

Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Frankie Beans Project Location: 190 SE 5th Avenue

Request: Consideration of an Amendment to the Current Master Sign Program

PCN: 12-43-46-16-N3-001-0000

Board: Site Plan Review and Appearance Board

Meeting Date: January 8, 2020

Board Vote: (7-0)

Board Action:

Approved (7-0)

Project Description:

The subject property is located on the westside of SE 5th Avenue between SE 1st St and SE 2nd Street and is described as Uptown Delray TR A in the Central Business District (CBD).

The proposed amendment is to allow signage for a new tenant "Frankie Beans" which will occupy the remaining commercial space on the ground floor. The Current Master Sign Program only allows for small under canopy signs for the commercial/retail components of the Caspian. The applicant is acquiring the remaining retail bays; Chewy Paws occupies the first bay. The applicant is proposing a projecting sign, wall sign and a tenant panel in the existing monument sign. The projecting sign faces the east elevation and is 4' x 4' illuminated Corporate brown color satin and reads "Frankie Beans Coffee Experience" for a total of 16 SF. The sign is double sided for 32 SF. The wall sign faces the north elevation and is internally illuminated Black Satin, mustard yellow and Corporate Brown and reads "Frankie and Beans parking in the Rear" 2.41 x 7.41 for a total of 17.9 SF. The tenant panel is 1'91 x 4 for a total of 7.64 SF. Double sided for (15.28 SF).

Board Comments:

N/A

Public Comments:

N/A

Associated Actions:

N/A

<u>Next Action</u>: The SPRAB action is final unless appealed by the City Commission.



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444
PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: January 8, 2020 File No.:2020-067 Application Type: Master Sign Program

General Data:

Applicant: Cannatelli Builders, Inc. Agent Cannatelli Builders, Inc. (Caspian)

Address: 190 SE 5th Avenue PCN: 12-43-46-16-N3-001-0000 Property Size: 2.09 Acres FLUM: Central Core (CC)

Zoning: Central Business District (CBD)

Adjacent Zoning:

o North: CBD
o East: CBD

o South: CBD & RM (Multiple Family Residential)

West: CBD

Existing Land Use: Mixed use of Commercial & Residential Multi Family

Proposed Land Use: No change

Item before the Board:

Consideration of an Amendment to the Current Master Sign Program.

Optional Board Motions for Action Items:

- A. Move to continue with direction.
- B. Move approval of the Amendment to the Master Sign Program (2020-067) for 190 SE 5th Avenue (Caspian), finding that the request meets the applicable criteria in the Land Development Regulations.
- C. Move denial of the Amendment to the Master Sign Program (2020-067) for 190 SE 5th Avenue (Caspian) and finding that the request does not meet the applicable criteria in the Land Development Regulations.

Background:

The property is located on the westside of SE 5^{th} Avenue between SE 1^{st} St and SE 2^{nd} Street and is described as Uptown Delray TR A in the Central Business District (CBD).

On November 13, 2013, the Site Plan Review and Appearance Board approved a Class V Site Plan for Uptown Delray now named Caspian. The development consists of two 5-story mixed-use buildings; the commercial component contains 3,529 square feet of retail and office on the ground floor and the residential portion of 46 dwellings units.

Due to the uniqueness of the mix uses of retail, office and residential and the size and scale of the development, the Site Plan Review and Appearance Board approved a Master Sign Program for the development on August 10, 2016.

The program consists of wall signs, direction sign and one monument sign for the building. The program also included future signage for the retail/office component of the building. The under-canopy signs are aluminum tube pantone 123 yellow with corporate color and logos allowed on the panel. Each panel is 2 x 2 for a total of 4 SF. The applicant is proposing a projecting sign on the east elevation, a wall sign on the north elevation and a tenant panel in the existing monument sign, therefore requiring an



Review Dates: SPRAB Board: January 8, 2020 Attachments: Master Sign Program

FILE NO.: 2020-0627 – MSP-SPR-190 SE 5TH AVENUE

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SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

amendment to the sign program.

Project Description:

The proposed amendment is to allow signage for a new tenant "Frankie Beans" which will occupy the remaining commercial space The Current Master Sign Program only allows for small under canopy signs for the commercial/retail on the around floor. components of the Caspian. The applicant is acquiring the remaining retail bays; Chewy Paws occupies the first bay. The applicant is proposing a projecting sign, wall sign and a tenant panel in the existing monument sign. The projecting sign faces the east elevation and is 4' x 4' illuminated Corporate brown color satin and reads "Frankie Beans Coffee Experience" for a total of 16 SF. The sign is double sided for 32 SF. The wall sign faces the north elevation and is internally illuminated Black Satin, mustard yellow and Corporate Brown and reads "Frankie and Beans parking in the Rear" 2.41 x 7.41 for a total of 17.9 SF. The tenant panel is 1'91 x 4 for a total of 7.64 SF. Double sided for (15.28 SF). Attached is the proposed sign amendment.

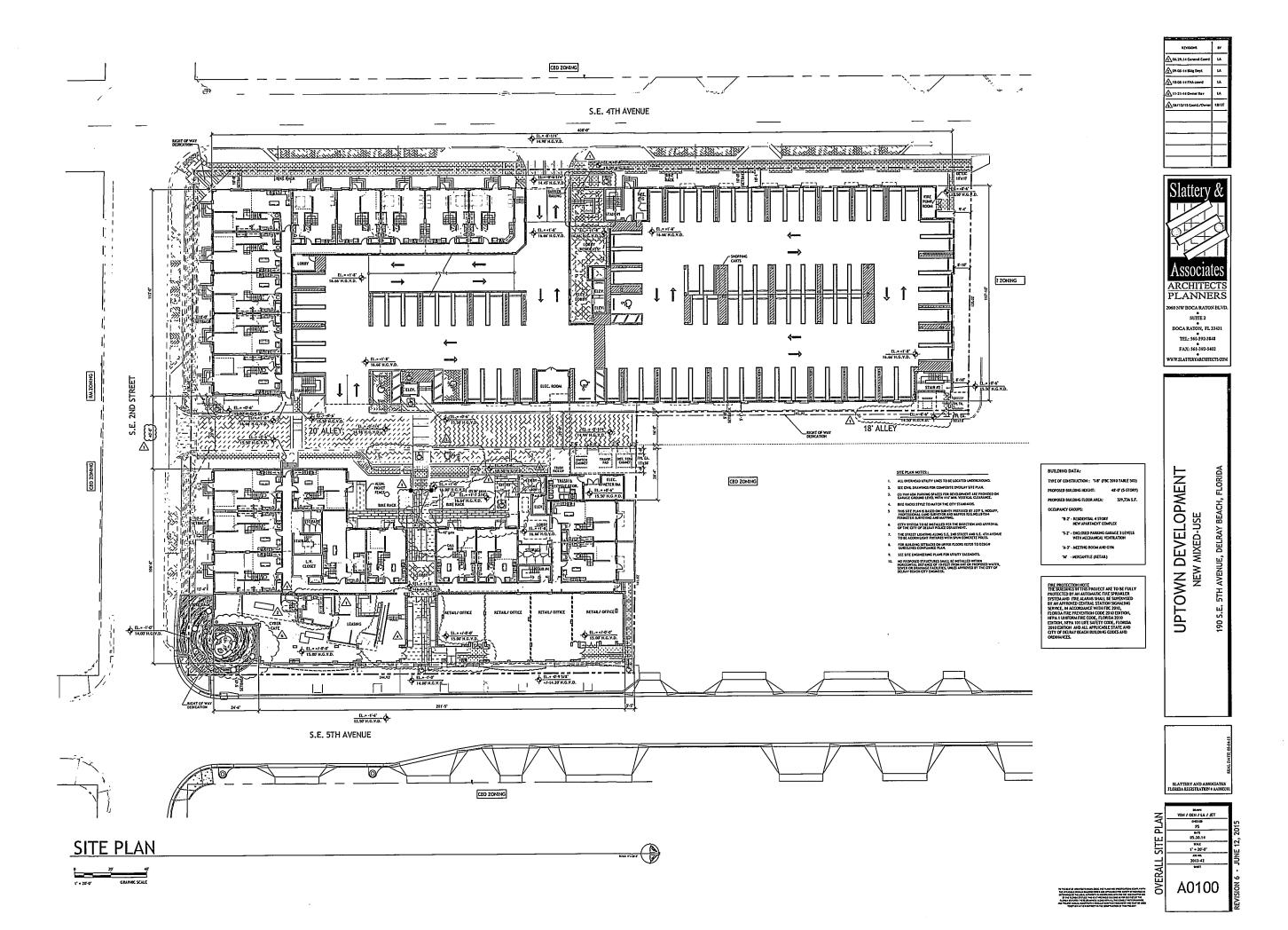
Master Sign Analysis:

LDR SECTION 4.6.7(F)(2)(b) Master Sign Program

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), respectfully, 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 the intent of the sign code is maintained and the character of the community and neighborhood is not diminished.

Once a sign program has been established, staff can approve signs at the location if they meet the criteria that was set forth in the program. If signage is submitted that does not meet the current criteria, the applicant must receive the board process for approval. The projecting sign is 2 SF over the allowable size requirement and the wall sign on the north elevation is not facing a dedicated street frontage. In addition, the signs proposed are corporate trademarks. The Master Sign Program allows for the automatic granting of waivers to subsection (D) and (E) of the Design Standard Matrix, thus allowing the size of the projecting sign to exceed the 30 SF and the wall sign to be placed on the north elevation. The signage proposed is within scale and conformity of the building and will help patrons navigate to the parking available on site.

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BL.1 D/F INTERNALLY LIT BLADE MOUNTED SIGN (QTY 1)

SQUARE FOOTAGE: 16



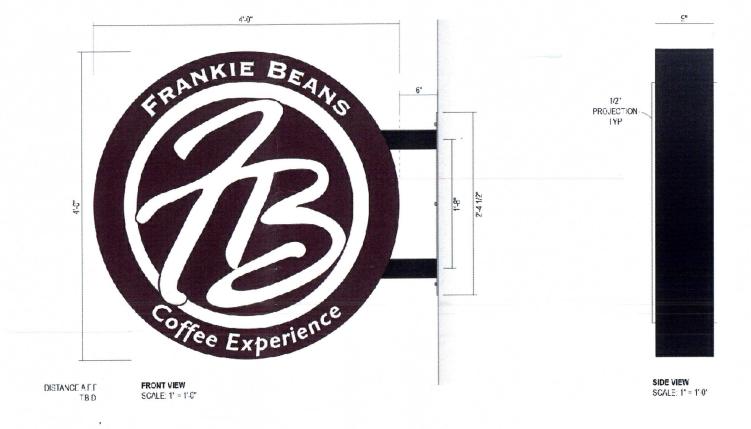
EXISTING - SOUTH ELEVATION



PROPOSED - SOUTH ELEVATION APPROX. SCALE: 3/32"-11-0"

SPECIFICATIONS

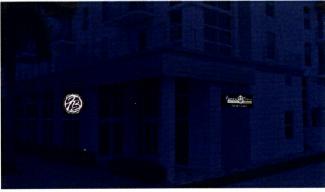
- 1 FABRICATED ALUVINUM CABINET P-1 WITH 1/4" WHITE ACRUIC FACE; .063" ALUMINUM FILLER P-1, INTERNAL ALUMINUM FRAMING AS REQ'D
- 2. GRAPHICS: "FB" AND RING TO BE 1/2" CLEAR ACRYLIC BONDED TO 1/4" ACRYLIC FACE: "FB" AND RING TO HAVE FIRST SURFACE TRANSLUCENT WHITE VINYL OVERLAY V4: FIRST SURFACE DISTIALLY PRINTED VINYL GRAPHICS CP-1 "GOURMET SEECIALTIES" AND "COFFEE EXPERIENCE" COPY TO BE REVERSE
- 3. SIGN MOUNTS FERPENDICULAR TO CONCRETE WALL, TO UT LIZE (2) 3"Ø X 1/4" WALL MOUNTING ARMS P-2 BOTH WELDED TO 7" X 2-4 1/2" X 1/4"TH. MOUNTING PLATE P-2 WITH (6) 3/8" Ø DRILLED HOLES FOR FASTENERS (EXPOSED FASTENERS PAINT P-2)
- 4. 125" ALUMINUM RETAINER TO ATTACH A YOUND PERIMETER P-1 (SIDES), P-3 (FACE). RETAINER TO INSET 3/4" FROM PER METER; MECHANICAL FASTENERS MAY BE USED TO SECURE FACE TO RETAINER



- EXISTING LIGHT TO BE REMOVED
- SPECIFICATIONS TO BE VERIFIED
- ATTACHMENT, STRUCTURE TO BE VERIFIED BY ENGINEER

COLORS/FINISHES

- P-1 MP BLACK, SATIN
- P-2 MP TO WATCH EXISTING WALL, SATING LIGHT.
- P-3 MP TO WATCH CORPORATE BROWN COLOR SATIN (T.B.D.)
- DP-1 C. 44.71, M. 74.51, Y 67.06, K. 50.59



NIGHT VIEW SCALE: N.I.S.

CustomART SIGNS & METAL FABRICATION

PROJECT NAME:

FRANKIE BEANS

SIGN TYPE:

Front Store LED's Signs

JOB LOCATION:

190 South Federal Hwy Delray Beach, FL 33483 **DESIGNER:**

Ed Corgosinno

DATE:

NOTES:

October 24th, 2019

Sign Fabrication: Future Signs • 4057 NE 8th Avenue, Oakland Park - FL 33334 - (954) 448-0444 - ed@customartus.com - www.customartus.com • www.futuresignsinc.com

Face Lit Channel Letter with Raceway

WS.1 s/F INTERNALLY LIT WALL SIGN (QTY 1)

SQUARE FOOTAGE: 19.7



EXISTING - SOUTH ELEVATION APPROX SCALE: 3/32"=1"-0"



PROPOSED - SOUTH ELEVATION

SPECIFICATIONS

- 1. FABRICATED ALUMINUV CABINET WITH .125" ALUMINUM ROUTED FACES P-1 .063" ALUMINUM FILLER P-1; INTERNAL ALUMINUM FARMING AS REQ'D.
- 2, GRAPHICS TO BE 1/2" WHITE ACRYLIC PUSH-THRU WITH FIRST SURFACE DIGITALLY PRINTED GRAPH CS DP-1
- 3. SIGN MOUNTS TO CONCRETE WALL FASTENERS AS REQUIRED

COLORS/FINISHES









CustomART SIGNS & METAL FABRICATION

PROJECT NAME: FRANKIE BEANS

SIGN TYPE: Front Store LED's Signs

JOB LOCATION:

190 South Federal Hwy Delray Beach, FL 33483 **DESIGNER:**

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No. 67382

ASCE 7-10 WIND LOADS:

DIR.1 MODIFICATION TO D/F INTERNALLY LIT DIRECTIONAL SIGN (QTY 1)

SURVEY REQUIRED





PROPOSED

SCALE: N.T.S.

EXISTING SCALE: N.T.S.

SPECIFICATIONS

- 1. FABRICATED ALUMINUM REPLACEMENT PAN SIGNS FOR EXISTING D/F DIRECTIONAL SIGN
- 2. 126' ROUTED ALUMINUM FAGES P-4 WITH 125" ALUMINUM RETURNS P-4
- 3. GRAPHICS TO BE PUSH-THRU ACRYLIC (DEPENDING ON PANELS ZE SOME GRAPHICS MAY REQUIRE MODIFICATION OR ROUTED/BACKED EXECUTION)
- 4. 3/4" CLEAR ACRYLIC PUSH-THRU FENANT CRAPHICS TO HAVE FIRST SURFACE DIGITALLY PRINTED VINYL OVERLAY DP-1, CP-2 SECOND SURFACE DIFFUSER FILM
- 5. 3/4" CLEAR ACRYLIC PUSH-THRU INFORMATIONAL GRAPHICS TO HAVE FIRST SURFACE VINYL V-1
- 5. PAN SIGN ATTACHMENT TO BE VERIFIED BY SURVEY

NOTES

- SPECIFICATIONS REQUIRE SURVEY FOR VERIFICATION

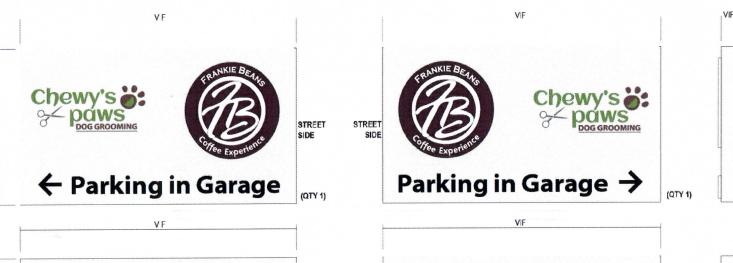
P-4 MP TO MATCH EXISTING (T.B.D.) SATIN V-1 3M 3530-22 BLACK

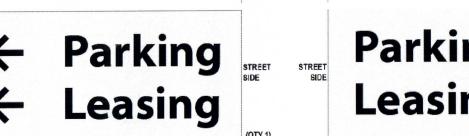
DP-1 C: 44.71, M: 74.51, Y: 67.06, K: 50.59 DP-2 C: 38.26, M: 68.36, Y: 72.27, K: 33.2

DP-2 C: 63.54, M: 22.14, Y: 100, K: 5.15 DP-2 C: 53.13, M: 44.14, Y: 53.13, K: 13.67

REACTIONS ON EXISTING SUPPORT STRUCTURE & FOOTING(S) UNDER REPLACEMENT SIGN FACE(S) ARE EQUAL TO REACTIONS UNDER EXISTING FACE(S).

EXISTING FOOTING(S) & SUPPORT STRUCTURE MAY REMAIN, REPLACEMENT FACE(S) SHALL BE INSTALLED USING EXISTING CLIPS OR RETAINER SYSTEM.





FRONT VIEW - SIDE A



FRONT VIEW - SIDE B SCALE: N.T.S.

END VIEW

CustomART SIGNS & METAL FABRICATION

PROJECT NAME:

FRANKIE BEANS

SIGN TYPE:

Front Store LED's Signs

JOB LOCATION:

190 South Federal Hwy Delray Beach, FL 33483 **DESIGNER:**

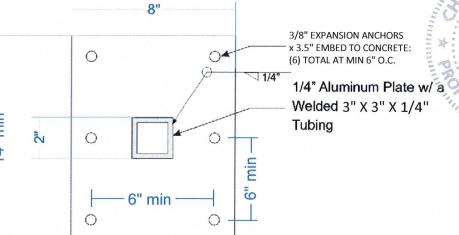
Ed Corgosinno

DATE:

October 24th, 2019

NOTES:





ELECTRICAL SPECIFICATIONS (L.E.D.)

ALL ELECTRICAL COMPONENTS WILL BE ULL LISTED AND APPROVED
AS PER NEC 800.4, 600.3 8 DESIGNED TO UL 448 PER F.S. 563-19.
ALL SIGNS ARE 10 BE GROUNDED AND BONDED PER NEC 800.7 AND 250.
ALL WIRING INSIDE LETTERS WILL BE 12V - CLASS 2 18GA 1 LOW VOLTAGE WIRING.
ALL PRIMARY WIRING WILL BE 12 I WITH NIGHT TENSION AS PER NEC 800.12(C).
THESE PLANS COMPLY WITH FBC 4505-21.
JUNCTION BOX INSTALLED BY CUSTOMER'S ELECTRICAL CONTRACTOR
TO WITHIN 8' OF SIGN LOCATION
HATZ 1620 WITH WIND LOADS PER ASCE 7-10.
TIME CLOCK OR PHOTOCELL PER REC

Underwriters Laboratories Inc.*

Scale: 3" = 1'-0"

Detail: 1/4" Aluminum Mounting Plate

CODES IN EFFECT: NEC 2014 & FBC 2017, 6TH EDITION

CustomART	PROJECT NAME: FRANKIE BEANS	JOB LOCATION: 190 South Federal Hwy	DESIGNER:	Ed Corgosinno	NOTES:
SIGNS & METAL FABRICATION	SIGN TYPE: Front Store LED's Signs		DATE:	October 24th, 2019	

UL APPROVED WEATHER PROOF, 20 AMP

ELECTRICAL SERVICE DISCONNECT SWITCH

AS PER NEC 600-6(A)(1) CONNECTED TO

UL APPROYED CONDUIT AND CONNECTORS.

3/8" EXPANSION ANCHORS

x 3.5" EMBED TO CONCRETE: (6) TOTAL AT MIN 6" O.C.

12 YOLT TRANSFORMER ENCLOSED IN METAL WEATHERPROOF CAN

LOW VOLTAGE WHITE LED MODULES

1/4" DRAIN HOLES AS PER NEC 600

Front View: Illuminated Double Sided Blade Sign

DOUBLE SIDED PAINTED ALUMINUM FACES W/ STENCIL CUT PUSH-

PER NEC 600-32

THRU ACRYLIC COPY.

PRIMARY #12 MIN. THHN THWN ELECTRICAL SIGNAGE HOOKUP

5' ELECTRICAL PIGTAIL; NEC-21, INSIDE 1/2" MIN. TYPE RW

FLEXIBLE CONDUIT OR UL APPROVED EQUAL AS REQUIRED.

TIME CLOCK AS PER SFBC 4503.5C

REQUIREMENTS.

(POWER BY OTHERS).

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Double Sided Lightbox Sign - ELECTRIC DRAWINGS

3" x 3" x 0.250" (6061-T6) WELDED ALUMINUM SQ. TUBING

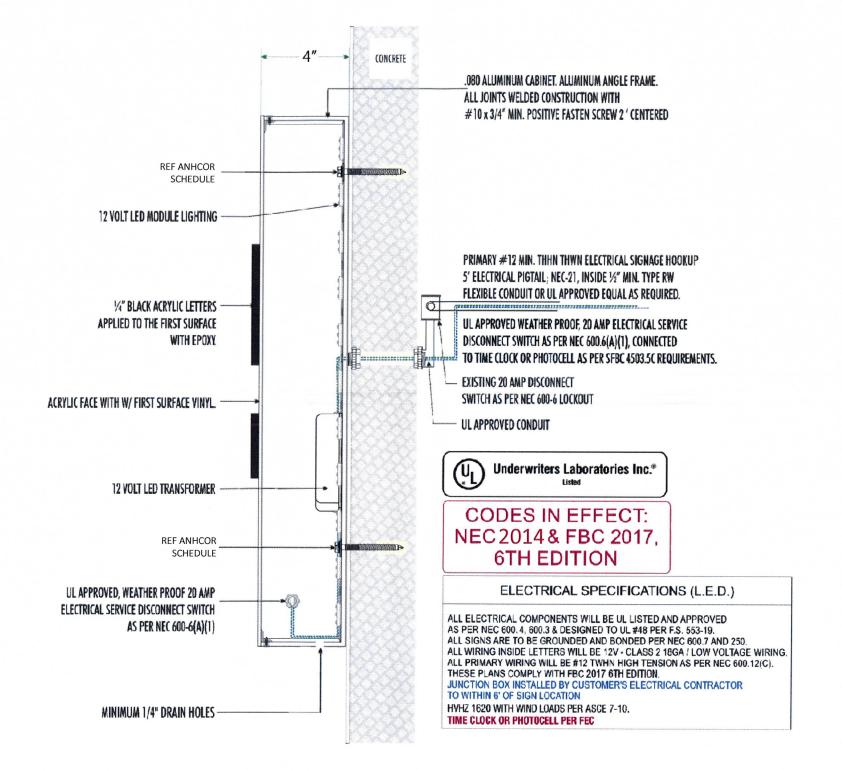
Sign Fabrication: Future Signs • 4057 NE 8th Avenue, Oakland Park - FL 33334 - (954) 448-0444 - ed@customartus.com - www.customartus.com • www.futuresignsinc.com

k Category 2 Struct. • Sign Height = 30 ft max Wall D Load Coeff = 0.6 • Kzt=1.0, Kd=0.85, G=0.85 • Zc

ASCE 7-10
WIND LOADS: 12

Single Sided Lightbox Sign - ELECTRIC DRAWINGS Sign Against Outside Wall - Facing North

ANCHOR SCHEI		
ANCHOR SCILL	QTY or	
WALL MATERIAL	. MATERIAL ANCHOR TYPE	
	1/4" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE	MIN (8) TOTAL
CONCRETE (3ksi) or HOLLOW MASONRY	1/4" TAPCONS (OR EQUIV) WITH 1.75" EMBED	MIN (6) TOTAL
	1/4" EXPANSION ANCHORS WITH 2.5" EMBED	MIN (6) TOTAL
1/2" PLYWOOD	1/4" TOGGLE BOLTS	MIN (6) TOTAL
(NO ACCESS BEHIND)	1/4" WOOD SCREWS OR TAPCONS, FULL EMBED	MIN (10) TOTAL
METAL STUDS OR METAL PANELS		
HOLLOW WALL (BLOCKING BEHIND)	-,	



Section: Single Sided Wall Sign

CustomART	PROJECT NAME: FRANKIE BEANS	JOB LOCATION: 190 South Federal Hwy	DESIGNER:	Ed Corgosinno	NOTES:
SIGNS & METAL FABRICATION	SIGN TYPE: Front Store LED's Signs		DATE:	October 24th, 2019	

No. 67382

No. 67382

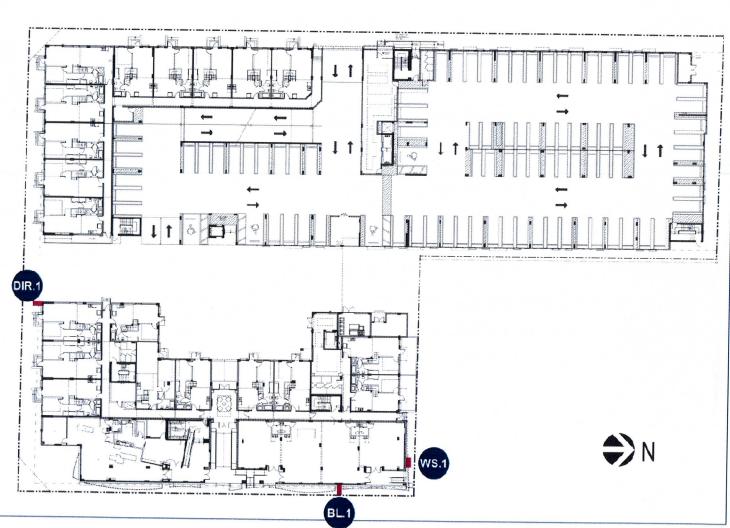
STATE OF CARLO CARLO

* PROPERTY OF THE PROPERTY OF	No. 67382 STATE OF	Christian Langley Control Florida PE #67382 Cert of Auth #31124
		eral Hwy, #200 in, FL 33432 371-3113

ASCE 7-10 · V=170 mph VIND LOADS: · Exposure 'C' CustomART PROJECT NAME: JOB LOCATION: DESIGNER: NOTES: **FRANKIE BEANS Ed Corgosinno** 190 South Federal Hwy SIGNS & METAL **SIGN TYPE:** DATE: Delray Beach, FL 33483 Front Store LED's Signs **FABRICATION** October 24th, 2019



SITE PLAN



WORK SCOPE

- D/F INTERNALLY LIT BLADE MOUNTED SIGN (QTY 1)
- S/F INTERNALLY LIT WALL SIGN (QTY 1)
- MODIFICATION TO D/F INTERNALLY LIT DIRECTIONAL SIGN (QTY 1)

CODE ALLOWANCE

CODE INFORMATION...

N.T.S.

CustomART	PROJECT NAME: FRANKIE BEANS	JOB LOCATION:	DESIGNER: Ed Corgosinno	NOTES:
SIGNS & METAL	SIGN TYPE:	190 South Federal Hwy	DATE:	
FABRICATION	Front Store LED's Signs	Delray Beach, FL 33483	October 24th, 2019	