



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

Marketplace of Delray – Master Sign Program

Meeting	File No.	Application Type
July 23, 2025	PZ-000006-2025	Master Sign Program
Property Owner		Authorized Agent
RPT Realty LP		Denise Williams, Art Sign Company

Request

Consideration of an Amendment of the Master Sign Program for Marketplace of Delray to accommodate the following modifications: (1) the addition of two signs for a corner tenant, BJs, for a total of four signs; (2) color change for the under-canopy signs from teal to Sherwin Williams (SW) Anonymous 7046 grey-green; (3) increase the number of tenant panels per side on freestanding sign located at the western entrance from Atlantic Avenue from seven to nine tenants; and (4) addition of plaza's name on the top of all three freestanding signs.

Site Data & Information

Location: 14535 S Military Trail

PCN: 12-42-46-14-00-000-5010

Property Size: 23.46 acres

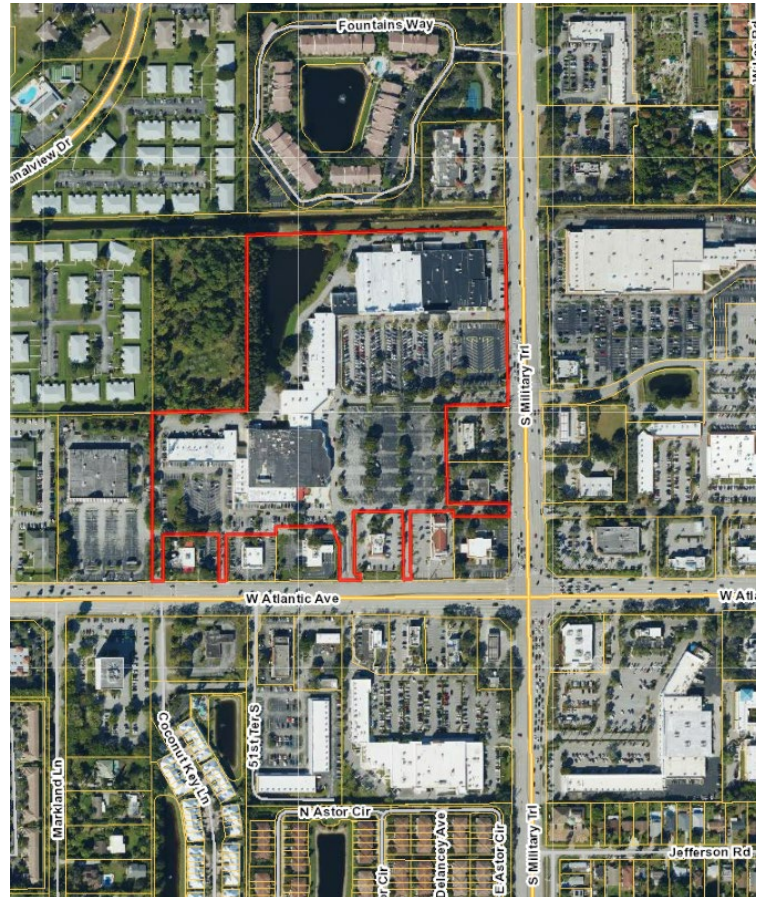
LUM: General Commercial (GC)

Zoning: Planned Commercial (PC)

Adjacent Zoning:

- **North:** Medium Density Residential (RM), Neighborhood Commercial
- **South:** PC, GC
- **East:** RM, Unincorporated (MUPD & RM)
- **West:** PC, GC

Existing Use: Shopping Plaza





Background

The subject property is located at the northwest corner of Military Trail and Atlantic Avenue. The property consists of approximately 240,789 square feet of retail space with eight outparcel buildings. The subject property is known as the "Marketplace of Delray". The Marketplace of Delray was annexed on December 14, 2010. At the time of annexation, the plaza did not have a Master Sign Program. The Site Plan Review and Appearance Board (SPRAB) approved a Master Sign Program on October 22, 2014, and since multiple amendments have been approved to accommodate new tenants.

The Master Sign Program was established with the following signage:

Tenants (5,000sqft or less)

- Red faced individual channel letters raceway mounted with black trim-caps and returns
- Internally illuminated colored logos or single-color features are allowed
- For 1-line of copy, maximum letter height allowed is 21 inches with logo maximum height of 30 inches
- For 2-lines of copy, maximum letter height is 18 inches for a total overall height of the sign of 40 inches and 4 feet maximum logo height
- Corporate colors and logos are allowed with property owner and staff approval

Anchors and Junior Anchors

- Allowed taller flat wall signs with property owner and staff approval no greater than 15% of the square footage of the respective storefront
- Wall signs must have 20-25% from side to side and top to bottom
- Corporate colors and logos are allowed
- Only tenants located at the main corners of the Plaza may have two flat wall signs

Under-Canopy Signs

- Two-sided, non-illuminated signs with white copy on a teal background
- Corporate logos are permitted with property owner and staff approval
- Maximum size is 4 square feet or maximum size allowed per the sign code

Freestanding Signs

Three Freestanding Plaza Identification Signs with Tenant Panels:

- Two located along Atlantic Avenue
- One located along Military Trail at the main entrance into the plaza
- Two of the freestanding signs are two-sided pylon style with a maximum height of 32 feet with no more than 15 tenant panels per side
- Freestanding sign located at the western entrance from Atlantic Avenue with a maximum height of 21 feet and 1 inch with no more than seven tenant panels per side
- All panels shall be internally illuminated
- All panels will have a white background; however corporate logos, colors, and font style are allowed
- Certain tenant panels have already been installed pursuant to existing Lease Agreements prior to the annexation of the Plaza into the City and are nonconforming with the Master Sign Program; the property owner acknowledges and agrees to use commercially reasonable efforts to update the existing signage as allowed under its existing lease agreements, in connection with the replacement of the tenant within the Plaza, or as part of the execution of a new lease

Internal Directional Signage:

- Two non-illuminated freestanding directional signs with a maximum height of 8 feet with a sign face of 5 feet and 8 inches by 3 feet and 8 inches (total 20.7 square feet)
- Two non-illuminated freestanding directional signs with a maximum height of 6 feet and eight inches with a sign face of 4 feet and 5 inches by 3 feet and 1 inch (total 13.6 square feet)

Out-Parcel Buildings

- Allowed to utilize corporate colors and logos
- Each out-parcel is allowed two wall signs with total square footage no greater than 15% of the square footage of the respective elevation on which the sign is proposed to be located



- One of the permitted wall signs must face a dedicated right-of-way
- If a secondary sign is proposed on the rear of the building facing the internal parking lot for the Plaza, a maximum height of 14 feet and a total of 160 square feet
- Freestanding signs must be internally illuminated with landscaping provided at the base of the sign

Unique Tenants

Space B-100

- Due to recessed nature and additional setback from the main parking field and public right-of-way, Space B-100 will be allowed a maximum letter height of 2 feet and 10 ¾ inches for 1-line of copy with a maximum height of any logo of 3 feet and 7 inches
- The overall size of the sign exceeds 160 square feet

Pollo Tropical (Out-Parcel)

- Three free standing signs:
 - Illuminated monument sign facing Atlantic Avenue with total height of 8 feet and total sign face of 4 feet and 5 inches by 7 feet and 8 inches (total 31.69 square feet)
 - Illuminated preview menu board sign with total height of 7 feet and total sign face of 4.58 feet by 5.16 feet (total 23.63 square feet)
 - Illuminated menu board sign with total height of 7 feet and total sign face of 4.58 feet by 5.16 feet (total 23.63 square feet)
- Three wall signs:
 - Two wall signs on the south and east elevations of the porte-cochere which are 3 feet and 9 inches by 10 feet and 3 inches (37.5 square feet) both of which are illuminated channel letters
 - Wall sign on the north elevation measuring 2 feet by 5.33 feet (total 10.66 square feet) comprised of illuminated channel letters
 - Any color band is to be removed above the signs located on the porte-cochere with 12-foot clearance on either side of the signs to the edge of the porte-cochere

Description of Proposal

The request is for an amendment to the existing Master Sign Program for the following:

1. Provide two additional signages for a tenant located at a main corner (BJ's), location shown in red
2. Modify the color of the under-canopy signage from teal to a Sherwin Williams (SW) Anonymous 7046 grey-green
3. Increase the number of tenant panels per side on freestanding sign located at the western entrance from Atlantic Avenue from seven to nine tenants, location shown in blue
4. Addition of plaza's name on the top of all three freestanding signs



**Review & Analysis: Site Plan****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 2.1.6(E)(1), Board Action: The SPRAB has the authority to take action on the following items pursuant to the procedures and standards of the LDR, except where authority is granted to the Historic Preservation Board:

(b) Master Sign Programs and any sign that does not meet the minimum requirements of Section 4.6.7, Signs, and requires relief.

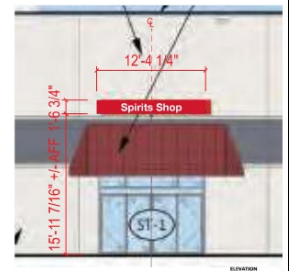
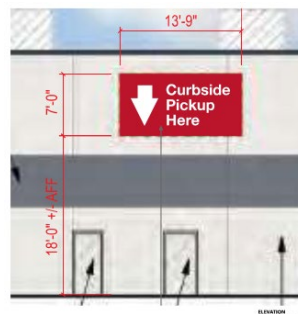
A sign program is required for a mixed development with multiple tenant spaces on a property and/or within a building. The Applicant is requesting approval for additional signages and modification to signage not permitted in the original sign program. The Site Plan Review and Appearance Board (SPRAB) shall take final action on the application.

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.

Modification 1: Additional Signage for Corner Tenant

One of the anchor tenants, BJ's (formerly Winn-Dixie) is requesting the addition of two wall signs, one located on the east façade and the other on the south façade. The proposal indicates a wall sign on both the east and south façade depicting the corporate logo for the tenant space; these two wall signs are permitted per the approved Master Sign Program. However, the additional signage above the Spirits Shop and the Curbside Pickup requires amendment of the Master Sign Program.





Architectural drawing of the front elevation of a building, showing the existing structure and proposed signage. The drawing includes dimensions (28'-0" height, 203'-0" width), scale (1/32" = 1'-0"), and labels for various signs (P-1, P-2, P-3, P-4, P-5, P-6, P-7, P-8, P-9, P-10, P-11, P-12, P-13, P-14, P-15, P-16, P-17, P-18, P-19, P-20, P-21, P-22, P-23, P-24, P-25, P-26, P-27, P-28, P-29, P-30, P-31, P-32, P-33, P-34, P-35, P-36, P-37, P-38, P-39, P-40, P-41, P-42, P-43, P-44, P-45, P-46, P-47, P-48, P-49, P-50, P-51, P-52, P-53, P-54, P-55, P-56, P-57, P-58, P-59, P-60, P-61, P-62, P-63, P-64, P-65, P-66, P-67, P-68, P-69, P-70, P-71, P-72, P-73, P-74, P-75, P-76, P-77, P-78, P-79, P-80, P-81, P-82, P-83, P-84, P-85, P-86, P-87, P-88, P-89, P-90, P-91, P-92, P-93, P-94, P-95, P-96, P-97, P-98, P-99, P-100). The drawing also shows the existing "Bis market" sign and the proposed "Bis Market" sign. The drawing is labeled "Per Original Master Sign Plan" and "Signs Added to Master Sign Plan".

LEFT SIDE ELEVATION
SCALE: 1/32" = 1'-0"

APPROXIMATE LOCATION OF ADJACENT BUILDING

FINISH FLOOR EL. 127'-0"

PEAK EL. 132'-0"

FINISH FLOOR EL. 128'-0"

Signs Added to Master Sign Plan

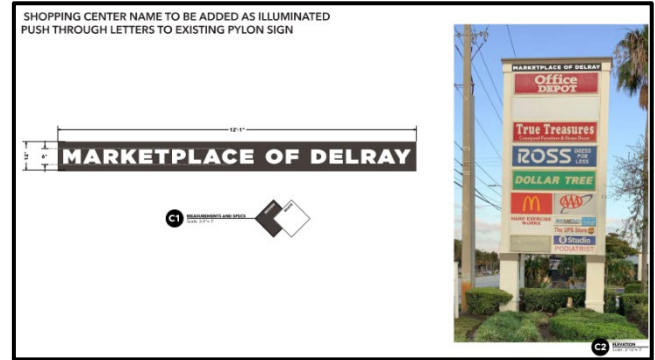
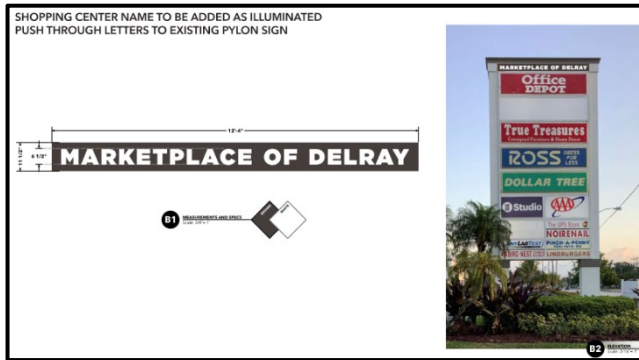
Per Original Master Sign Plan

Page | 5

**Modification 4: Freestanding Signs Plaza Sign**

The plaza has three freestanding plaza identification signs with tenant panels: one freestanding sign located at the westmost entrance along West Atlantic Avenue, depicted in modification 3, another freestanding sign along West Atlantic Avenue, and one along South Military Trail. The westmost freestanding sign is requesting modification to the plaza name sign at the top of the structure and the other two will be adding a similar sign.

The Board must determine if the additional signage may create clutter on the freestanding structure or if it serves an overall purpose that offers clarity in identifying the shopping plaza and is harmonious with the plaza and its surrounding area.

**Optional Board Motions****Modification 1: Additional Signage for Corner Tenant**

- A. Move approval of the Amendment to the Master Sign Program (PZ-6-2025) for Marketplace of Delray to accommodate the addition of two signs for a corner tenant, BJ's, for a total of four signs, 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 (PZ-6-2025) for Marketplace of Delray to accommodate the addition of two signs for a corner tenant, BJ's, for a total of four signs, 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 (PZ-6-2025) for Marketplace of Delray to accommodate the addition of two signs for a corner tenant, BJ's, for a total of four signs, by finding that the request does not meet the criteria set forth in the Land Development Regulations.
- D. Move to continue with direction.

Modification 2: Under-Canopy Color Change

- A. Move approval of the Amendment to the Master Sign Program (PZ-6-2025) for Marketplace of Delray to accommodate a color change for the under-canopy signs from teal to Sherwin Williams (SW) Anonymous 7046 grey-green, 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 (PZ-6-2025) for Marketplace of Delray to accommodate a color change for the under-canopy signs from teal to Sherwin Williams (SW) Anonymous 7046 grey-green, 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 (PZ-6-2025) for Marketplace of Delray to accommodate a color change for the under-canopy signs from teal to Sherwin Williams (SW) Anonymous 7046 grey-green, by finding that the request does not meet the criteria set forth in the Land Development Regulations.
- D. Move to continue with direction.



Modification 3: Freestanding Sign Tenant Number

- E. Move approval of the Amendment to the Master Sign Program (PZ-6-2025) for Marketplace of Delray to accommodate an increase in the number of tenant panels per side on freestanding sign located at the western entrance from Atlantic Avenue from seven to nine tenants, by finding that the request meets the criteria set forth in the Land Development Regulations.
- F. Move approval, as amended, of the Amendment to the Master Sign Program (PZ-6-2025) for Marketplace of Delray to accommodate an increase in the number of tenant panels per side on freestanding sign located at the western entrance from Atlantic Avenue from seven to nine tenants, by finding that the request meets the criteria set forth in the Land Development Regulations.
- G. Move denial of the Amendment to the Master Sign Program (PZ-6-2025) for Marketplace of Delray to accommodate an increase in the number of tenant panels per side on freestanding sign located at the western entrance from Atlantic Avenue from seven to nine tenants, by finding that the request does not meet the criteria set forth in the Land Development Regulations.
- H. Move to continue with direction.

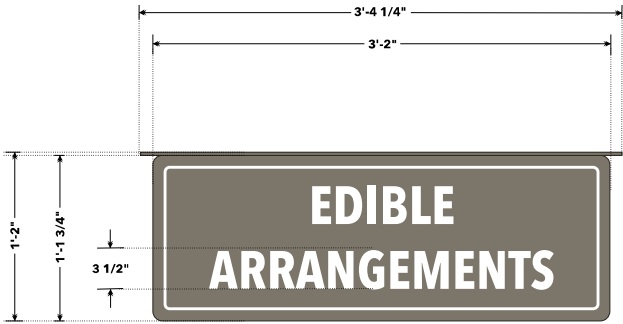
Modification 4: Freestanding Signs Plaza Sign

- I. Move approval of the Amendment to the Master Sign Program (PZ-6-2025) for Marketplace of Delray to accommodate the addition of plaza's name on the top of all three freestanding signs, by finding that the request meets the criteria set forth in the Land Development Regulations.
- J. Move approval, as amended, of the Amendment to the Master Sign Program (PZ-6-2025) for Marketplace of Delray to accommodate the addition of plaza's name on the top of all three freestanding signs, by finding that the request meets the criteria set forth in the Land Development Regulations.
- K. Move denial of the Amendment to the Master Sign Program (PZ-6-2025) for Marketplace of Delray to accommodate the addition of plaza's name on the top of all three freestanding signs, by finding that the request does not meet the criteria set forth in the Land Development Regulations.
- L. Move to continue with direction.

NON-ILLUMINATED DOUBLE SIDED UNDER CANOPY SIGN



A1 ELEVATION
Scale: 3/4" = 1'



A2

MEASUREMENTS AND SPECS
Scale: 1-1/2" = 1'



Allowed Sq. Ft: 4
Proposed Sq. Ft: 3.9

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CLIENT: MARKETPLACE OF DELAY
FILE: MARKETPLACE OF DELAY_SIGN PACKAGE_V5
ADDRESS: 14529-14743 S Military Trail, Delray Beach, FL

REVISION V2: 05/13 | SIZE CHANGE & ADDED SIGNAGE
REVISION V3: 05/29 | CHANGES TO MONUMENT
REVISION V4: 05/30 | CHANGES TO MONUMENT
REVISION V5: 06/01 | ADD EXISTING

CLIENT APPROVAL:
START DATE: 04/28/2025 SALES REP: DIANA/ JACK ARTIST: STEPH

Colors shown on drawing are for presentation purposes. All colors must be confirmed initialed by project manager before painting. Any party accepting this document does so in confidence and agrees that it should not be duplicated, in whole or in part, nor disclose to others without the written consent of Art Sign Company, Inc. Reference copy list for copy/graphic specific to each sign location. Contractor shall verify all conditions on site and notify any variation from what is shown on the drawings before proceeding with fabrication.

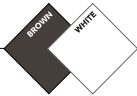
SHOPPING CENTER NAME TO BE ADDED AS ILLUMINATED
PUSH THROUGH LETTERS TO EXISTING PYLON SIGN



B1

MEASUREMENTS AND SPECS

Scale: 3/4" = 1'



B2

ELEVATION

Scale: 3/16" = 1'

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CLIENT APPROVAL:
START DATE: 04/28/2025 SALES REP: DIANA/ JACK ARTIST: STEPH

2

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SHOPPING CENTER NAME TO BE ADDED AS ILLUMINATED
PUSH THROUGH LETTERS TO EXISTING PYLON SIGN



C2 ELEVATION
Scale: 3/16" = 1'

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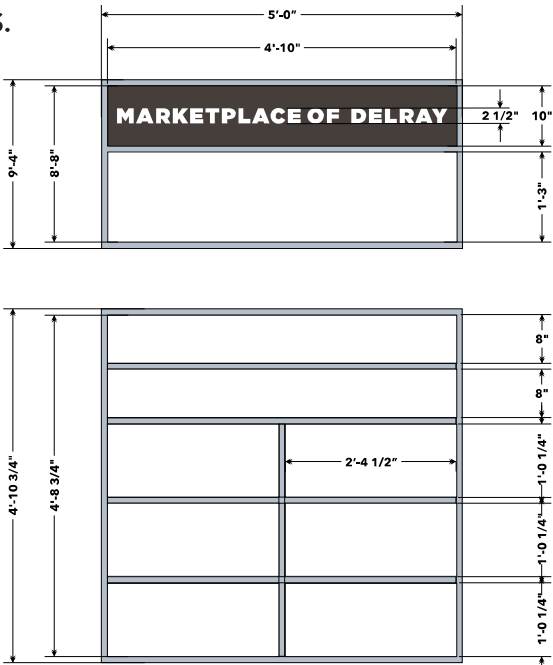
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FILE: MARKETPLACE OF DELAY_SIGN PACKAGE_V5
ADDRESS: 14529-14743 S Military Trail, Delray Beach, FL

REVISION V2: 05/13 | SIZE CHANGE & ADDED SIGNAGE
REVISION V3: 05/29 | CHANGES TO MONUMENT
REVISION V4: 05/30 | CHANGES TO MONUMENT
REVISION V5: 06/01 | ADD EXISTING

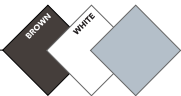
CLIENT APPROVAL:
START DATE: 04/28/2025 **SALES REP:** DIANA/ JACK **ARTIST:** STEPH

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MODIFY EXISTING PYLON SIGN.
ALTER HEADER TO PUSH THROUGH LETTERS AND ADD TENANT PANELS.



D2 MEASUREMENTS AND SPECS
Scale: 3/4" = 1'



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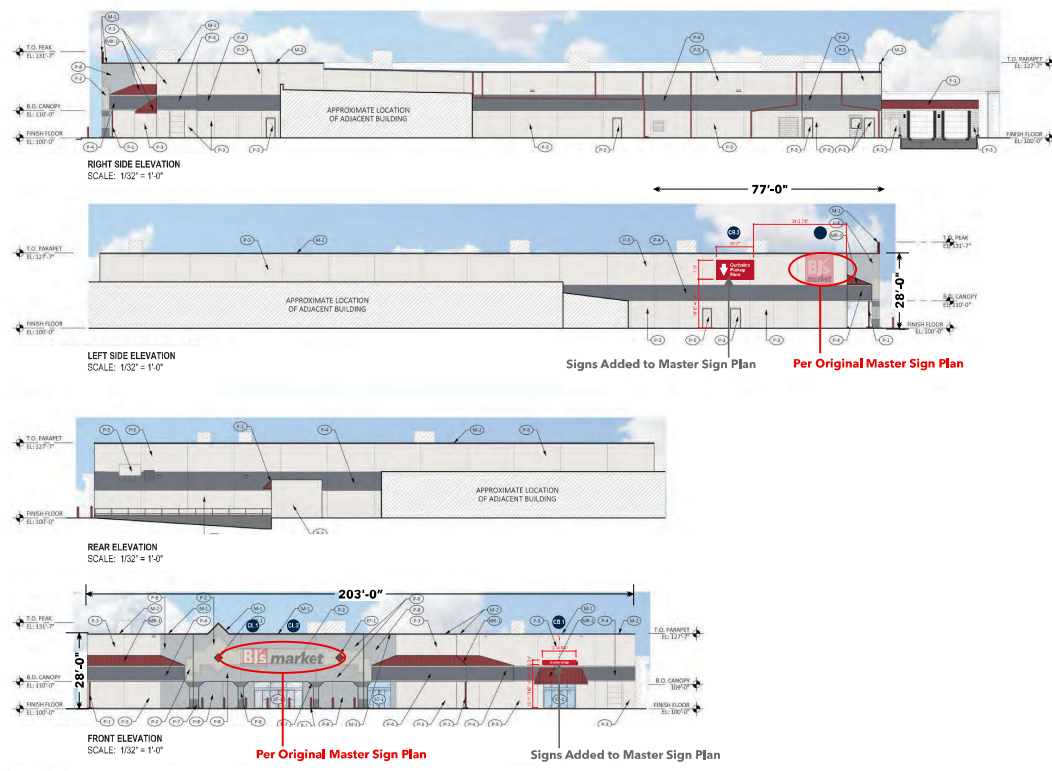
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FILE: MARKETPLACE OF DELAY_SIGN PACKAGE_V5
ADDRESS: 14529-14743 S Military Trail, Delray Beach, FL

REVISION V2: 05/13 | SIZE CHANGE & ADDED SIGNAGE
REVISION V3: 05/29 | CHANGES TO MONUMENT
REVISION V4: 05/30 | CHANGES TO MONUMENT
REVISION V5: 06/01 | ADD EXISTING

CLIENT APPROVAL:
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ADDITIONAL SIGNS FOR ANCHOR TENANT (BJS)



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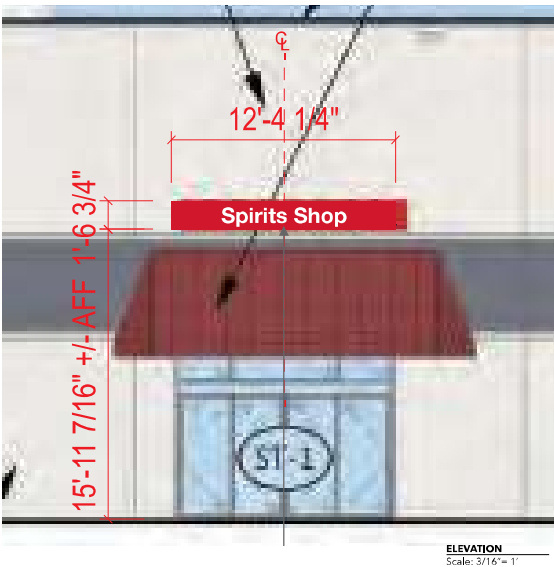
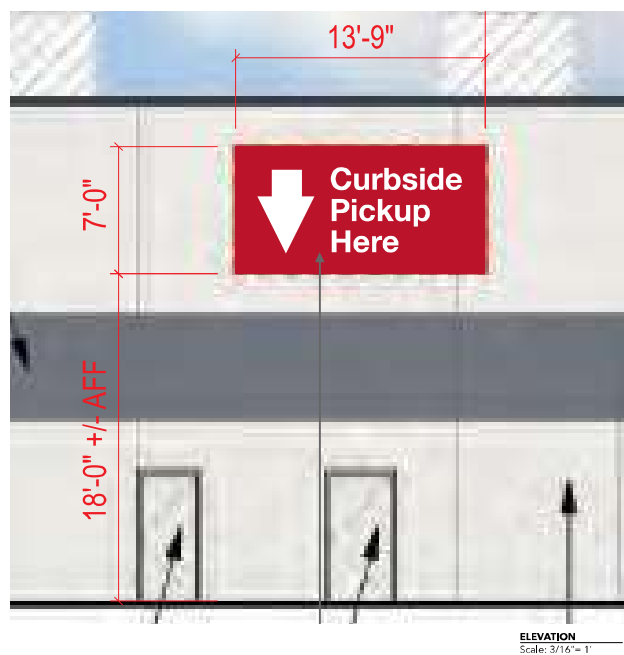
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REVISION V3: 05/29 | CHANGES TO MONUMENT
REVISION V4: 05/30 | CHANGES TO MONUMENT
REVISION V5: 06/01 | ADD EXISTING

CLIENT APPROVAL:
START DATE: 04/28/2025 **SALES REP:** DIANA/ JACK **ARTIST:** STEPH

5

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ILLUMINATED CABINETS (BJS)



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REVISION V3: 05/29 | CHANGES TO MONUMENT
REVISION V4: 05/30 | CHANGES TO MONUMENT
REVISION V5: 06/01 | ADD EXISTING
REVISION V6: 06/09 | ADD PG 6

CLIENT APPROVAL:
START DATE: 04/28/2025 **SALES REP:** DIANA/ JACK **ARTIST:** STEPH

MATERIALS PAGE& COLOR SPECIFICATIONS

Page 1 of Layout. Under Canopy Signs - Aluminum constructed/welded signs painted Sherwin Williams SW 7046 with white plotter cut vinyl.



Pages 2-4 of Layout -
Plaza name panels are aluminum with 1/2” thick push through acrylic lettering. Background color is Duranodic Bronze.
Tenant panels are pan faced polycarbonate with plotter cut vinyl or direct printing.



Page 5 of layout -
Both signs are flex face. Structures are extruded aluminum and illuminated with LEDs.
Colors are White, PMS 200 Red paint for the cabinet and Cardinal Red vinyl for the face of the signs. Signs are illuminated with low voltage LEDs.



MASTER SIGN PROGRAM

MARKETPLACE OF DELRAY

OVERVIEW:

The Marketplace of Delray is a 240,789 square foot community retail shopping center which currently consists of three anchor tenants in excess of 20,000 square feet, six junior anchor tenants of 5,000 to 15,000 square feet, eight outbuildings, and approximately 29 "shops" under 5,000 square feet. The Marketplace at Delray is located on 30.27 acres and is bounded by Military Trail to the east and West Atlantic Avenue to the south.

SIGN PROGRAM:

TENANT FLAT WALL SIGNS FOR MAIN PLAZA

Unless otherwise approved in this Master Sign Program, in-line tenants with less than 5,000 square feet shall have red faced [#2283 red acrylic], individual channel letters raceway mounted with black trim-caps and returns. Internally illuminated colored logos or a single color feature is also allowed. The maximum letter height allowed is 21" for 1-line of copy with a logo maximum height of 30". For 2-lines of copy, the maximum letter height is 18" for a total overall height of the sign of 40" and 4-ft maximum logo height. Corporate colors and logos are allowed with property owner and staff approval.

As to Space B-100 highlighted on the attached Exhibit "A," in recognition of the recessed nature of this space from the adjoining inline uses, coupled with the additional setbacks from the main parking field and public right-of-way, Space B-100 shall be allowed a maximum letter height of 2'-10 ¾" for 1-line of copy with a maximum height of any logo of 3'-7". In no event shall the overall size of the sign for Space B-100 measure from the top of the sign to the bottom most portion and measured right to left exceed 160 square feet.

Anchors and Junior Anchors are allowed to have taller flat wall signs with property owner and staff approval no greater than 15% of the square footage of the respective store front. Wall signs must have 20% to 25% from side to side and top to bottom. Corporate colors and logos are allowed. The only in-line tenants that may have two (2) flat wall signs are those located at the main "corners" of the Plaza as identified in the attached Exhibit "A" and currently occupied by AAA Auto Club, MetroPCS, Bealls, Dr. Richard Stein (Dentist) and Winn Dixie. BJ's will be allowed an additional sign on the front elevation for the Spirit Shop and an additional sign on the side for Curbside Pick-up for a total of (4) wall signs.

Under-Canopy Signs are allowed. All under canopy signs shall be two-sided, non-illuminated signs with white copy on ~~a teal [Real Teal HP 700-715 or 3145C]~~ SW 7046 background. Corporate logos are permitted with property owner and staff approval. Maximum size of any under canopy sign is 4 square foot or the maximum size allowed per the sign code.

FREE STANDING SIGNS

Three (3) Free Standing Plaza Identification Signs with Tenant Panels: Two (2) free standing tenant identification signs shall be located along Atlantic Avenue and one (1) free standing tenant identification sign shall be located along Military Trail at the main entrance into the Plaza. Two (2) of the free standing tenant identification signs shall be two-sided pylon style with a maximum height of 32 feet with no more than 15 tenant panels per side. All panels shall be internally illuminated. There shall be allowed an additional free standing tenant identification sign located at the western entrance from Atlantic Avenue with a maximum height of 21'-1" feet and with no more than ~~seven (7)~~ nine (9) tenant panels per side. All tenant panels shall have a white background; however corporate logos, colors and font style are allowed. As certain tenant panels have already been installed pursuant to existing Lease Agreements prior to the annexation of the Plaza into the City and which are nonconforming with the Master Signage Program, the property owner acknowledges and agrees to use commercially reasonable efforts to update the existing signage as allowed under its existing lease agreements, in connection with the replacement of the tenant within the Plaza, or as part of the execution of a new lease. All (3) signs will have center's name at the top of the signs with Duranodic Bronze aluminum panel with white push-thru copy.

Internal Directional Signage: Internal directional signage will be allowed at the locations identified on the attached Exhibit "A." Two different types of directional signs shall be allowed. Two (2) freestanding non-illuminated directional signs with a maximum height of eight (8') feet with a sign face of 5'-8" x 3'-8" for a total sign face of 20.7 square feet ("Type A") and two (2) non-illuminated freestanding directional signs with a maximum height of 6'-8" with a sign face of 4'-5" x 3'-1" with a total sign face of 13.6 ("Type B"). The locations for the Type A and Type B directional signs are reflected on the attached Exhibit "A".

For signage relating to the out-parcel buildings located within the Plaza, please see next section.

OUT-PARCEL BUILDINGS

Outparcels located within the Plaza shall be allowed to utilize corporate colors and logos. Except as otherwise provided below, upon redevelopment, each outparcel shall be allowed two wall signs with a total square footage no greater than 15% of the square footage of the respective elevation on which the sign is proposed to be located. One of the permitted wall signs must face a dedicated right-of-way. If the secondary sign is proposed on the rear of the building facing the internal parking lot for the Plaza, a maximum of nine (9) square feet is allowed. Freestanding signs are allowed with a maximum height of fourteen (14') feet and a total square footage of 160 feet. Freestanding signs shall be internally illuminated with landscaping provided at the base of the sign.

"POLLO TROPICAL". 14683 S. Military Trail. On April 9, 2014, SPRAB approved the following signs for Pollo Tropical: Three free standing signs including (a) an illuminated monument sign facing Atlantic Avenue which reads "Pollo Tropical - Chicken on the Grill" in corporate colors of green, yellow, red and white with a total height of eight (8') feet and a total sign face of 4' 5" x 7' 8" for a total square footage of 31.69"; (b) an illuminated preview menu board sign with black, ryegrass, jersey cream and black colors with a total height of seven (7') feet with a sign face of 4'58" x 5'16" for a total sign face of 23'63" square feet; and (c) an illuminated menu board sign with black, ryegrass, jersey cream and black colors with a total

height of seven (7') feet with a sign face of 4'58" x 5'16" for a total sign face of 23'63" square feet. Three wall signs including: (a) two wall signs on the south and east elevations of the porte-cochere which are 3'9" x 10'3" for a total of 37'5" square feet both of which are illuminated channel letters reading "Pollo Tropical;" and (b) a wall sign on the north elevation measuring 2' x 5'33" for a total of 10'66 square feet and comprised of illuminated channel letters reading "Pollo Tropical". Any color band is to be removed above the signs located on the porte-cochere with 12' clearance on either side of the signs to the edge of the porte-cochere.

Document comparison by Workshare Compare on Thursday, April 14, 2016 12:13:30 PM

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Description	#28734608v6<Active> - Exhibit A - Revised Master Sign Program - Marketplace of Delray DOCX
Rendering set	Standard

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Deletion	
Moved from	
Moved to	
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Moved deletion	
Inserted cell	
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Moved cell	
Split/Merged cell	
Padding cell	
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