, and positioned harmoniously with building features; architectural features shall not be provided solely for the purpose of accommodating signage, but shall relate to building location, function, and use.
- (c) *Quality.* All signs shall have a professional appearance that enhances the visual aesthetics of the area.”

The shopping plaza, with three entrances and an additional exit on the south side of Jersey Mike's connected to an alleyway, faces limitations with existing monument signs located on NE 6th Avenue and NE 5th Avenue in the northern most part of Publix parking lot. While there is a total of six tenants, the current monument signs cater for only five tenants. As seen below, most of the tenants along with Publix are nationally known retail stores.

The Master Sign Program as articulated in **LDR Section 4.6.7(F)(2)(b)**, introduces a regulatory framework characterized by adaptability. This program thoroughly facilitates the automatic granting of waivers and adjustments to Subsections (D) and (E), thereby safeguarding the intrinsic principles of the sign code and the character of the community.

For any modification or requirement of additional signage, including considerations of size, color, and placement, the Master Sign Program necessitates an amendment to the existing sign program and subsequent board approval. Notably, Master Sign Programs, with a focus on diversity and creativity, allows for such additions, provided they align with the surrounding environment in terms of size, scale, design, and appropriateness of location. Thus, the Master Sign Program emerges as a regulatory guide, balancing flexibility with the visual coherence and harmony of the community.



Pursuant to **Table 4.6.7(A) sign standards per zoning district**; a single Directory Sign limited to 24 square feet on the building face is allowed. As defined in the LDR's, **Directory Sign** is "a sign listing the tenants names, locations, buildings, or group of buildings." Directory signs are meant to be centrally located for customers and provide on-site directions for multi-tenant buildings. The tenant building fronts NE 5th Avenue on the southside of Publix. The proposed Directory Sign on the North elevation is positioned for visibility to traffic traveling South, offering practical assistance to potential customers navigating the area. However, the Directory Sign on the South elevation has exposure only to the northbound traffic in the alleyway, lacks visibility for those entering the shopping plaza, and primarily serves as an exit marker, making it less perceptible.

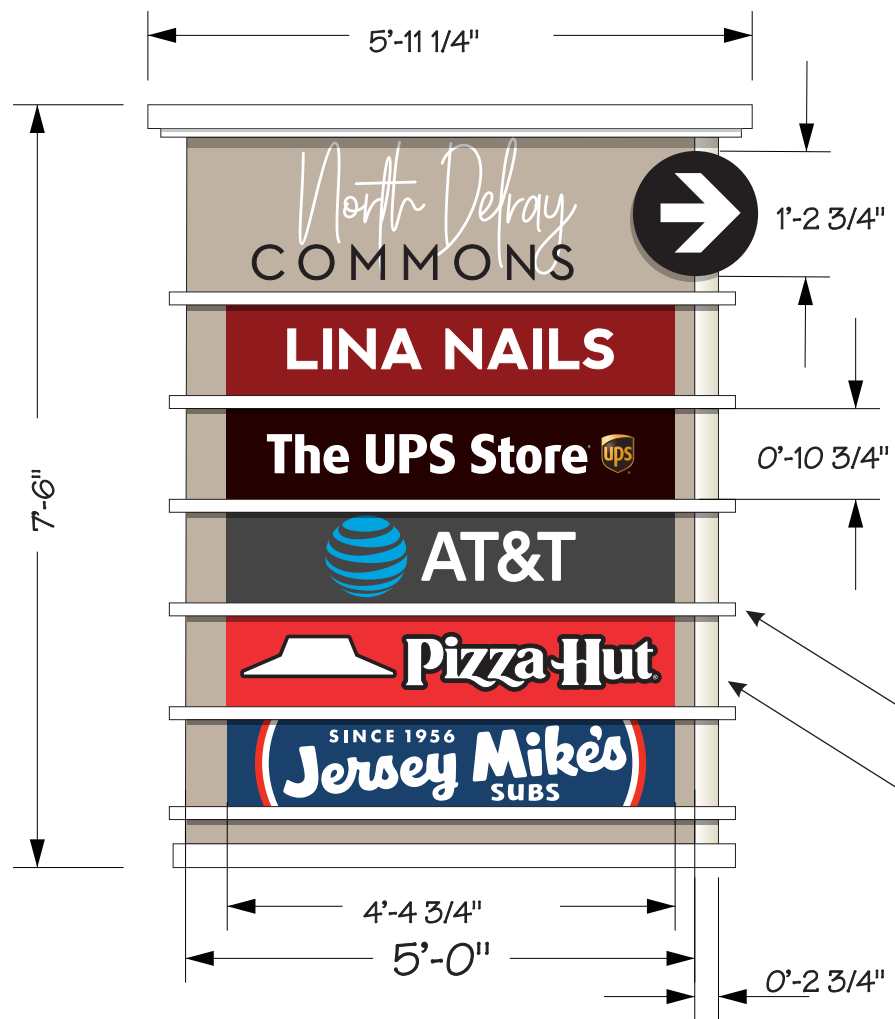
The Board shall decide whether the placement of the proposed directory signage is appropriate and would serve and benefit all the tenants in the shopping plaza.



Board Action Options

- A. Move **approval** of the Amendment to the Master Sign Program (2024-063) for North Delray Commons located at **445 NE 5th Avenue**, by finding that the request meets the criteria set forth in the Land Development Regulations.
- B. Move **approval, as amended**, of the Amendment to the Master Sign Program (2024-063) for **North Delray Commons** located at **445 NE 5th Avenue**, by finding that the request meets the criteria set forth in the Land Development Regulations.
- C. Move **denial** of the Amendment to the Master Sign Program (2024-063) for North Delray Commons located at **445 NE 5th Avenue**, by finding that the request does not meet the criteria set forth in the Land Development Regulations.
- D. Move to **continue with direction**.

SPECIFICATIONS



QUANTITY: (2)- S.F. ILLUMINATED SIGN.

CABINET: FAB. 090° SEAMLESS ALUM WITH 1 1/2" x 1 1/2" ALUMINUM ANGLE FRAMEWORK TO PREVENT DEFLECTION. EXTRUDED 2" X 2" ALUMINUM RETAINERS. 1 1/2" DIVIDER BARS.

ILLUMINATION: INTERNAL WHITE LED'S. (SLOAN SIGNBOX OR EQUIVALENT) DOUBLE SIDED MODULES FOR EVEN ILLUMINATION OF SIGN. 6500K. (LED SPEC MUST BE STATED ON QUOTE PROVIDED) ELECTRICAL DETAILS SHALL MEET UL & NEC REQUIREMENTS. ELECTRICAL FEED WILL BE PROVIDED TO THE BASE OF THE SIGNS W/FINAL ELECTRICAL CONNECTIONS TO BE MADE BY SIGN CONTRACTOR.

PANELS: 187" FLAT PIGMENTED WHITE GE SG300 POLYCARBONATE FACES, TENANT GRAPHICS TO BE H.P. TRANSLUCENT PSV GRAPHICS ON THE FIRST SURFACE.

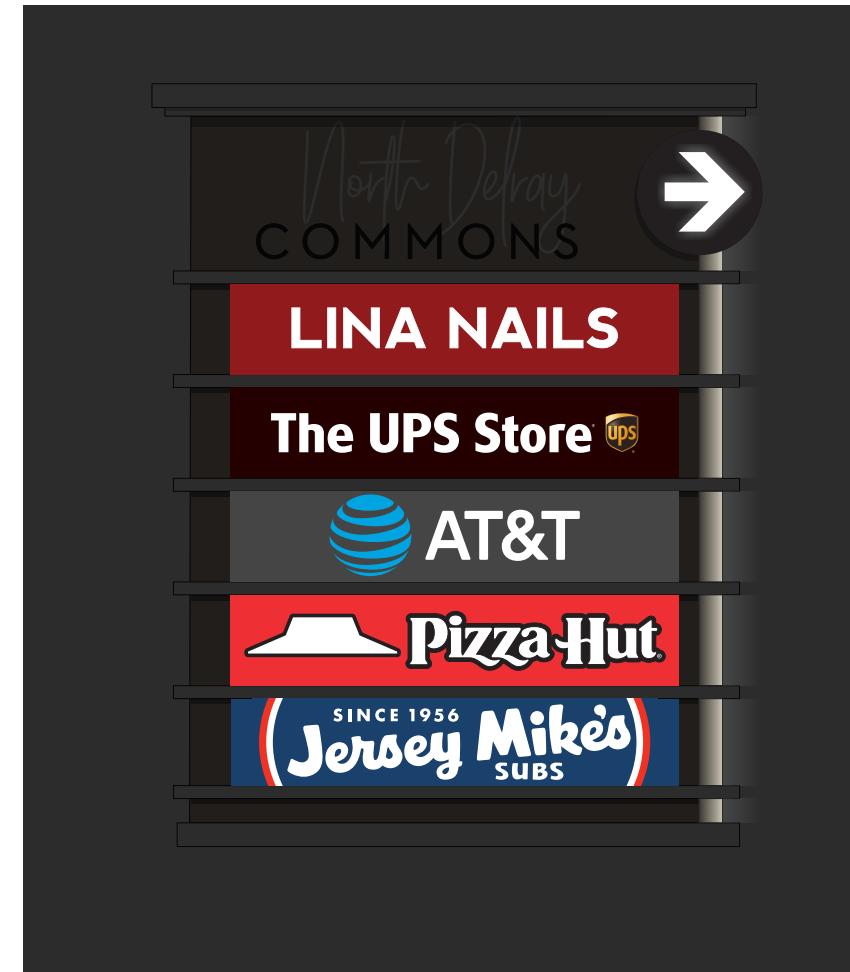
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PAINT: ALL METAL SURFACES TO BE PRIMED AND PAINTED WITH AN ACRYLIC POLYURETHANE PAINT. ALL METAL SURFACES TO HAVE A SATIN FINISH. FINAL COLOR: TBD

GENERAL NOTES: MIG WELDED CONSTRUCTION THROUGHOUT, NO RIVETS. FACE SEAMS, IF ANY, ARE TO BE FILLED W/ METAL FILLER AND GROUND SMOOTH TO PROVIDE A SEAMLESS APPEARANCE. NO GAPS, LIGHT LEAKS OR "OIL CANNING" WILL BE ACCEPTED. THE QUOTATION IS TO INCLUDE TENANT GRAPHICS AT THE TIME OF INSTALLATION. AT COMPLETION OF INSTALLATION, ALL SURFACES ARE TO BE CLEANED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

DECORATIVE, FABRICATED ALUMINUM ACCENT BARS MOUNTED TO SURFACE OF CABINETS VIA THE PANEL DIVIDERS.

ILLUMINATED LIGHT BOX(S) FORMED FROM TRANSLUCENT WHITE ACRYLIC.



SIGN A



SIGN B



PROPOSED OUTPARCEL S.F. WALL DIRECTORY

	PAINT SW 0067 BELVEDERE CREAM		PAINT SW 7004 SNOWBOUND		PAINT SW 9180 AGED WHITE		PAINT SW 7036 ACCESSIBLE BEIGE		PAINT SW 7037 BALANCED BEIGE		PAINT SW 7642 PAVESTONE
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**BENDERSON
DEVELOPMENT**

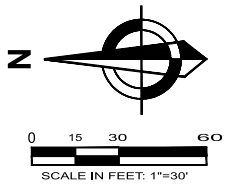
7978 COOPER CREEK BOULEVARD, SUITE 100, UNIVERSITY PARK FL 34201

PROPERTY NORTH DELRAY COMMONS

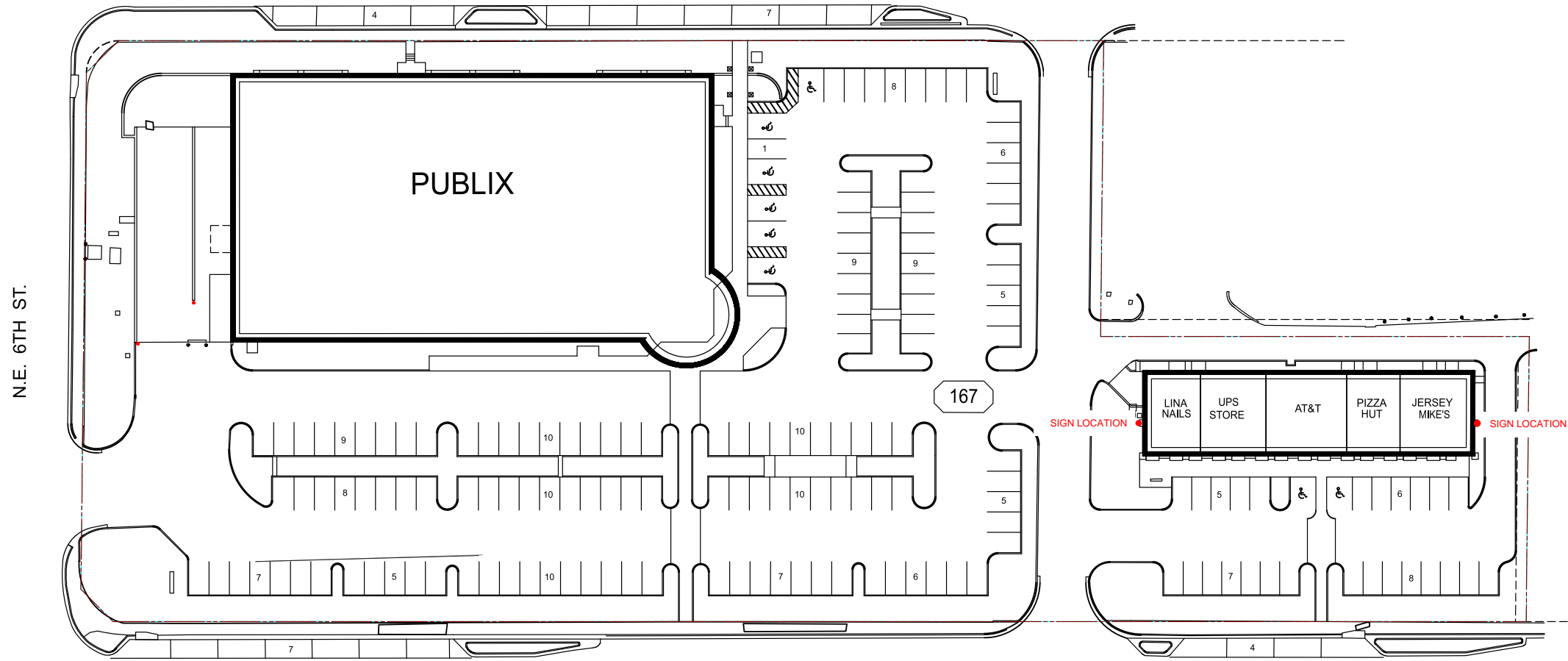
NORTH DELRAY BEACH, FL

PROP.# 5321 DRWG.# 5321 WALL DIRECTORY

BY J. MIANO DATE 2.21.23 REVISION 4.12.23 8.31.23 PAE



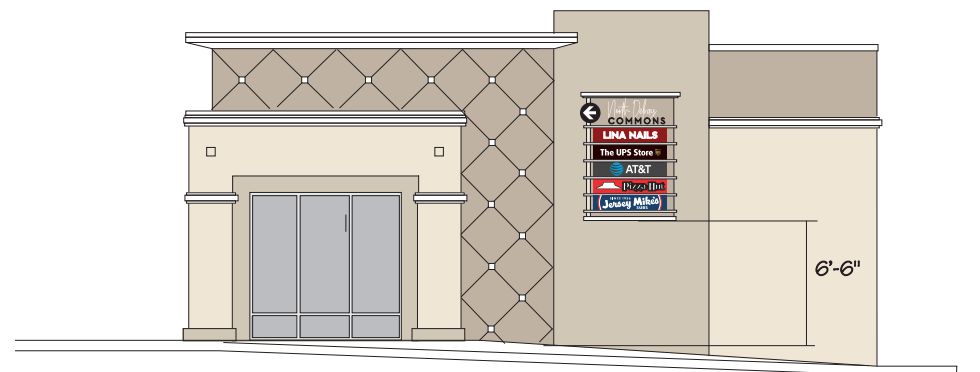
U.S.1 NORTH BOUND (NE 6TH AVE.)



U.S.1 SOUTH BOUND (N.E. 5TH AVE.)

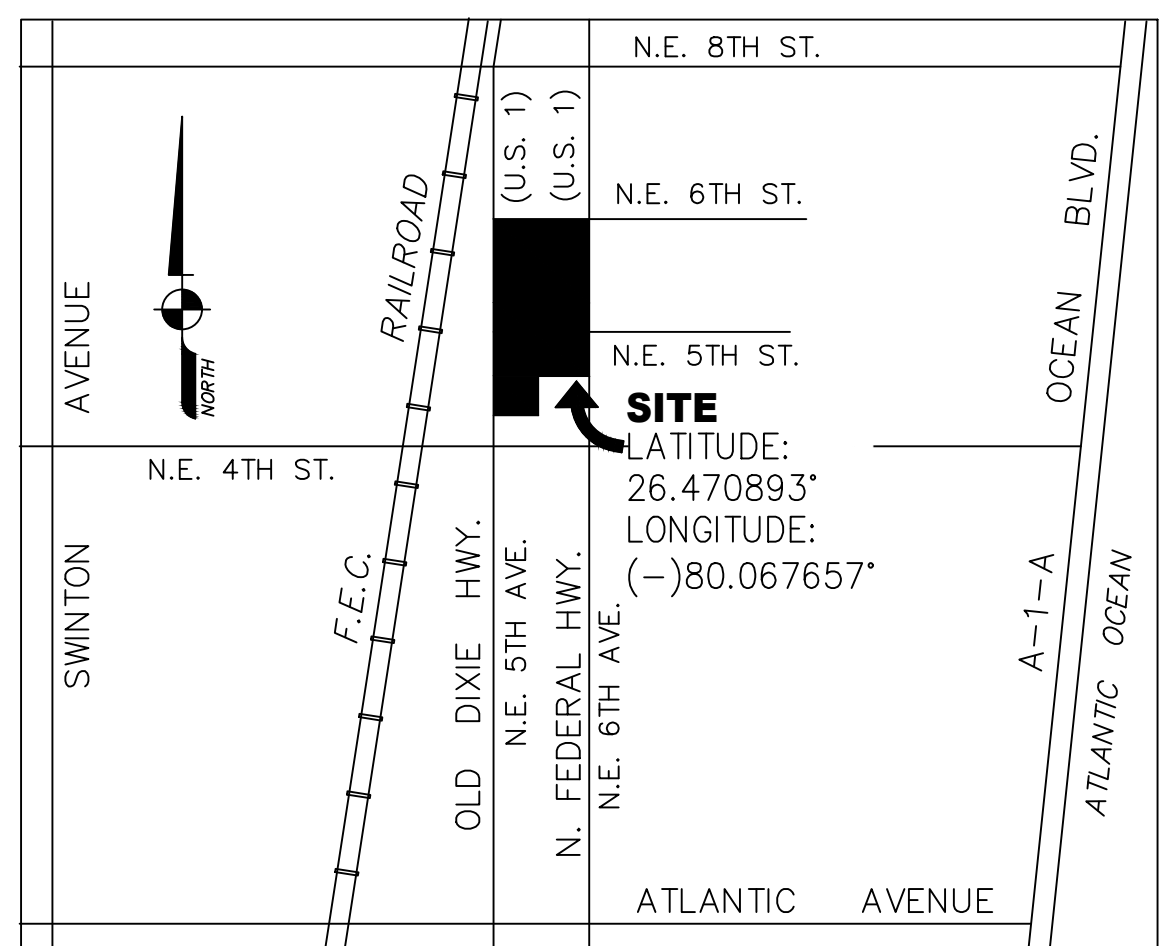
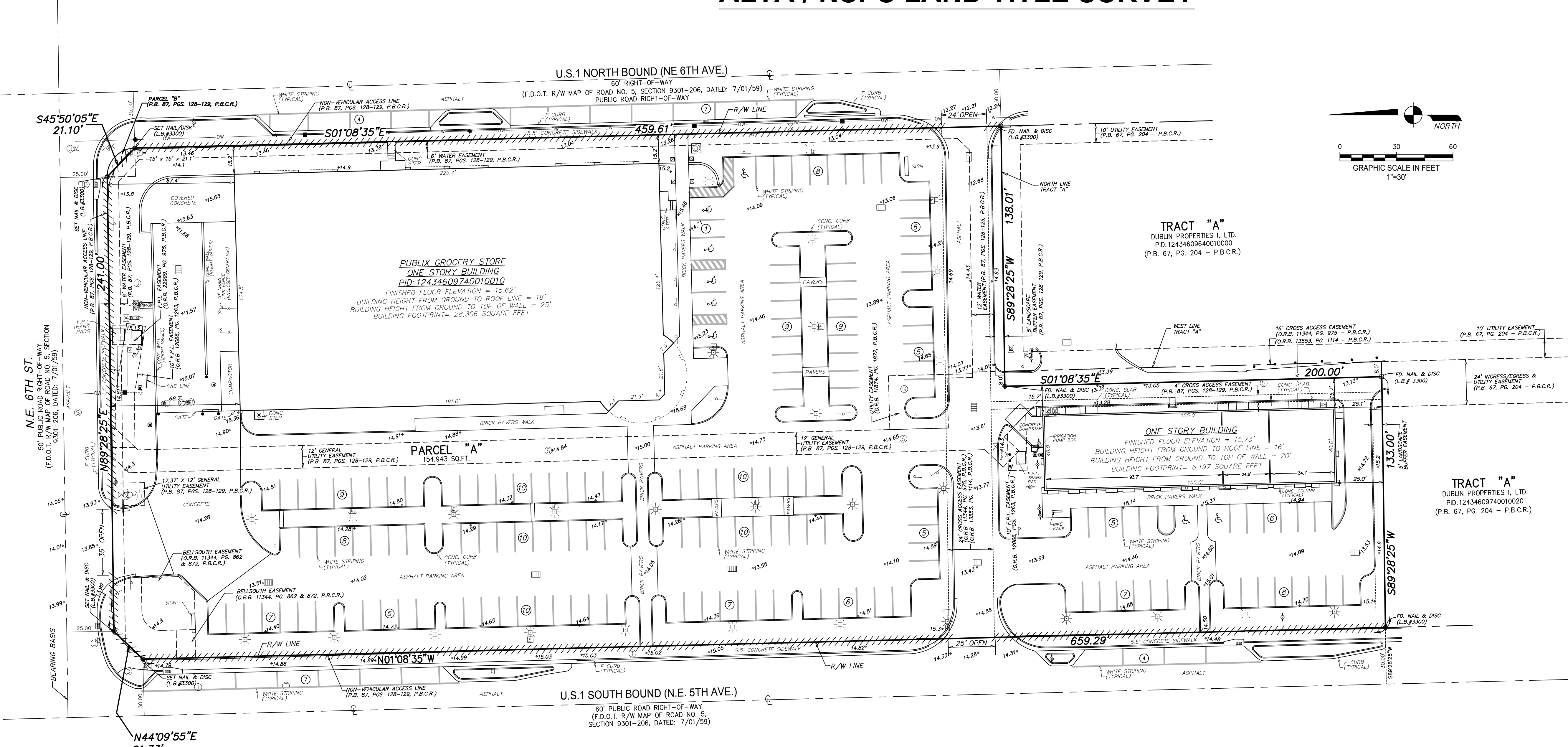


NORTH ELEVATION



SOUTH ELEVATION

ALTA / NSPS LAND TITLE SURVEY



LEGEND

- BACK FLOW PREVENTOR VALVE
- BOLLARD (UNLESS NOTED)
- CURB INLET
- CATCH BASIN
- CLEAN OUT
- CONCRETE LIGHT POLE
- CONCRETE UTILITY POLE
- DOUBLE DETECTOR CHECK VALVE
- DRAINAGE MANHOLE
- ELECTRIC RISER
- FIRE HYDRANT
- GREASE TRAP
- GUY ANCHOR
- HANDICAP PARKING
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- NUMBER OF REGULAR PARKING
- OVERHEAD WIRES
- SANITARY MANHOLE
- SIGN (UNLESS NOTED)
- TELEPHONE MANHOLE
- WATER METER
- WATER VALVE
- VAULT

SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Old Republic National Title Insurance Company, Title Commitment No. 20188856, effective date, December 28, 2020 at 5:00pm. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avrom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
- The land description shown hereon is in accord with the Title Commitment.
- No underground improvements were located.
- Bearings shown hereon are based on the Florida Department of Transportation Right-of-Way Map of Road No. 5, Section 9301-206, dated: July 7, 1959, with the centerline of N.E. 6th Avenue, having a bearing of N01°08'35"W.
- Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 1988).
- Benchmark Description: Palm Beach County Benchmark, "Z 223", Elevation = 16.02 (NAVD 1988).
- The property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12099C0977F, Community Panel No. 125102, dated 10/5/2017.
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
- Address: 455 & 555 NE 5th Avenue Delray Beach, FL
- Adjacent property owner information shown hereon was obtained from the Palm Beach County Property Appraiser's website.
- Abbreviation Legend: A/C= Air Conditioner; CL= Centerline; CONC.= Concrete; EL.= Elevation; F.D.O.T.= Florida Department of Transportation; FD.= Found; F.F.= Finished Floor; ID.= Identification; L.B.= Licensed Business; NSPS = National Society of Surveyors; O.R.B.= Official Records Book; P.= Plat; P.B.= Plat Book; P.B.C.R.= Palm Beach County Records; PID = Parcel Identification Number; P.L.S.= Professional Land Surveyor; PG. = Page; R/W= Right-of-Way.

LAND DESCRIPTION:

PARCEL I: (FEE SIMPLE ESTATE)

Parcel "A" of DANZANSKY PLAT, according to the plat thereof as recorded in Plat Book 87, Page 128, of the Public Records of Palm Beach County, Florida.

PARCEL II: (EASEMENT ESTATE)

TOGETHER WITH a non-exclusive easement for the benefit of PARCEL I, for the purpose of (1) ingress, egress and access, for vehicular and pedestrian right-of-way; (2) drainage, flowage and storage; and (3) installation and maintenance of utility lines as created by Cross Access Easement, recorded in O.R. Book 11344, Page 975, re-recorded in O.R. Book 13553, Page 1114, of the Public Records Palm Beach County, Florida.

Said lands lying and situate in the City of Delray Beach, Palm Beach County, Florida, containing 154,943 square feet, (3.557) acres, more or less.

CERTIFICATION:

Certify To: 555 NDC, LLC; BENDERSON DEVELOPMENT COMPANY, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

I HEREBY CERTIFY that the attached survey was made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(a), 7(a), 7(b)(1), 8, 9, 11(a), 13, and 14 of Table A thereof. The field work was completed on 01/15/2021.

MICHAEL D. AVIROM, P.L.S.
Florida Registration No. 3268
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

SUMMARY TABLE FOR:

SCHEDULE B, SECTION 2 EXCEPTIONS OF TITLE COMMITMENT NO. 20188856 (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 7 O.R.B. 6330/423	Yes	Not plottable
No. 8 O.R.B. 6408/157	Yes	Not plottable
No. 9 O.R.B. 6832/465	Yes	Not plottable
No. 10 P.B. 67/203	No	DOCUMENT NOT FOUND
No. 11 O.R.B. 11344/882	Yes	As shown
No. 12 O.R.B. 11344/872	Yes	As shown
No. 13 O.R.B. 11344/911	Yes	Not plottable
No. 14 O.R.B. 11344/936	Yes	Not plottable
No. 15 O.R.B. 11344/975	Yes	As shown
No. 16 O.R.B. 11344/1002	Yes	Not plottable
No. 17 P.B. 87/128	Yes	As shown
No. 18 O.R.B. 11874/1872	Yes	As shown
No. 19 O.R.B. 12066/1263	Yes	As shown
No. 20 O.R.B. 12171/248	Yes	Not plottable
O.R.B. 12835/947	Yes	Not plottable
O.R.B. 12171/248	Yes	Not plottable
O.R.B. 12835/947	Yes	Not plottable
No. 22 O.R.B. 22999/975	Yes	As shown

EXISTING PARKING DATA:

Number of Regular Parking Spaces:	161
Number of Handicapped Parking Spaces:	8
Total Parking Spaces:	169



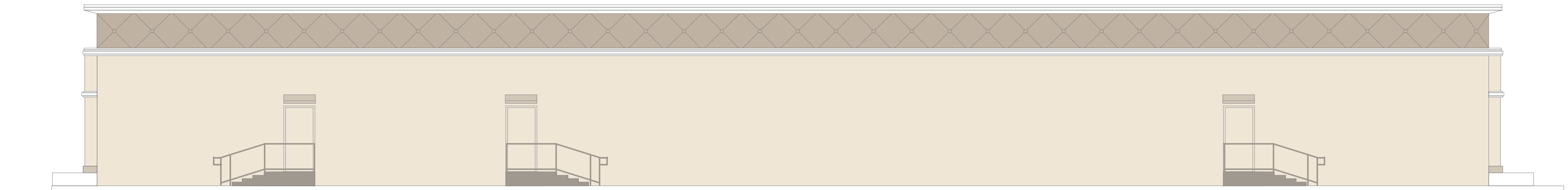
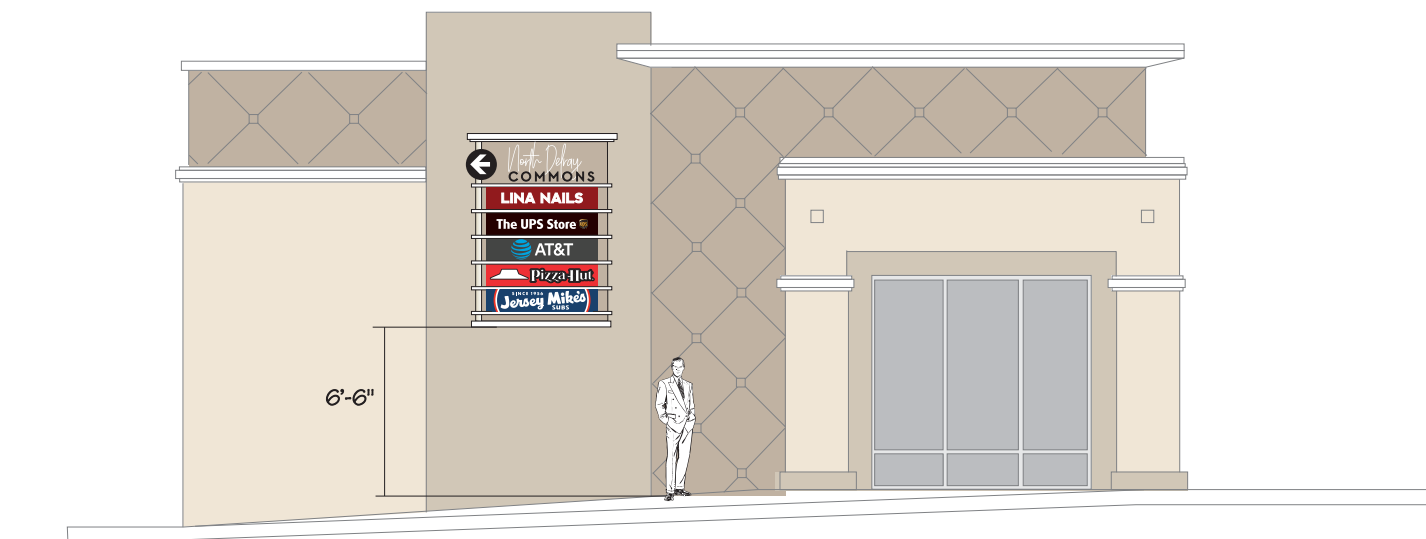
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
2506 SE WILLOUGHBY BOULEVARD
STUART, FLORIDA 34994
(772) 781-6266 / www.AVIROMSURVEY.com

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REVISIONS	DATE	F.B. / PG.	BY	CKD	REVISIONS	DATE	F.B. / PG.	BY	CKD
STEM-WALL LOCATION SURVEY	05/26/00		CLP	D.E.B.					
STEM-WALL LOCATION SURVEY	06/13/00		CLP	D.E.B.					
FINAL SURVEY (09/01)	09/22/01		CLP	D.E.B.					
REVISED TO ALTA/ACSM STANDARDS	02/26/02		B.A.B.	M.D.A.					
UPDATE PER NEW TITLE COMMITMENT	01/03/07		N.L.	M.D.A.					
RE-CERTIFICATION	04/30/07		N.L.	M.D.A.					
UPDATE PER NEW TITLE COMMITMENT & CERTIFICATIONS (6434-16)	01/13/2021		C.L.S.	D.A.H.					
REVISED	01/26/2021		C.L.S.	D.A.H.					

ALTA/NSPS LAND TITLE SURVEY
PARCEL "A"
DANZANSKY PLAT
(P.B. 87, PG. 128-129, P.B.C.R.)
CITY OF DELRAY BEACH
PALM BEACH COUNTY
FLORIDA

JOB #: 6434-16
SCALE: 1" = 30'
DATE: 03/30/00
BY: C.L.P.
CHECKED: K.M.C.
F.B. 889 **PG.** 68
SHEET: 1 OF 1



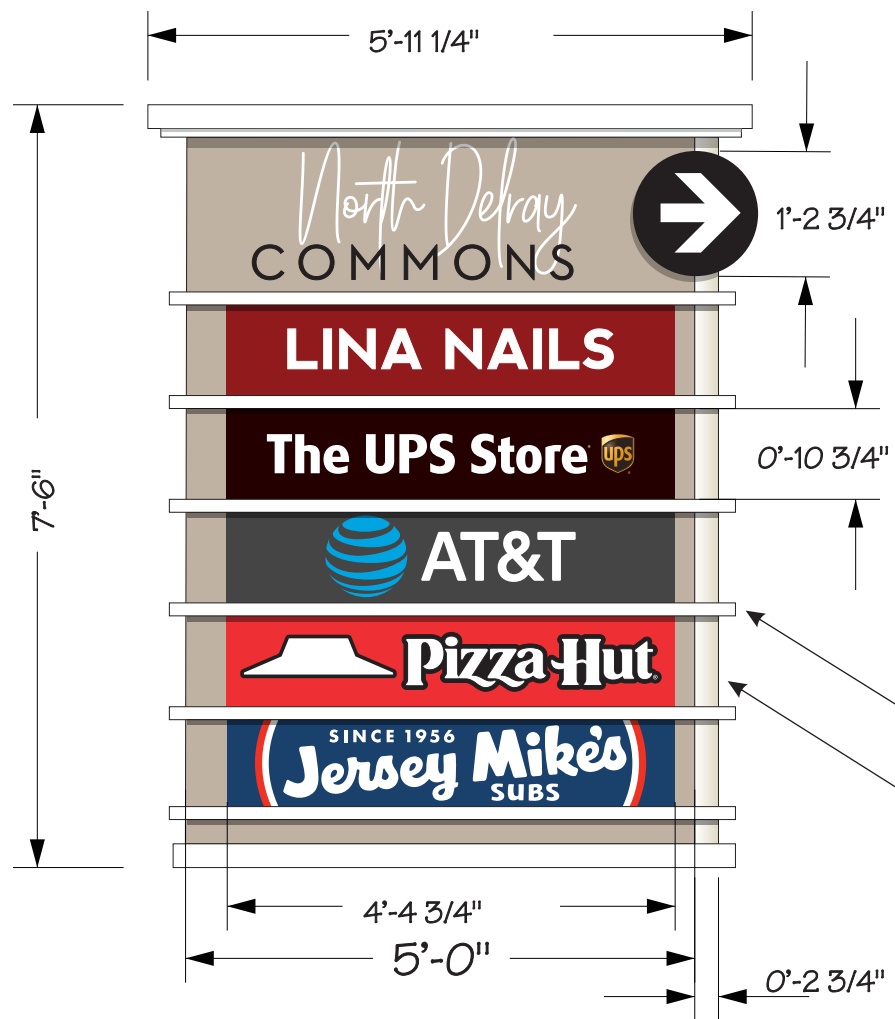
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**BENDERSON
DEVELOPMENT**
7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK FL 34201

PROPERTY NORTH DELRAY COMMONS
DELRAY BEACH FL
PROP.# 5321 DRWG.# 5321 COLORS 2021
BY: EWING DATE 5.4.21 REVISION

SPECIFICATIONS



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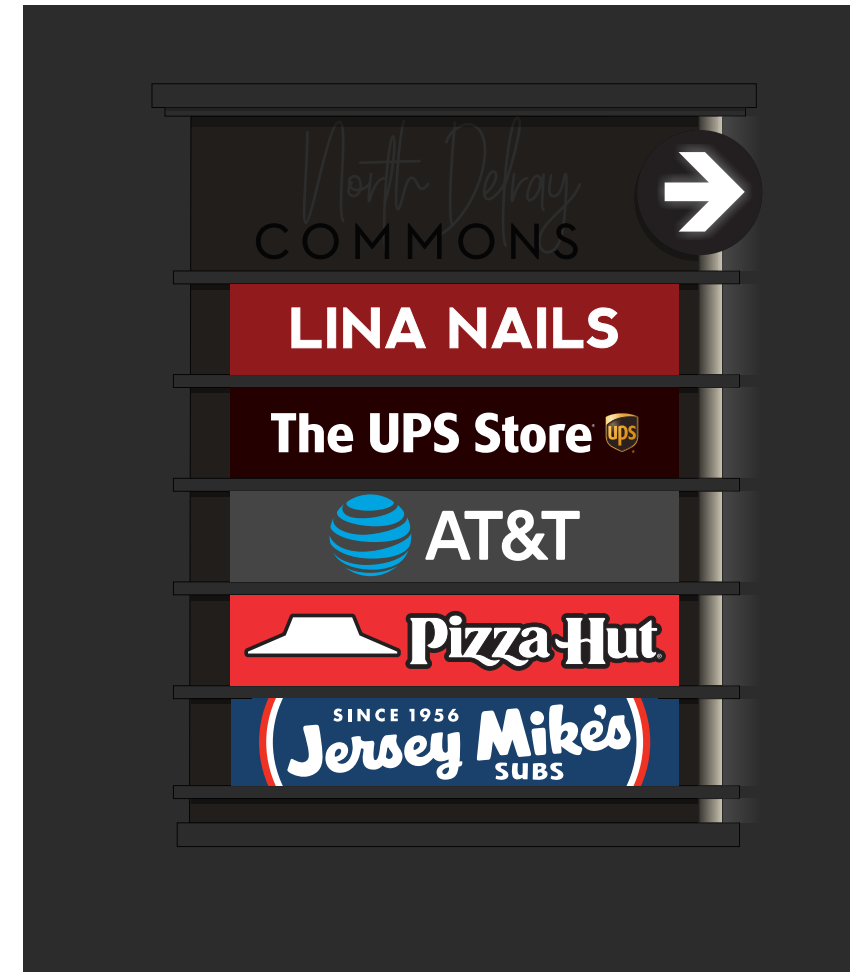
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SIGN A



SIGN B



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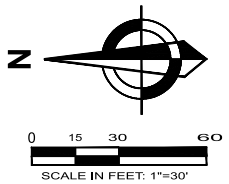
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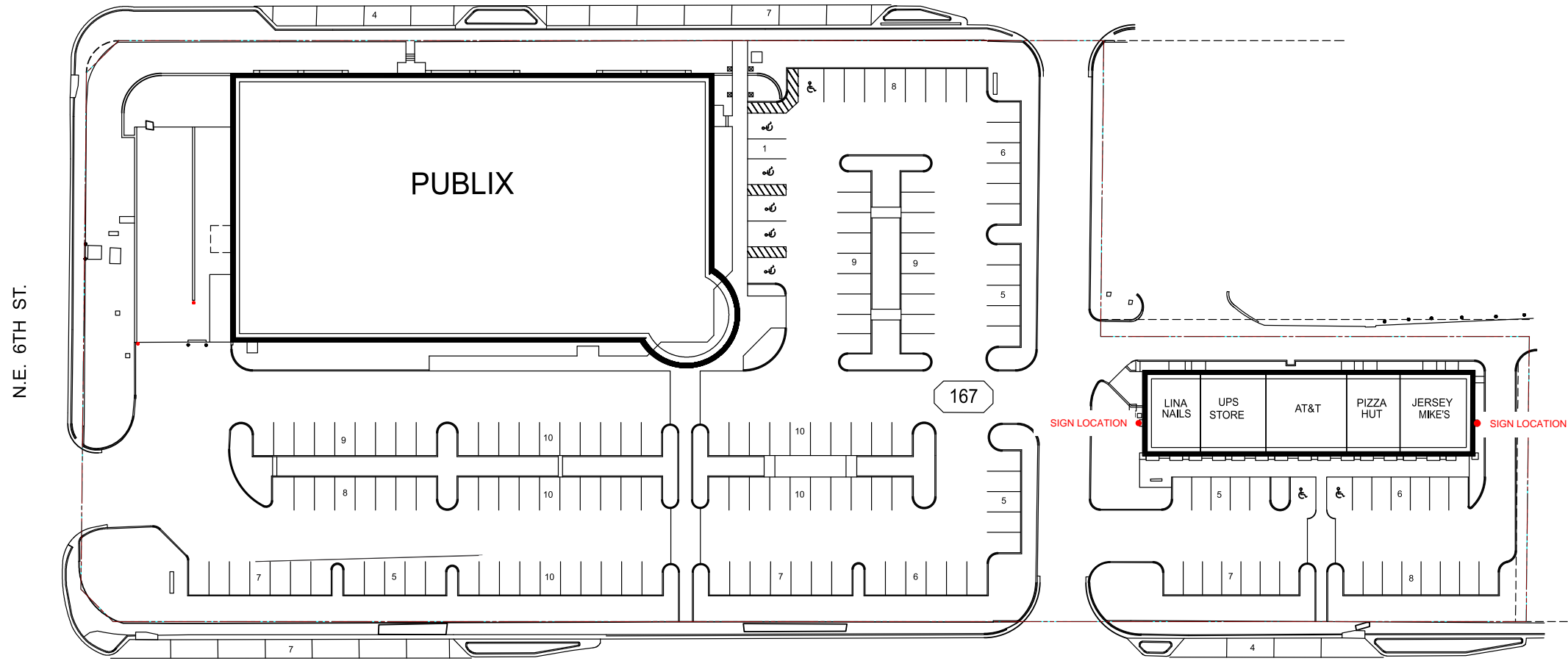
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PROP.# 5321 DRWG.# 5321 WALL DIRECTORY

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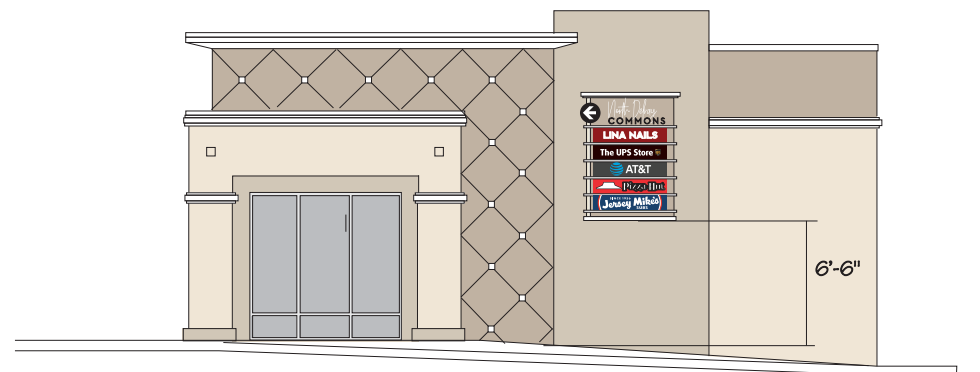
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U.S.1 SOUTH BOUND (N.E. 5TH AVE.)



NORTH ELEVATION



SOUTH ELEVATION

PROPOSED OUTPARCEL S.F. WALL DIRECTORY

BENDERSON
DEVELOPMENT

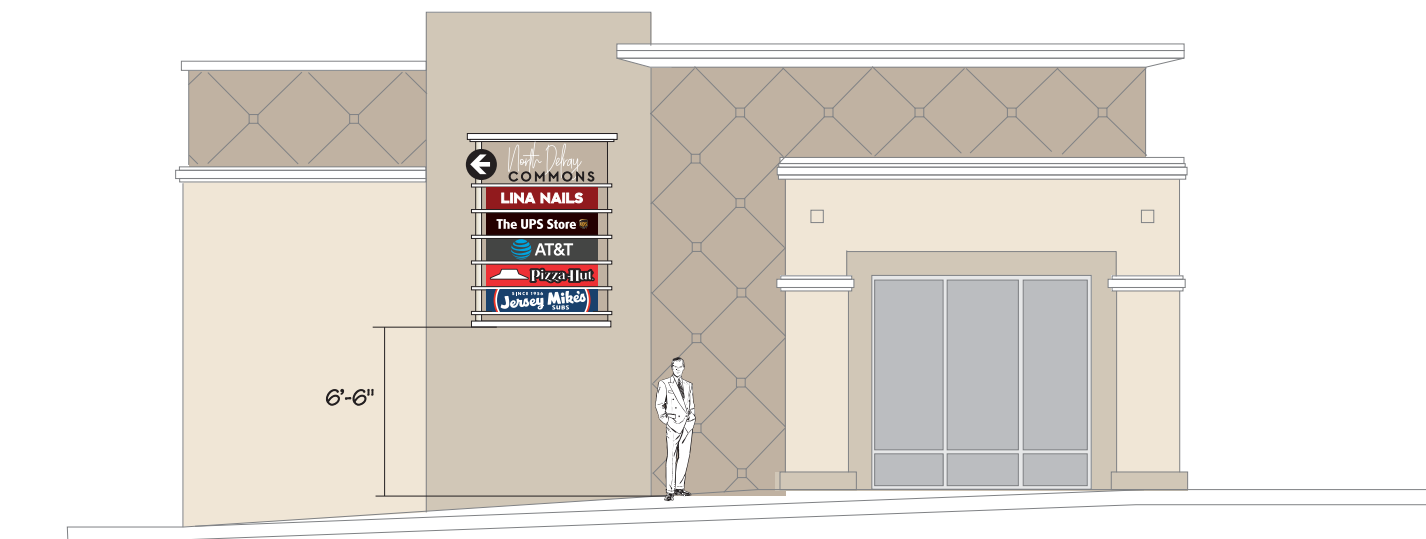
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PROPERTY NORTH DELRAY COMMONS

NORTH DELRAY BEACH, FL

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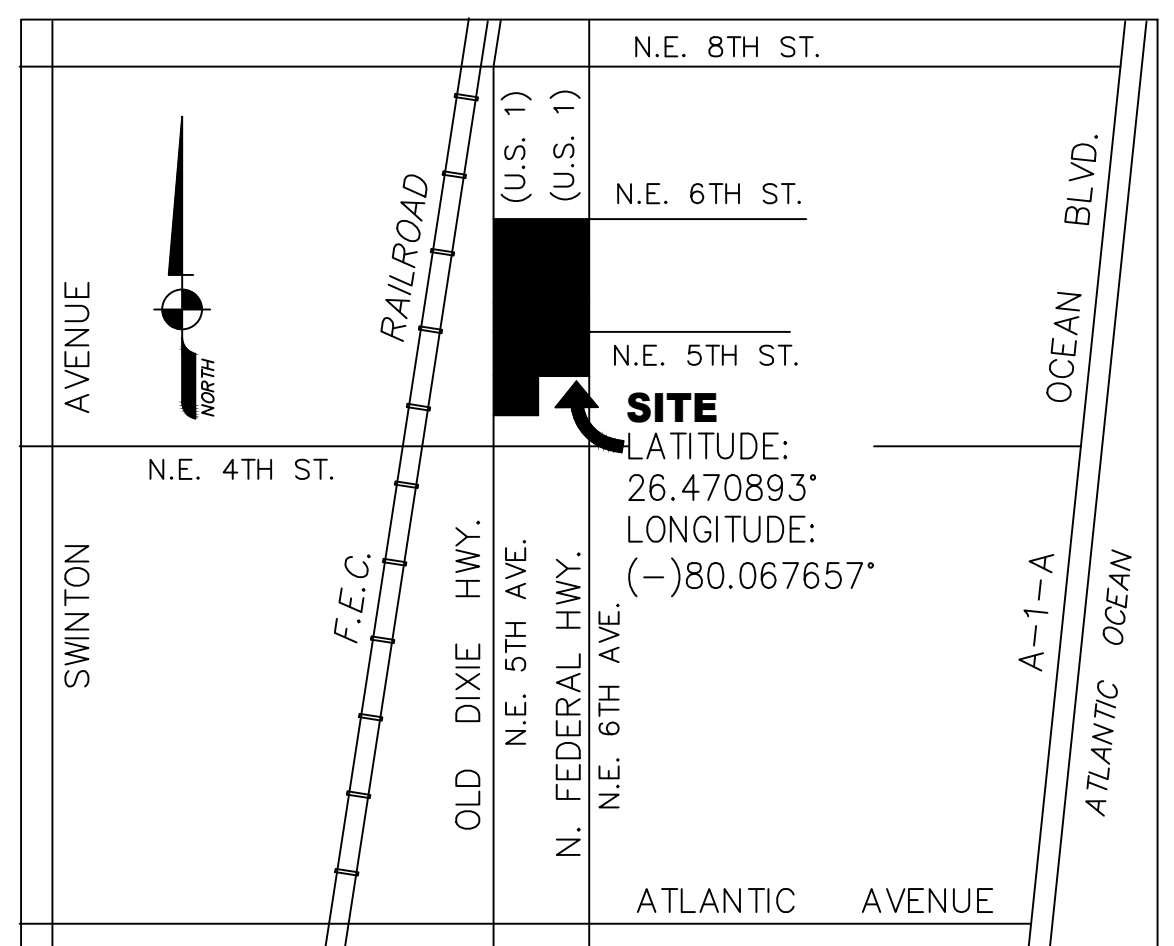
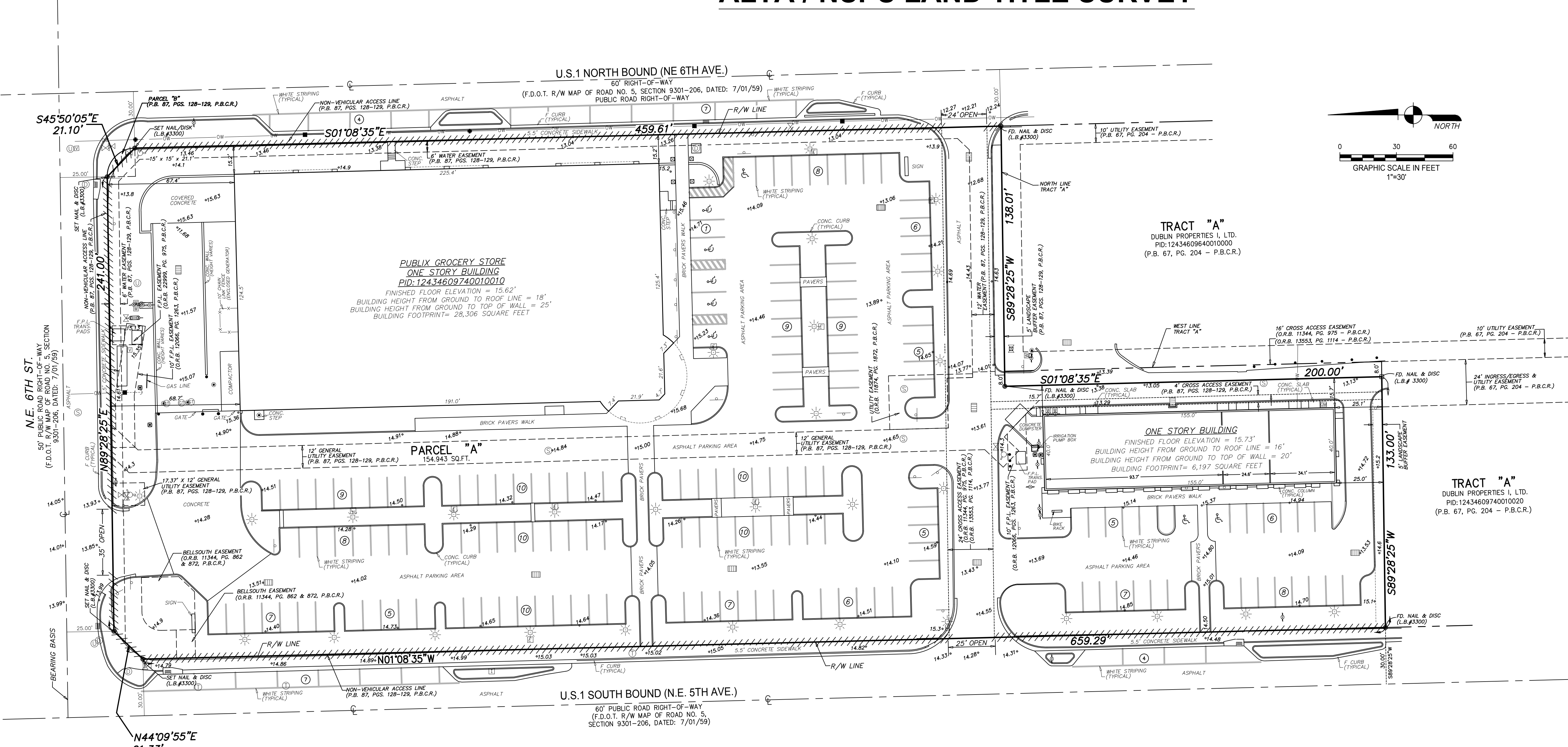
SCALE 1/8" = 1'-0"

P-1	PAINT SW 0067 BELVEDERE CREAM	P-2	PAINT SW 7004 SNOWBOUND	P-3	PAINT SW 9180 AGED WHITE	P-4	PAINT SW 7036 ACCESSIBLE BEIGE	P-5	PAINT SW 7037 BALANCED BEIGE	P-6	PAINT SW 7642 PAVESTONE
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**BENDERSON
DEVELOPMENT**
7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK FL 34201

PROPERTY NORTH DELRAY COMMONS
DELRAY BEACH FL
PROP.# 5321 DRWG.# 5321 COLORS 2021
BY: EWING DATE 5.4.21 REVISION

ALTA / NSPS LAND TITLE SURVEY



NOTE: VERTICAL CONVERSION FROM (NGVD 1929) TO (NAVD 1988) IS (-)1.532.

NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)

LEGEND

- BACK FLOW PREVENTOR VALVE
- BOLLARD (UNLESS NOTED)
- CURB INLET
- CATCH BASIN
- CLEAN OUT
- CONCRETE LIGHT POLE
- CONCRETE UTILITY POLE
- DOUBLE DETECTOR CHECK VALVE
- DRAINAGE MANHOLE
- ELECTRIC RISER
- FIRE HYDRANT
- GREASE TRAP
- GUY ANCHOR
- HANDICAP PARKING
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- NUMBER OF REGULAR PARKING
- OVERHEAD WIRES
- SANITARY MANHOLE
- SIGN (UNLESS NOTED)
- TELEPHONE MANHOLE
- WATER METER
- WATER VALVE
- VAULT

SUMMARY TABLE FOR:
SCHEDULE B, SECTION 2 EXCEPTIONS OF TITLE COMMITMENT NO. 20188856 (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 7 O.R.B. 6330/423	Yes	Not plottable
No. 8 O.R.B. 6408/157	Yes	Not plottable
No. 9 O.R.B. 6832/465	Yes	Not plottable
No. 10 P.B. 67/203	No	DOCUMENT NOT FOUND
No. 11 O.R.B. 11344/882	Yes	As shown
No. 12 O.R.B. 11344/872	Yes	As shown
No. 13 O.R.B. 11344/911	Yes	Not plottable
No. 14 O.R.B. 11344/936	Yes	Not plottable
No. 15 O.R.B. 11344/975	Yes	As shown
No. 16 O.R.B. 11344/1002	Yes	Not plottable
No. 17 P.B. 67/128	Yes	As shown
No. 18 O.R.B. 11874/1872	Yes	As shown
No. 19 O.R.B. 12066/1263	Yes	As shown
No. 20 O.R.B. 12171/248	Yes	Not plottable
O.R.B. 12835/947	Yes	Not plottable
O.R.B. 12171/248	Yes	Not plottable
O.R.B. 12835/947	Yes	Not plottable
No. 22 O.R.B. 22999/975	Yes	As shown

EXISTING PARKING DATA:

Number of Regular Parking Spaces:	161
Number of Handicapped Parking Spaces:	8
Total Parking Spaces:	169

SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Old Republic National Title Insurance Company, Title Commitment No. 20188856, effective date, December 28, 2020 at 5:00pm. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avrom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
- The land description shown hereon is in accord with the Title Commitment.
- No underground improvements were located.
- Bearings shown hereon are based on the Florida Department of Transportation Right-of-Way Map of Road No. 5, Section 9301-206, dated: July 7, 1959, with the centerline of N.E. 6th Avenue, having a bearing of N01°08'35"W.
- Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 1988).
- Benchmark Description: Palm Beach County Benchmark, "Z 223", Elevation = 16.02 (NAVD 1988).
- The property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12099C0977F, Community Panel No. 125102, dated 10/5/2017.
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
- Address: 455 & 555 NE 5th Avenue Delray Beach, FL
- Adjacent property owner information shown hereon was obtained from the Palm Beach County Property Appraiser's website.
- Abbreviation Legend: A/C= Air Conditioner; CL= Centerline; CONC.= Concrete; EL.= Elevation; F.D.O.T.= Florida Department of Transportation; FD.= Found; F.F.= Finished Floor; ID.= Identification; L.B.= Licensed Business; NSPS = National Society of Surveyors; O.R.B.= Official Records Book; P.= Plat; P.B.= Plat Book; P.B.C.R.= Palm Beach County Records; PID = Parcel Identification Number; P.L.S.= Professional Land Surveyor; PG. = Page; R/W= Right-of-Way.

LAND DESCRIPTION:

PARCEL I: (FEE SIMPLE ESTATE)
Parcel "A" of DANZANSKY PLAT, according to the plat thereof as recorded in Plat Book 87, Page 128, of the Public Records of Palm Beach County, Florida.

PARCEL II: (EASEMENT ESTATE)
TOGETHER WITH a non-exclusive easement for the benefit of PARCEL I, for the purpose of (1) ingress, egress and access, for vehicular and pedestrian right-of-way; (2) drainage, flowage and storage; and (3) installation and maintenance of utility lines as created by Cross Access Easement, recorded in O.R. Book 11344, Page 975, re-recorded in O.R. Book 13553, Page 1114, of the Public Records Palm Beach County, Florida.

Said lands lying and situate in the City of Delray Beach, Palm Beach County, Florida, containing 154,943 square feet, (3.557) acres, more or less.

CERTIFICATION:

Certify To: 555 NDC, LLC; BENDERSON DEVELOPMENT COMPANY, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
I HEREBY CERTIFY that the attached survey was made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(a), 7(a), 7(b)(1), 8, 9, 11(a), 13, and 14 of Table A thereof. The field work was completed on 01/15/2021.

MICHAEL D. AVIROM, P.L.S.
Florida Registration No. 3268
AVIROM & ASSOCIATES, INC.
L.B. No. 3300



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
2506 SE WILLOUGHBY BOULEVARD
STUART, FLORIDA 34994
(772) 781-6266 / www.AVIROMSURVEY.com
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REVISIONS	DATE	F.B. / PG.	BY	CKD	REVISIONS	DATE	F.B. / PG.	BY	CKD
STEM-WALL LOCATION SURVEY	05/26/00		CLP	D.E.B.					
STEM-WALL LOCATION SURVEY	06/13/00		CLP	D.E.B.					
FINAL SURVEY (09/01)	09/22/01		CLP	D.E.B.					
REVISED TO ALTA/ACSM STANDARDS	02/26/02		B.A.B.	M.D.A.					
UPDATE PER NEW TITLE COMMITMENT	01/03/07		N.L.	M.D.A.					
RE-CERTIFICATION	04/30/07		N.L.	M.D.A.					
UPDATE PER NEW TITLE COMMITMENT & CERTIFICATIONS (6434-16)	01/13/2021		C.L.S.	D.A.H.					
REVISED	01/26/2021		C.L.S.	D.A.H.					

ALTA/NSPS LAND TITLE SURVEY
PARCEL "A"
DANZANSKY PLAT
(P.B. 87, PG. 128-129, P.B.C.R.)
CITY OF DELRAY BEACH
PALM BEACH COUNTY
FLORIDA

JOB #: **6434-16**
SCALE: 1" = 30'
DATE: 03/30/00
BY: C.L.P.
CHECKED: K.M.C.
F.B. 889 PG. 68
SHEET: **1 OF 1**