

**SITE PLAN REVIEW AND APPEARANCE BOARD
STAFF REPORT**

Applicant: Sign A Rama USA
Project Name: Whole Health (Ligotti Medical Office)
Project Locations: 402 SE 6th Avenue

ITEM BEFORE THE BOARD

The item before the Board is a recommendation to the City Commission regarding a Waiver request to LDR Section 4.6.7(E)(7) to allow a wall sign to face interior to the parking lot located at 402 SE 6th Avenue.

PROJECT DESCRIPTION

The medical office is located at the southwest corner of SE 6th Avenue (Federal Highway) and SE 4th Street and consists of 5,371 square feet with a drop off lane on the west side of the building. The property consists of Lots 3 and 4, Block 1 of the Osceola Park subdivision, and contains 1,688.81 square foot building, parking lot, and landscaping on 0.476 acres within the GC General Commercial Zoning District.

On April 21, 2016, the applicant applied for signage that consisted of a wall and a monument signage on the east elevation facing N. Federal Highway. The signs were approved administratively as they met the Land Development Regulations pursuant to LDR Section 4.6.7(E)(7). The wall sign is 2.5' x 25.9' for a total of 64.75 square feet. The sign is illuminated channel letters with white face black trim and returns. The monument sign was approved and is compliant with FDOT line of sight and is 7 feet overall height with a sign face of 39.24 square feet. The sign is illuminated cabinet that is burgundy and beige and reads "Whole Health".

The waiver request is to allow a flat wall sign on the west elevation, which faces an interior parking lot. The requested sign is 2.5' x 23.08' for a total of 57.7 square feet. The sign is illuminated channel letters with a beige face and white trim and returns.

WAIVER ANALYSIS

Pursuant to **LDR Section 4.6.7 (E)(7), Design Standard Matrix, standards are set forth for various types of signs when located in various zoning districts or defined by use.**

In the GC zoning district, one wall sign per business facing a dedicated street frontage is allowed. The applicant has applied for a wall sign facing an interior parking lot, therefore requiring a waiver to LDR section 4.6.7(E)(7).

Pursuant to **LDR Section 2.4.7(B)(5), Waivers: Findings**, the granting body shall make findings that,

- (a) Shall not adversely affect the neighboring area;
- (b) Shall not significantly diminish the provision of public facilities;

- (c) Shall not create an unsafe situation; and
- (d) Does not result in the grant of a special privilege that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

The applicant has provided a justification for the waiver in the attached letter.

The applicant has stated that the sign will be above their front entrance and is crucial for clients to locate them.

The granting of this waiver will not adversely affect the neighboring area, diminish the provision of public facilities and is not creating an unsafe situation. The signage helps identify the entrance to the building. The sign would not be considered a special privilege in that similar signage has been approved for other business in Delray, most recently, Burger King Restaurant located at 1820 S. Federal Hwy and Delray Beach Boxing located at 2455 N. Dixie Hwy.

Based on the above, positive findings can be made with respect to LDR Section 2.4.7(B)(5).

ALTERNATIVE ACTIONS

- A. Board Discretion.
- B. Move approval of the recommendation to the City Commission regarding a waiver request to LDR Section 4.6.7(E)(7), Design Standard Matrix, to allow a wall sign to an interior parking lot located at **402 SE 6th Avenue** for **Whole Health (Ligotti Medical Office)** based upon positive findings, pursuant LDR Section 2.4.7(B)(5).
- C. Move denial of the recommendation to the City Commission regarding waiver request to LDR Section 4.6.7(E)(7), Design Standard Matrix, to allow a wall sign to face an interior parking lot located at **402 SE 6th Avenue** for **Whole Health (Ligotti Medical Office)** based upon a failure to make positive findings, pursuant LDR Section 2.4.7(B)(5).

STAFF RECOMMENDATION

Move approval of the recommendation to the City Commission regarding waiver request to LDR Section 4.6.7(E)(7), Design Standard Matrix, to allow a wall sign to an interior parking lot located at **402 SE 6th Avenue** for **Whole Health (Ligotti Medical Office)** based upon positive findings, pursuant LDR Section 2.4.7(B)(5).

Report Prepared by: Jennifer Buce, Assistant Planner

Attachments:

Justification letter
Sign Elevations
Photographs
Location Map