

Delray Apartments Venture, L.L.C.

3715 Northside Parkway, Building 200 Suite 800
Atlanta, Georgia 30327

City of Delray Beach

Attention: Development Services Department

Project Background

Alexan Delray is an approved 267-unit multifamily residential development located on approximately 6.74 acres in Delray Beach, Florida. For entitlement and approval purposes, the project was originally reviewed under the former 1155 South Congress Avenue address. That address has since been abandoned and replaced with newly assigned building addresses for the development.

The project was approved through the City's Class V Site Plan, Master Development Plan, Site Plan Review and Appearance Board, and Rezoning processes, resulting in the rezoning of the property from Mixed Residential, Office, and Commercial (MROC) to Special Activities District (SAD) pursuant to Ordinance No. 32-22.

This proposed signage program is submitted to provide coordinated monument signage for the development consistent with the approved project and pending sign permit application SIGN-012613-2026.

Master Sign Program Request

This proposed Master Sign Program establishes the design, dimensional, material, and construction standards applicable to freestanding monument signage for the Alexan Delray multifamily development. One freestanding monument sign is proposed for approval as part of this submittal.

The Applicant is not proposing any additional monument signs, wayfinding signage, or other property-wide signage at this time. However, the Master Sign Program is intended to establish the standards applicable to future modification or replacement of the proposed monument sign and to any additional freestanding monument signage that may be proposed in the future, subject to compliance with this Master Sign Program and all applicable requirements of the City's Land Development Regulations and permitting process.

The proposed monument sign has been designed in accordance with the freestanding sign requirements of Section 4.6.7 of the City's Land Development Regulations, including the applicable standards identified in Zoning District Table 4.6.7(A) for the GC, AC, NC, PC, CBF, MIC, MROW, I, POD, POC, and LI zoning district categories.

Proposed Sign Program Details

Sign Program Item	Proposed Monument Sign Detail
Proposed Signage	Freestanding monument signage. Signage may be single- or double-faced.
Signage Area	Maximum sign area shall not exceed 40 SF, measured in accordance with Section 4.6.7(E)(2)(a)(1). Where signage is mounted to a distinct backdrop or sign panel, the sign area shall include the applicable backdrop surface as required by the Code.

	Where sign area is calculated based upon individual lettering, numerals, graphics, or logos, the signage-only area shall not exceed 30 SF and shall be measured as the smallest rectangular area enclosing the applicable signage, consistent with Section 4.6.7(E)(2)(a)(1). Structural portions of the monument that do not contain or constitute signage shall not be included in sign area calculations to the extent permitted by the Code.
Location / Setback	Monument signage to be located along South Congress Avenue, the property's primary frontage, subject to a minimum 10-foot setback from the right-of-way in accordance with Section 4.6.7(E)(3)(a)(1).
Illumination	Monument signage may be internally, externally, directly, or indirectly illuminated, as permitted by Section 4.6.7(E)(6)(a) and other applicable Code requirements for illumination.
Alignment	Signage, including project or property identification, logos, graphics, secondary identification, and address information, may be arranged within the permitted sign area provided the composition maintains an appropriate visual hierarchy and is compatible with the overall monument design.
Monument Sign Size	The monument structure may be constructed up to a maximum overall height of 7'-0" and a maximum overall width of 10'-0", subject to the maximum permitted sign area established herein. Portions of the monument structure containing no signage shall not be included in the sign area calculation to the extent permitted by Section 4.6.7(E)(2)(a)(1).
Maximum / Minimum Letter Heights	Lettering, numeral, logo, and graphic sizes may vary based upon the applicable typeface, branding, and composition. Primary identification lettering shall not exceed 2'-0" in height and secondary identification lettering, logos, and graphics shall not exceed 1'-6" in height. All signage shall remain within the maximum sign area and overall monument dimensions established by this Sign Program. Street address numerals shall comply with all applicable City, Building Code, and Fire Code requirements for address identification, including minimum character height and stroke width, visibility, legibility, and contrast.
Style / Typography	Lettering, logos, graphics, and typography may vary based upon property branding and identity. Signage shall be composed to provide a cohesive design, appropriate visual hierarchy, and compatibility with the monument structure.
Colors	Signage, including lettering, graphics, logos, backdrop materials, and monument finishes may incorporate painted, integral, natural, or manufactured colors. Colors shall provide adequate contrast and legibility and shall be coordinated to create a cohesive monument sign design.

Materials / Construction	Signage may consist of metal, acrylic, composite, masonry, or other durable exterior-grade materials and may utilize painted, coated, applied, or integral finishes. Signage may be pin-mounted, surface-mounted, inset, engraved, etched, carved, or otherwise incorporated into or securely attached to the monument or signage backdrop. Engraved, etched, or carved lettering, numerals, logos, or graphics may be incorporated directly into masonry or stone surfaces and may utilize painted, stained, filled, contrasting, or natural finishes. A signage backdrop, where provided, may consist of stucco, masonry or stone veneer, metal, acrylic, composite panel, or other durable exterior-grade architectural material. A separate or contrasting backdrop shall not be required. The monument structure shall be constructed in accordance with applicable engineered plans and Building Code requirements and may utilize concrete, masonry, stucco, stone or masonry veneer, wood, metal, composite material, or combinations thereof. The monument structure, including all finishes, joints, penetrations, and material transitions, shall be designed and constructed to maintain weather resistance and durability suitable for exterior exposure.
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Additional Code Compliance Item	Applicability to Proposed Sign Program
Special Purpose Signs and signing	To the extent applicable, any special purpose signage shall remain subject to the administrative process and requirements set forth in Section 4.6.7(F)(3). No special purpose signage is proposed as part of this submittal.
Exempt Signs, Prohibitions, Standards, and Enforceability	The proposed sign program shall remain subject to the applicable exempt sign provisions, prohibitions, standards, and enforceability requirements set forth in Section 4.6.7(G) through (O). No exempt signage is proposed for approval under this submittal.
Signage Modifications and Replacement	Property identification, lettering, numerals, logos, graphics, colors, materials, illumination, and other signage components may be modified or replaced provided the resulting signage remains in compliance with the maximum sign area, overall monument dimensions, location and setback requirements, and other applicable standards established by this Sign Program and the Code. Changes to property name, ownership, branding, typography, logo, color, or similar design elements shall be permitted within the standards established by this Sign Program, subject to any applicable City permitting or administrative requirements.