



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD

The Plaza at Delray– Master Sign Program

Meeting	File No.	Application Type
January 28, 2026	PZ-000215-2025	Master Sign Program
Property Owner	Applicant / Authorized Agent	
Linton Delray, LLC.	Juan Carlos Gavilan, Kemp Signs	

Request

Consideration of an Amendment of the Master Sign Program for the Plaza at Delray for Bagels with Deli, to accommodate a sign that does not meet the current Master Sign Regulations.

General Data

Location: 1400 South Federal Highway

PCN: 12-43-46-20-49-000-0010

Property Size: 35.31 Acres

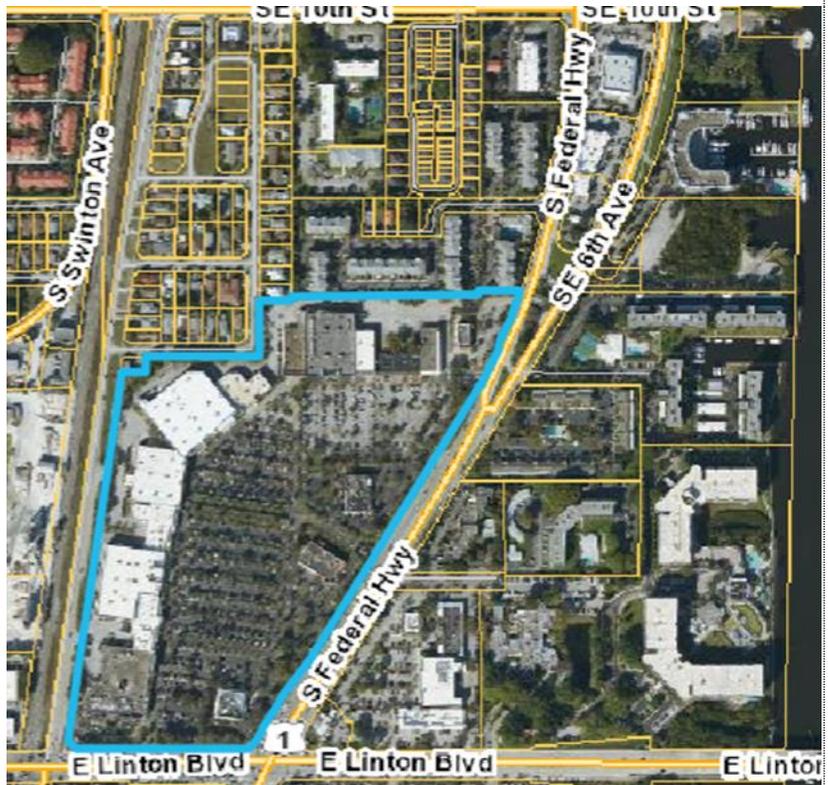
Land Use Designation: General Commercial (GC)

Zoning District: Planned Commercial (PC)

Existing Land Use: Shopping Plaza

Adjacent Zoning and Uses:

- **North:** (PC)
- **South:** (PC)
- **East:** Medium Density Residential (RM)
- **West:** Industrial (I)



Background

The subject property is located at the northwest corner of Linton Boulevard and South Federal Highway. The property originally known as the "Delray Mall" was constructed in 1974 as an indoor mall with two anchor department stores (JByron's and Woolco). Today, the shopping center consists of approximately 335,00 square feet of leasable space. The current shopping center consists of six major anchor tenants (20,000 square feet or more); such as Publix, Marshalls, LA Fitness, and Ross and five junior anchor tenants that consist of 5,000 to 15,000 square feet such as Ulta, Michael's and T.J.Maxx, and approximately 32 shops under 5,000 square feet. The plaza also consists of four out-parcel buildings, Duffy's, CVS, Longhorn, and an abandoned McDonalds.



The Master Sign Program was developed in 1996 and amended several times throughout the years as new tenants moved in, and the out parcels were constructed. In 2013, SPRAB approved the latest amendment to the Master Sign Program to accommodate signage for the main anchor L.A. Fitness. The Master Sign Program for The Plaza at Delray currently consists of the following:

Tenants (5,000 sq ft or less)

- White faced individual channel letters with bronze 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
- Corporate colors and logos are allowed
- Only tenants located at the main corners of the Plaza may have two flat wall signs
- The main major tenant may have a second wall sign along Dixie Highway not to exceed 100 square feet

Under-Canopy Signs

- Two-sided, non-illuminated signs with white copy on a blue 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:

- One located along Linton Boulevard (no more than 12 tenant panels per side)
- Two located along South Federal Highway at the main entrance into the plaza (no more than eight tenant panels per side)
- Signs are double sided with tenant panels internally illuminated, 16-foot maximum height, tenant panels shall have white background unless it is a corporate logo.

Plaza Identification Sign at Corner of Linton Boulevard and South Federal Highway

- One Plaza identification sign with no tenant names; the sign is L-shaped with an overall height of 15 feet

Out-Parcel Buildings - the out-parcel buildings consist of the following

"DUFFY'S SPORT'S GRILL" (1750 S. Federal Highway) two identical flat wall signs, one on the east elevation and the other on the south elevation: 60" high by 12' 0" in length (60 square feet) illuminated, flush mounted channel letters, two lines of copy.



"CVS/PHARMACY" (1690 S. Federal Highway) Two flat wall signs (1) on the south and (1) on the east elevations at 6' 5" high by 14' 6" in length (93.58-square feet) on 2-lines of copy. Also approved the "Food Mart" & "1-HR Photo" on the east elevation, no window signs on the east elevation, and the north elevation, "Drive-Thru/pharmacy"

"LONGHORN" STEAKHOUSE(1562 S. Federal Hwy) two (2) flat wall signs: East elevation: 3-ft high by 15' 4" in length (45.99-square feet); south elevation: 11-FT high by 14' 6" in length (159.5- square feet).

FORMER "MCDONALD'S" SITE (1400 S. Federal Highway) – the out-parcel is not occupied. This is very specific to a fast-food restaurant with clearance bars, drive-through signs, one monument sign, and wall signs.

FORMER "IHOP" two flat wall signs, corporate colors allowed. A new tenant is expected to occupy the former IHOP. There were no size limits. As long as the new tenant is within the allowable size in LDR Table 4.6.7(A) Sign standards per zoning district

Description of Proposal

The request is to amend the current Master Sign Program for Bagels with Deli. The applicant expanded into an additional tenant space that was occupied by the UPS Store. Originally, Bagels with Deli occupied 1,732 square feet of tenant space, with the expansion it now occupies 3,518 square feet. The applicant is proposing a new sign to be centered over their bay that exceeds the allowable size for tenants under 5,000 square feet.



The current sign is 21.5" by 26.25" for a total of 47 square feet and is white reverse channel letters on a raceway. The proposed sign is 3.33' by 25' for a total of 83.3 square feet with Modern Gray reverse channel letters on a raceway. The tenant space is under 5,000 square feet which only allows for maximum letter height of 21 inches with logo maximum height of 30 inches.

Review and 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 a modification to the allowable sign size for tenants under 5,000 square feet. 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.*

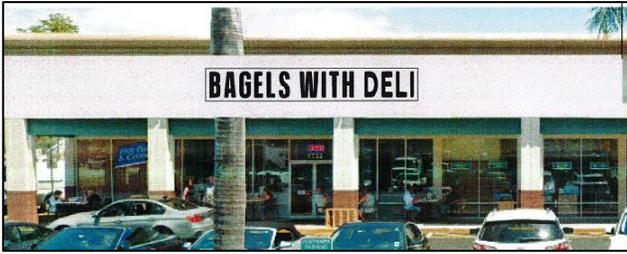
- (a) *Garishness. The overall effect of the lettering, configuration or color of a sign shall not be garish. "Garish" signs are those that are too bright or gaudy, showy, glaring, and/or cheaply brilliant or involving excessive ornamentation. Garish signs are not in harmony with and are not compatible 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.*

Bagels with Deli Sign

The applicant would like to remove the current sign with a height of 21" and change the color from a white to a grey. However, the current master sign program only allows for tenants with less than 5,000 square feet to have a smaller sign. The proposed sign is centered on the tenant space with a bay width of 76 feet. If this sign were to be proposed on a bay with 5,000 square feet the sign would be calculated pursuant to LDR Section 4.6.7 (A); and allowed up to a 138 square foot sign. Bagels With Deli is located along the south side of the plaza that fronts West Linton Boulevard. The proposed sign for Bagels with Deli is 83.3 square feet. Given these facts the scale, design, and location of the proposed sign on the elevation is in line with the other tenants along the south side of the plaza. There is a total of four tenant bays including one Junior Anchor (Phat Boys). Bagels with Deli is currently white-faced channel letters which is an approved color in the Master Sign Program.



The applicant would like to change the color to Modern Gray vinyl on white acrylic faces. The change in color would appear in the Modern Gray during the day and white at night. While the proposed color does not meet an approved color of the current Master Sign Program it is harmonious with the remainder of the tenants on the south elevation.



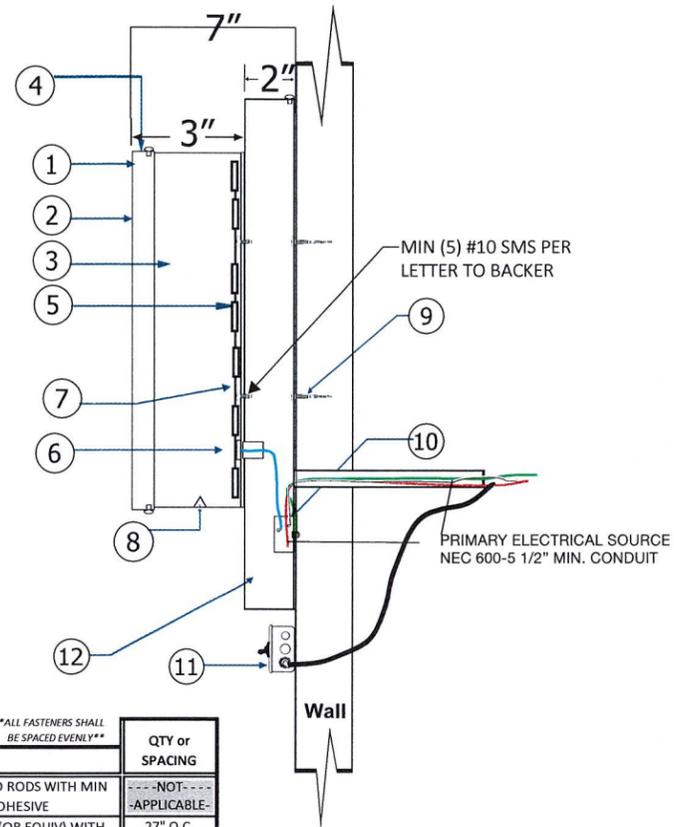
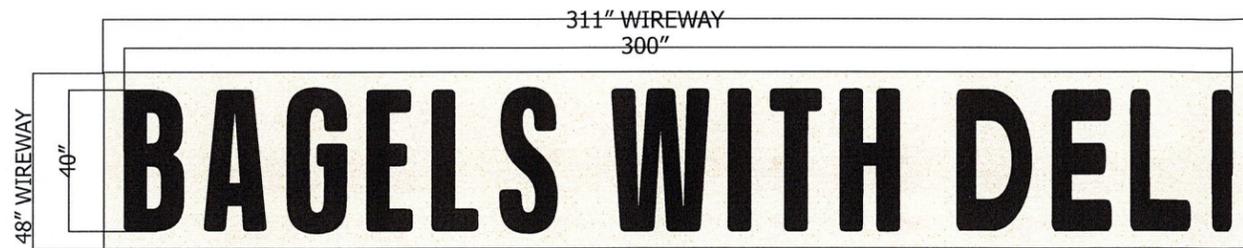
Optional Board Actions

- A. Move **approval** of the Amendment to the Master Sign Program (PZ-215-2025) for The Plaza at Delray to accommodate a change in the size of the sign, by finding that the request meets the criteria set forth in the Land Development Regulations.
- B. Move **denial** of the of the Amendment to the Master Sign Program (PZ-215-2025) for The Plaza at Delray to accommodate a change in the size of the sign, by finding that the request does not meet the criteria set forth in the Land Development Regulations.
- C. Move to continue with direction

Technical Review of Comments (TAC) Timeline

Review No.	Submittal Date	TAC Comments Transmitted
1	11/25/2025	12/1/2025
2	12/4/2025	N/A

REVERSE CHANNEL LETTERS ON A WIREWAY
 EXISTING LETTER HEIGHT - 21.5" (21.5" x 315"=47sqft)--1 BAY
 PROPOSED LETTER HEIGHT-40" (40" x 300"=83.3sqft)--2 BAYS
 WALL COLOR: SW 7632-MODERN GRAY
 WALL: STUCCO/WIRELATH/90LB PAPER/PLYWOOD

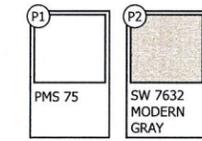


Production Notes

- .155 MODIFIED WHITE ACRYLIC FACES
- BLACK VINYL ON FACES
- ALUMINUM RETURNS & BACKS FINISH TO BE BLACK. INSIDE PAINTED WHITE
- 1" JEWELITE TRIM CAP-BLACK
- ILLUMINATION: PRINCIPAL PL-QM3-TW200-P M-QMTX0-71-TRUE WHITE (71K) or APPROVED EQUIVALENT
- FLEX CONDUIT
- LED STRIPS TO BE MOUNTED TO RETURNS OR BACKS OF CHANNEL LETTERS WITH VHB TAPE AND SILICONE
- 1/4" WEEP HOLES AS REQUIRED (EXTERIOR ONLY)
- MOUNTING HARDWARE (DETERMINED BY WALL CONSTR.)
- (120V) LED POWER SUPPLY
- (120V/20AMP) WEATHERPROOF J-BOX W/DISCONNECT ON WALL, ASTRONOMICAL TIME CLOCK OR PHOTOCELL
- WIREWAY-PAINTED SW 7632-MODERN GRAY

Paint Notes:

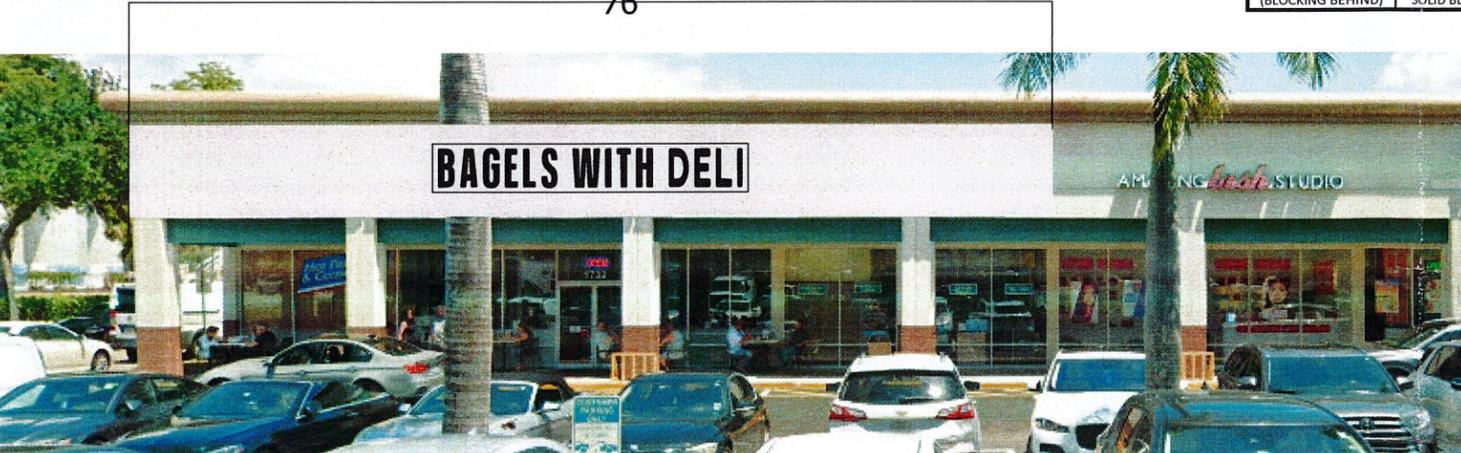
All Painted Surfaces to have Akzo Nobel Satin Paint (UNLESS SPECIFIED)
 P1) RETURNS-INSIDE PAINTED WHITE
 P2) WIREWAY PAINTED-SW 7632-MODERN GRAY



ANCHOR SCHEDULE		**ALL FASTENERS SHALL BE SPACED EVENLY**	QTY or SPACING
CONCRETE (3ksi) or HOLLOW MASONRY	3/8" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE		---NOT--- -APPLICABLE-
	3/8" TAPCONS (OR EQUIV) WITH 2.5" EMBED		27" O.C. TOP+BOT
	3/8" EXPANSION ANCHORS WITH 3.5" EMBED		34" O.C. TOP+BOT
1/2" PLYWOOD (NO ACCESS BEHIND)	3/8" TOGGLE BOLTS		21" O.C. TOP+BOT
	1/4" WOOD SCREWS, FULL EMBED		---NOT--- -APPLICABLE-
METAL STUDS OR METAL PANELS	#14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUM		18" O.C. TOP+BOT
HOLLOW WALL (BLOCKING BEHIND)	3/8" THRU-BOLTS OR LAGS TO SOLID BLOCKING BEHIND		34" O.C. TOP+BOT

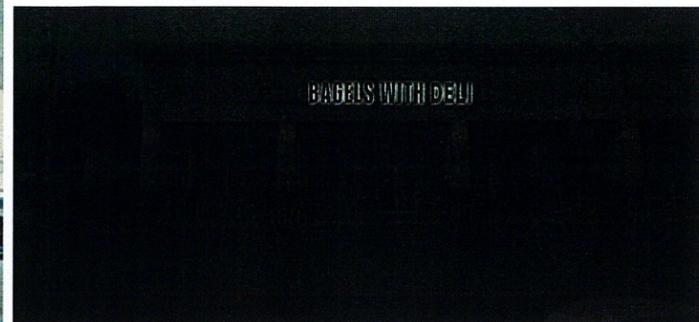


EXISTING



PROPOSED

THIS IS CENTERED BETWEEN BAYS

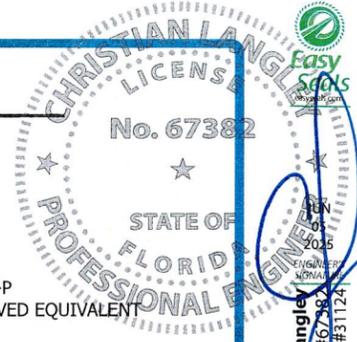


NIGHT VIEW

WALL COLOR: SW 7632-MODERN GRAY
 WALL: STUCCO/WIRELATH /90LB PAPER/PLYWOOD

Electrical Notes:

ALL COMPONENTS SHALL BE U.L. APPROVED BALLASTS SHALL HAVE INDEPENDANT U.L. APPROVAL (FUDED WHERE REQUIRED)
 ALL INSTALLATIONS SHALL BE IN COMPLIANCE WITH N.E.C. AND STATE, COUNTY, OR LOCAL CODES. ALL SIGNS SHALL BE BONDED TO BUILDING EQUIPMENT BONDING CONDUCTOR PER N.E.C. 250.
 PRIMARY WIRE SIZE: #12 THWN
 DISCONNECT SWITCH: AT BASE OF SIGN, 20 AMP 2 POLE, ASTRONOMICAL TIME CLOCK OR PHOTOCELL
 PHOTOCELL PAIRS WITH EMS SYSTEMS CONTROLS ALL SIGNAGE AND MEETS CRITERIA C-405
 MAXIMUM LOAD: 16 AMPS 120 VOLTS PER CIRCUIT SIZE 20 AMPS PER N.E.C. 600-6A
 POWER SUPPLY: 120v-277 MULTI VOLT 60W 12v DC
 ILLUMINATION: PRINCIPAL PL-QM3-TW200-P M-QMTX0-71-TRUE WHITE (71K) or APPROVED EQUIVALENT
 CONDUIT: MINIMUM 1/2"
 TOTAL SIGN LOAD: 2.4 AMPS 120VOLTS
 TOTAL SIGN CIRCUITS: 1



Christian Langley
 No. 67382
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 1200 N Federal Hwy #200
 Boca Raton, FL 33432
 Florida PE #67382
 Cert of Auth #31124
 TORNADO LOADS:
 Design for Tornado
 Loads is NOT Required



1740 HILL AVENUE
 WEST PALM BEACH, FL
 33407
 561-840-6382
 FAX: 561-840-6385

CUSTOMER:
 BAGELS WITH DELI
 1732 S. FEDERAL HWY.
 DELRAY BEACH, FL 33483

GRAPHIC DESIGNER: Pammi Reeves
 SALES PERSON: Maria Damiani
 DATE: 05.30.2025



PRIMARY ELECTRICAL LEADS, POWER TO SIGN BY OTHERS
 DESIGN SHALL COMPLY WITH THE 8th EDITION OF THE FBC 2023 (AND OTHER CODES)
 SIGN COMPLIES WITH 8th EDITION OF THE FBC & HVHZ

General Notes: Design is in accordance with the requirements of the Fla Bldg Code 8th Ed (2023) for use within & outside the High Velocity Hurricane Zone (HVHZ). This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. Structural design meets requirements of ACI 318-19, AISC 360-16, ADM1-20, & NDS-18, as applicable. Steel components shall be coated, painted, or otherwise protected against corrosion per FBC Sec 2203.2/2222.6. Alum components in contact with steel or embedded in concrete shall be painted or protected as prescribed in ADM1-20(1a), or plastic/neoprene spacers provided. All exposed fasteners shall be S.S. or have a protective coating for corrosion protection. All welding shall comply with AWS requirements. Steel welds: E70xx electrodes. Aluminum welds: 4043 filler alloy. Alum extrusions: 6063-T6 or stronger, U.L.N.



DESIGN CALCULATIONS

FOR

BAGELS WITH DELI FRONT LETTERS ON BACKER

1732 S Federal Hwy – Delray Beach

GENERAL NOTES:

1. Design is in accordance with the Florida Building Code 8th Edition (2023) for use within and outside the High Velocity Hurricane Zone (HVHZ).
2. Wind loads have been calculated per the requirements of ASCE 7-22 as shown herein.
3. These engineering calculations pertain only to the structural integrity of those systems, components, and/or other construction explicitly specified herein and/or in accompanying engineering drawings. The existing host structure (if any) is assumed to be in good condition, capable of supporting the loaded system, subject to building department approval. No warranty, either expressed or implied, is contained herein.
4. System components shall be as noted herein. All references to named components and installation shall conform to manufacturer's or industry specifications as summarized herein.
5. Where site conditions deviate from those noted herein, revisions may be required or a separate site-specific engineering evaluation performed.
6. Aluminum components in contact with steel or embedded in concrete shall be protected as prescribed in the 2020 Aluminum Design Manual. Steel components in contact with, but not encased in, concrete shall be coated, painted, or otherwise protected against corrosion.
7. Engineer seal affixed hereto validates structural design as shown only. Use of this specification by contractor, et. Al, indemnifies and saves harmless this engineer for all costs & damages including legal fees & appellate fees resulting from deviation from this design.

Index:

Pg 1	Cover
Pg 2	Wind Loads
Pg 3	Anchor Design

Engineer's signature and seal valid for pages 1 through 3



Christian Langley PE # 67382
Easy Seals Cert Auth # 31124

ASCE 7-22 Design Wind Loads

WALL-MOUNTED SIGNS

Building Specs

V = 170 mph *Basic wind speed (Vult)* ASD Load Combo Coeff: 0.6
 Exposure C Risk Category: II ← *Tornado load eval not req'd*
 Ae = N/A *Effective plan area (sqft)*
 VT = N/A *Tornado speed (Vult)*
 VT/V = N/A

Calculations

$\alpha = 9.8$ *3-sec gust speed power law exponent* Kd = 0.85 *Directionality factor*
 $z_g = 2460'$ *Nominal ht. of atmos. boundary layer* Kzt = 1.0 *Topographic factor*
 $G_{cpi} = 0$ *Internal pressure coeff* Ke = 1.0 *Ground elevation factor*
 A = 10 sq ft *Tributary area*

170 mph - Exp "C"						
WALL-MOUNTED SIGNS						
SIGN HEIGHT	ASD WIND PRESSURES		Kh = Kz	qz	GCp (4)	GCp (5)
	CENTER (Zone 4)	CORNER (Zone 5)				
15 ft	35.3 psf	45.0 psf	0.85	37.8	-1.10	-1.40
20 ft	37.5 psf	47.7 psf	0.90	40.1	-1.10	-1.40
25 ft	39.2 psf	49.9 psf	0.94	41.9	-1.10	-1.40
30 ft	40.7 psf	51.8 psf	0.98	43.5	-1.10	-1.40
35 ft	42.0 psf	53.4 psf	1.01	44.9	-1.10	-1.40
40 ft	43.2 psf	54.9 psf	1.04	46.2	-1.10	-1.40
45 ft	44.2 psf	56.3 psf	1.07	47.3	-1.10	-1.40
50 ft	45.2 psf	57.5 psf	1.09	48.3	-1.10	-1.40
55 ft	46.1 psf	58.6 psf	1.11	49.3	-1.10	-1.40
60 ft	46.9 psf	59.7 psf	1.13	50.1	-1.10	-1.40
70 ft	39.6 psf	79.2 psf	1.17	51.7	-0.90	-1.80
80 ft	40.7 psf	81.3 psf	1.20	53.2	-0.90	-1.80
90 ft	41.7 psf	83.3 psf	1.22	54.5	-0.90	-1.80
100 ft	42.6 psf	85.1 psf	1.25	55.6	-0.90	-1.80
110 ft	43.4 psf	86.8 psf	1.28	56.7	-0.90	-1.80
120 ft	44.2 psf	88.4 psf	1.30	57.8	-0.90	-1.80
130 ft	44.9 psf	89.8 psf	1.32	58.7	-0.90	-1.80
140 ft	45.6 psf	91.2 psf	1.34	59.6	-0.90	-1.80
150 ft	46.2 psf	92.5 psf	1.35	60.4	-0.90	-1.80
175 ft	47.7 psf	95.4 psf	1.40	62.4	-0.90	-1.80
200 ft	49.0 psf	98.1 psf	1.44	64.1	-0.90	-1.80
250 ft	51.3 psf	102.6 psf		67.1		

Wall Sign Anchor Design

Structure Dimensions & Loading

Design wind pressure: **P = 51.8 psf**

Sign type: Backer/Wireway

Sign size: h = 48.0 inches (height)

Wall material: Masonry (ASTM C90, 1,500 psi min)

Anchor type/size: 3/8" Expansion Anchor

Ref: Powers Power-Bolt, catalog

Min Embedment: 1.5"

Min edge dist: 12"

Anchor tensile capacity: **Tcap = 295.0 lb** (per anchor)

Check Anchors for Pullout

Total Reaction: Rt = 207 lb/ft ... = P*h (along raceway)

Anchor spacing req'd s = 34.2 in O.C. ... = (2*cap)/Rt

Pairs of anchors at **34 inches on center (max)**
 2.8 feet on center

OK, typical anchor option shown. Limit to anchors at 34" O.C. max along top+bottom
Ref anchor schedule for other anchor options.

MASTER SIGN PROGRAM

THE PLAZA AT DELRAY 1640 S. Federal Hwy

OVERVIEW:

The Plaza at Delray is a 335,000 square foot community entertainment and retail center which currently consists of six anchor tenants in excess of 20,000 square feet, five junior anchor tenants of 5,000 to 15,000 square feet, four outbuildings, and approximately 32 "shops" under 5,000 square feet. The Plaza at Delray is located on 35.40 acres and is bounded by South Federal Highway to the east, Linton Boulevard to the south and Dixie Highway to the west.

SIGN PROGRAM:

TENANT FLAT WALL SIGNS FOR MAIN PLAZA

Tenants with less than 5,000 square feet shall have white faced, individual channel letters with bronze trim-caps and returns. Internally illuminated colored logos or a single color feature are 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.

Anchors and Junior Anchors are allowed to have taller flat wall signs with property owner and staff approval. Corporate colors and logos are allowed. The only in-line tenants that may have two (2) flat wall signs are as follows: Wells Fargo and Applebee's located at the main "corners" of the Plaza. LA Fitness, as the largest anchor in the Plaza with frontage along South Federal Highway and Dixie Highway, is allowed a second wall sign facing Dixie Highway not to exceed 100 square feet. LA Fitness shall also be allowed to display up to five (5) individual internally illuminated murals (sports graphics panels) measuring 9' 7" x 14' 0" high facing Dixie Highway attached to the rear elevation of the LA Fitness leased space.

Under-Canopy Signs are allowed. All under canopy signs shall be two-sided, non-illuminated signs with white copy on a blue 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

Four (4) Plaza Free Standing Plaza Identification Signs with Tenant Panels: One (1) free standing tenant identification sign shall be located at the Linton Boulevard entrance to the Plaza and three (3) free standing tenant identification signs located along Federal Highway at the entrances to the Plaza. The four (4) free standing tenant identification signs shall be two-sided monument style with a maximum height of 16 feet. All panels shall be internally illuminated.

EXHIBIT "A"

Each free standing sign must identify the name of the shopping center. The free standing tenant identification sign located along Linton Boulevard and located at the main entrance to the Plaza on South Federal Highway shall have no more than 12 tenant spaces per side. The remaining two free standing tenant identification signs located along Federal Highway shall have no more than 8 tenant spaces 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 the previous Master Signage Program which are nonconforming with the updated Master Signage Program outlined above, the property owner acknowledges and agrees to use commercially reasonable efforts to update the existing signage as allowed by its existing lease agreements or in connection with the replacement of the tenant or as part of the execution of a new lease.

Plaza Sign at Corner of Linton Blvd & South Federal Hwy: One Plaza Identification Sign with no tenant names shall be allowed at the corner of Linton Boulevard and South Federal Highway. This free standing sign shall be two-sided, L-shaped, with a total overall height of no more than 15 feet.

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

OUT-PARCEL BUILDINGS

NOTE: No flat wall signs on the west elevation for the out-parcel buildings.

"DUFFY'S SPORT'S GRILL". 1750 S. Federal Hwy. On July 21, 2008, SPRAB approved two identical flat wall signs, one on the east elevation and the other on the south elevation: 60" high by 12' 0" in length (60 SF) illuminated, flush mounted channel letters, two lines of copy "Duffy's Sports Grill" consisting corporate colors of red for "Duffy's" with white trimcap and black copy on beige with red outline around copy for "Sports Grill".

"CVS/PHARMACY". 1690 S. Federal Hwy. On Oct. 13, 2004, SPRAB approved the corporate sign colors and location to replace the (5) total "Eckerd" signs. Two flat wall signs (1) on the south and (1) on the east elevations at 6' 5" high by 14' 6" in length (93.58-SF) on 2-lines of copy. Also approved the "Food Mart" & "1-HR Photo" on the east elevation with the same stipulation that there be no window signs on the east elevation (same condition as with the Eckerd sign package) On the north elevation, "Drive-Thru/pharmacy" was also approved.

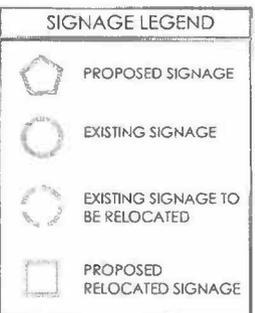
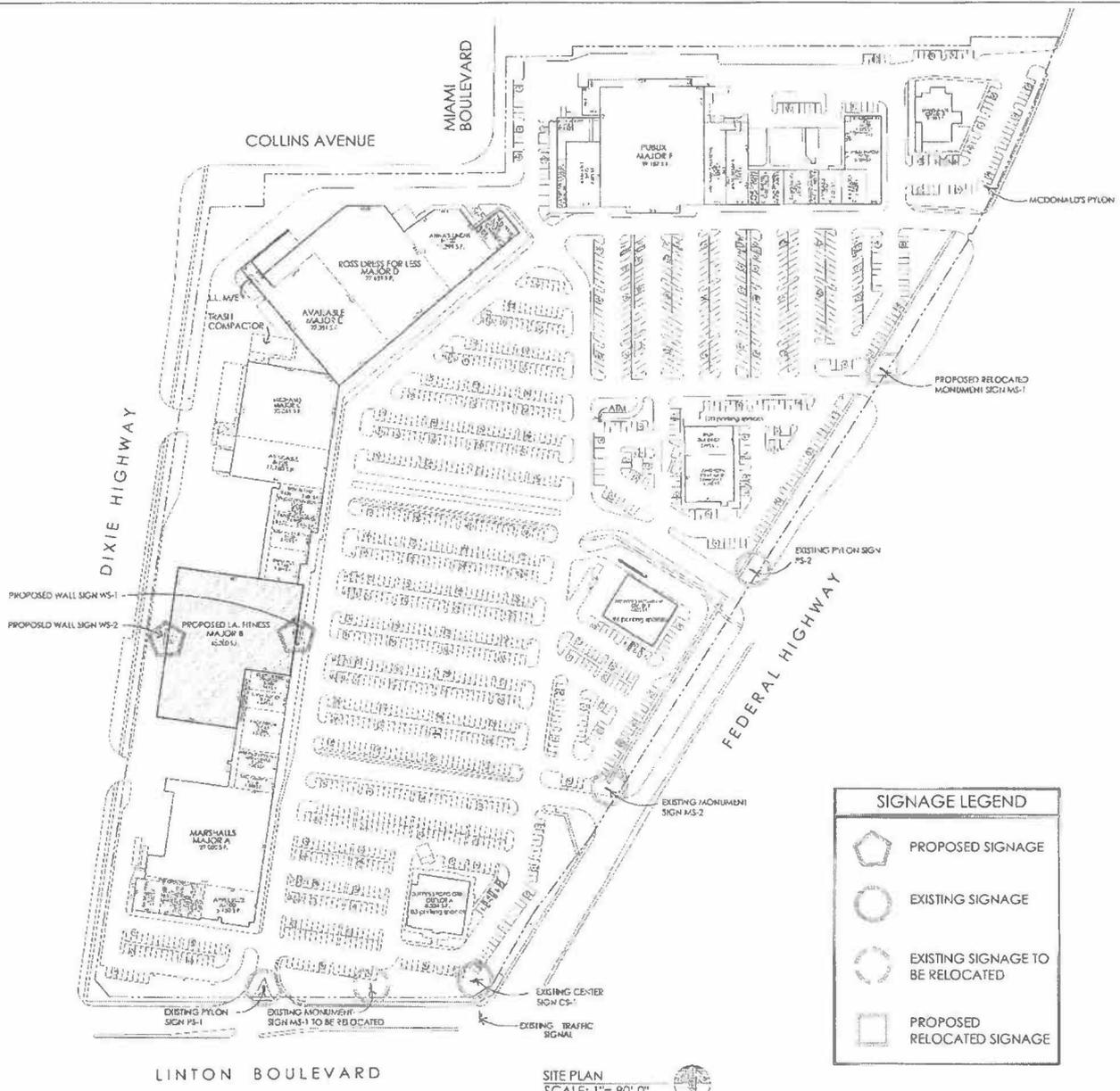
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elevation: "McDonalds" with the arch logo measuring 4' 5" high by 43' 10" in length (193.29 SF) with illuminated channel letters, white faces, black trim-cap and returns on a raceway to match the color of the building, the Logo "M" place on stucco measuring 3' 2" high by 3' 4" in length (10.52 SF) and a "Welcome" sign consisting of metal letters placed on a ledge over the door and illuminated by a fluorescent light bar with letters measuring 8" high by 37" in length (2.03 SF); East elevation: "McDonalds" with the arch logo measuring 2' 3" high by 37' 4" in length (83.99 SF) illuminated and the same color and style as the South elevation, the Logo "M" place on stucco measuring 3' 2" high by 3' 4" in length (10.52 SF) and a "Welcome" sign consisting of metal letters placed on a ledge over the door and illuminated by a fluorescent light bar with letters measuring 8" high by 37" in length (2.03 SF); West Elevation: the logo "M" place on the building next to the drive-thru pick up windows identical in size to the South and East elevations. No signs are proposed on the North elevation.

One (1) free standing monument style sign at entrance on South Federal Hwy, facing north & south: 2-sided, internally illuminated cabinet. Total height 8-FT 5' 6" high by 10' 3" in length.

I-HOP. 1560 S. Federal Highway. On February 10, 2011, SPRAB approved the corporate colors and to allow two flat wall signs for the I-Hop at the Plaza at Delray.



SITE PLAN
SCALE: 1" = 80'-0"

EXHIBIT "B"

OWNER LINTON DELRAY, LLC	PROJECT THE PLAZA AT DELRAY DELAIR BEACH, FLORIDA	SUBJECT SITE PLAN	DATE September 11, 2013 Revised 09/26/2013
ARCHITECT 	DESIGNER 	DISCLAIMER THIS PLAN IS PREPARED BY THE ARCHITECT AND ENGINEER FOR THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND ENGINEER. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS PLAN.	
DATE 09/26/2013	SCALE AS SHOWN	SHEET NUMBER S-1.0	

MASTER SIGN PROGRAM

THE PLAZA AT DELRAY 1640 S. Federal Hwy

OVERVIEW:

The Plaza at Delray is a 335,000 square foot community entertainment and retail center which currently consists of six anchor tenants in excess of 20,000 square feet, five junior anchor tenants of 5,000 to 15,000 square feet, four outbuildings, and approximately 32 "shops" under 5,000 square feet. The Plaza at Delray is located on 35.40 acres and is bounded by South Federal Highway to the east, Linton Boulevard to the south and Dixie Highway to the west.

SIGN PROGRAM:

TENANT FLAT WALL SIGNS FOR MAIN PLAZA

Tenants with less than 5,000 square feet shall have white faced, individual channel letters with bronze trim-caps and returns. Internally illuminated colored logos or a single color feature are 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.

Anchors and Junior Anchors are allowed to have taller flat wall signs with property owner and staff approval. Corporate colors and logos are allowed. The only in-line tenants that may have two (2) flat wall signs are as follows: Wells Fargo and Applebee's located at the main "corners" of the Plaza. LA Fitness, as the largest anchor in the Plaza with frontage along South Federal Highway and Dixie Highway, is allowed a second wall sign facing Dixie Highway not to exceed 100 square feet. LA Fitness shall also be allowed to display up to five (5) individual internally illuminated murals (sports graphics panels) measuring 9' 7" x 14' 0" high facing Dixie Highway attached to the rear elevation of the LA Fitness leased space.

Under-Canopy Signs are allowed. All under canopy signs shall be two-sided, non-illuminated signs with white copy on a blue 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

Four (4) Plaza Free Standing Plaza Identification Signs with Tenant Panels: One (1) free standing tenant identification sign shall be located at the Linton Boulevard entrance to the Plaza and three (3) free standing tenant identification signs located along Federal Highway at the entrances to the Plaza. The four (4) free standing tenant identification signs shall be two-sided monument style with a maximum height of 16 feet. All panels shall be internally illuminated.

EXHIBIT "A"

Each free standing sign must identify the name of the shopping center. The free standing tenant identification sign located along Linton Boulevard and located at the main entrance to the Plaza on South Federal Highway shall have no more than 12 tenant spaces per side. The remaining two free standing tenant identification signs located along Federal Highway shall have no more than 8 tenant spaces 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 the previous Master Signage Program which are nonconforming with the updated Master Signage Program outlined above, the property owner acknowledges and agrees to use commercially reasonable efforts to update the existing signage as allowed by its existing lease agreements or in connection with the replacement of the tenant or as part of the execution of a new lease.

Plaza Sign at Corner of Linton Blvd & South Federal Hwy: One Plaza Identification Sign with no tenant names shall be allowed at the corner of Linton Boulevard and South Federal Highway. This free standing sign shall be two-sided, L-shaped, with a total overall height of no more than 15 feet.

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

OUT-PARCEL BUILDINGS

NOTE: No flat wall signs on the west elevation for the out-parcel buildings.

"DUFFY'S SPORT'S GRILL". 1750 S. Federal Hwy. On July 21, 2008, SPRAB approved two identical flat wall signs, one on the east elevation and the other on the south elevation: 60" high by 12' 0" in length (60 SF) illuminated, flush mounted channel letters, two lines of copy "Duffy's Sports Grill" consisting corporate colors of red for "Duffy's" with white trimcap and black copy on beige with red outline around copy for "Sports Grill".

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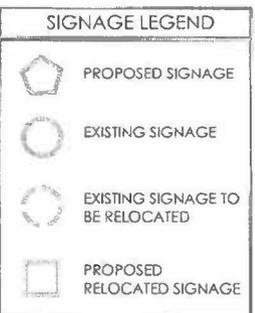
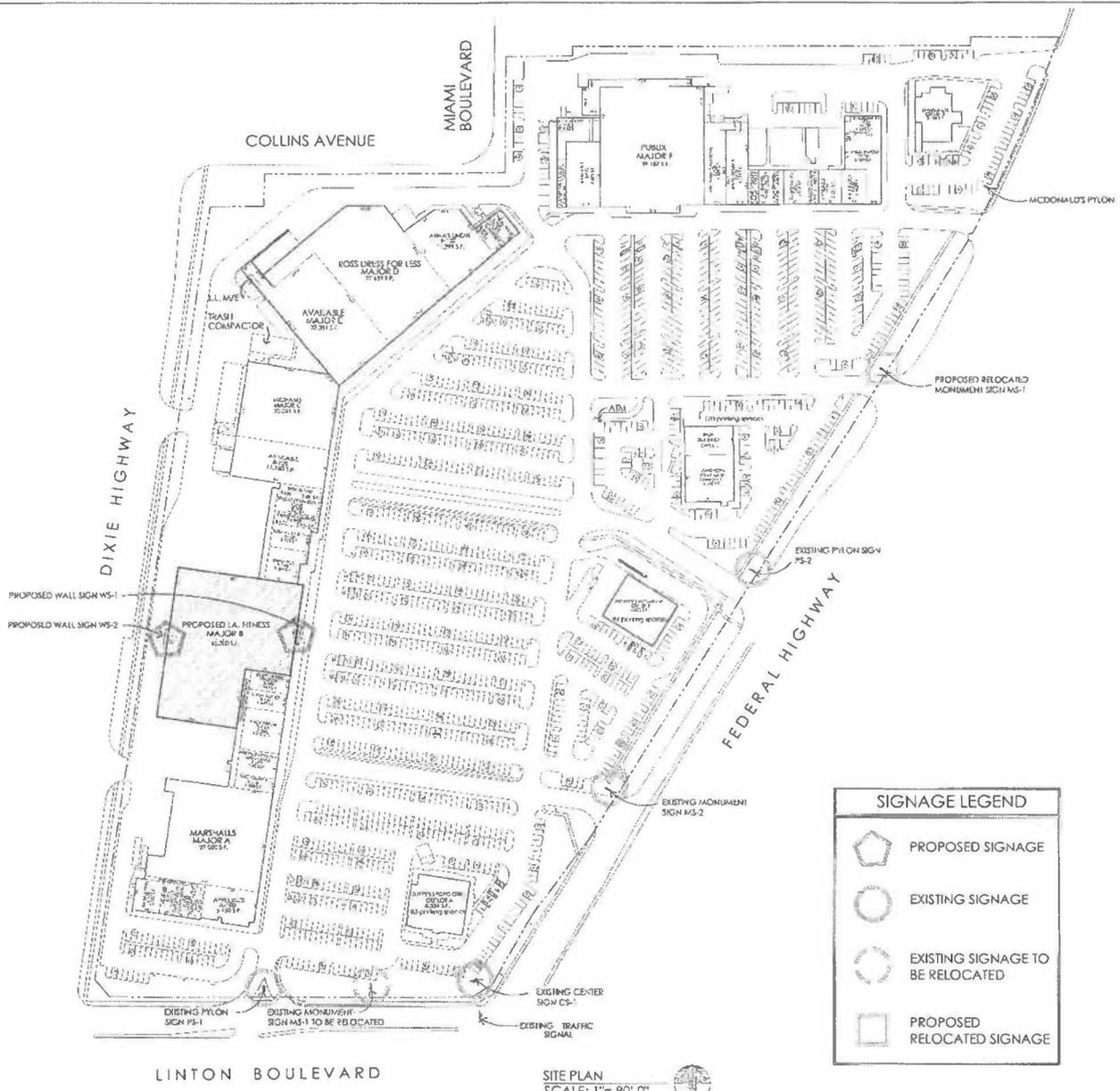
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Architect
LINTON DELRAY, LLC
4450 N.W. 11th Street
Delray Beach, FL 33484
Phone: 561-271-1111
Fax: 561-271-1112
www.lintondelray.com

REVERSE CHANNEL LETTERS ON A WIREWAY
 EXISTING LETTER HEIGHT - 21.5" (21.5" x 315"=47sqft)--1 BAY
 PROPOSED LETTER HEIGHT-40" (40" x 250"=69.44sqft)--2 BAYS
 WALL COLOR: SW 7632-MODERN GRAY
 WALL: STUCCO/WIRELATH /90LB PAPER/PLYWOOD



EXISTING



PROPOSED

THIS IS CENTERED BETWEEN BAYS



NIGHT VIEW



**1740 HILL AVENUE
 WEST PALM BEACH, FL
 33407
 561.840.6382
 F:561.840.6385**

CUSTOMER:

**JAHA TINO'S DELI, LLC
 1732 S. FEDERAL HWY.
 DELRAY BEACH, FL 33483**

GRAPHIC DESIGNER: Pammi Reeves
 SALES PERSON: Maria Damiani
 DATE: 12.12.2024
 R1: 12.13.2024
 R2: 12.16.2024
 R3: 12.18.2024
 R4: 05.10.2025



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PLEASE REVIEW PROOF CAREFULLY. CHECK THAT ALL SPELLING, PUNCTUATION, PHONE NUMBERS, DIMENSIONS AND COLORS ARE CORRECT PRIOR TO SIGNED APPROVAL. COLORS MAY SLIGHTLY DIFFER +/- 10%. ANY CHANGES MADE AFTER APPROVAL WILL BE SUBJECT TO ADDITIONAL CHARGES FOR REPRINTING.

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