



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Blanket Sign Program (801 & 815 George Bush Blvd.)
Project Location: 801 & 815 George Bush Blvd.
Request: Approval of a Blanket Sign Program
Board: Site Plan Review and Appearance Board
Meeting Date: December 14, 2016

Board Action:

Approved (7-0) to establish the Blanket Sign Program for 801 & 815 George Bush Blvd.

Project Description:

The property is located on the northeast corner of George Bush Blvd. and Northeast 8th Avenue in the General Commercial (GC) district. The one-story retail building was originally constructed in 1982 and consists of 4,633 square feet. In addition, a 1,870 square foot separate retail building was built in 1983 to the east of the original building.

A Blanket Sign Program was established in 1994 which allows flat wall signs on an eggshell sign panel (PMS #3435) with a green boarder and black copy. The signs are 2 ft. high by 15'3" in length.

The applicant is now updating the program.

The proposed detailed Blanket Sign Program is attached and consists of wall signs; the monument sign will remain the same.

The wall signs are to be three dimensional non illuminated channel letters. The letter height is not to exceed 18" and the overall width is not to encroach 2' on either side of the demising tenant line; a minimum of 48" is to remain between each tenant sign. A non illuminated colored logo is allowed, the font is Times New Roman and the letter color is black.

Staff Recommendation:

Approval

Board Comments:

None

Public Comments:

None

Associated Actions:

Next Action:

The SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: December 14, 2016

ITEM: **801 & 805 George Bush Blvd Blanket Sign Program (2017-041):** Amendment to the Blanket Sign Program for the property located at 801 & 815 George Bush Blvd. pursuant to LDR Section 4.6.7(F)(2)(a).

RECOMMENDATION: Recommend approval

GENERAL DATA:

Applicant..... Camilucci Signs

Location..... Northeast corner of George Bush Blvd
Northeast 8th Avenue

Property Size..... 6,503 square feet

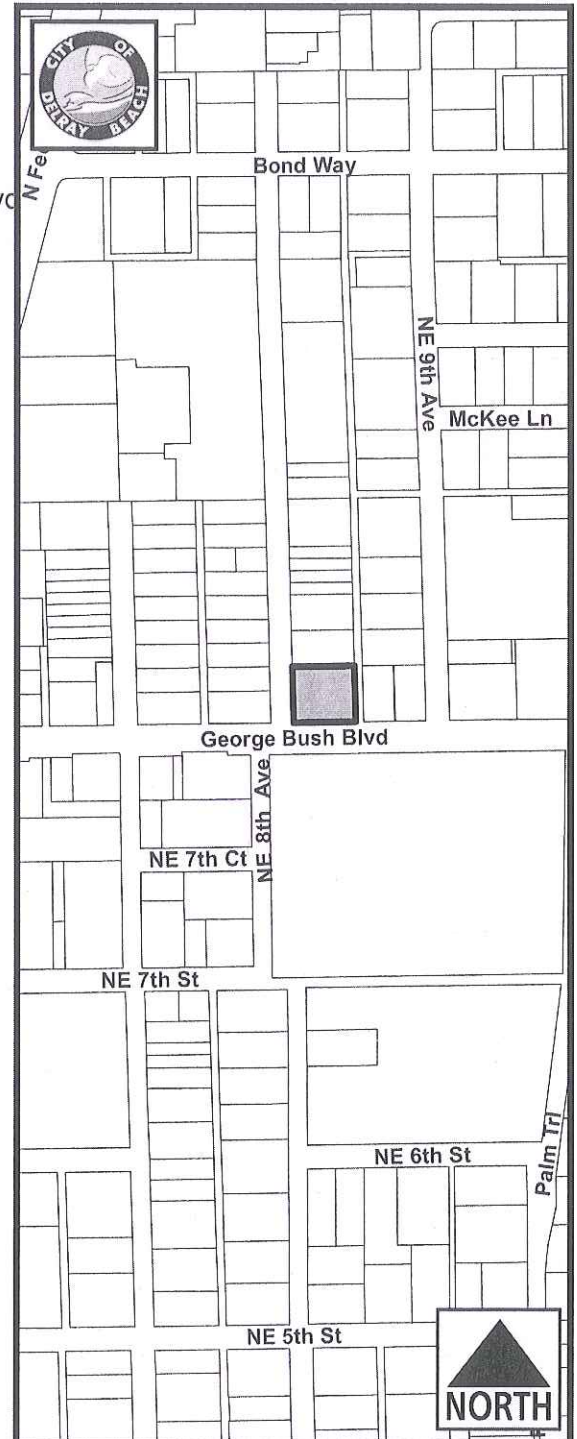
Current Zoning..... GC (General Commercial)

Adjacent Zoning

North: GC

East: GC

South: CF (Community Facilities)



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

Applicant: Camilucci Signs
Joe Capizola

Project Name: 801 & 815 George Bush Blvd.
Amendment to Blanket Sign Program

Project Location: 801 & 815 George Bush Blvd.

ITEM BEFORE THE BOARD

The item before the Board is the consideration of an Amendment to the Blanket Sign Program for the property located at 801 & 815 George Bush Blvd. pursuant to LDR Section 4.6.7(F)(2)(a).

BACKGROUND AND PROJECT DESCRIPTION

The property is located on the northeast corner of George Bush Blvd. and Northeast 8th Avenue in the General Commercial (GC) district. The one-story retail building was originally constructed in 1982 and consists of 4,633 square feet. In addition, a 1,870 square foot separate retail building was built in 1983 to the east of the original building.

A Blanket Sign Program was established in 1994 which allows flat wall signs on an eggshell sign panel (PMS #3435) with a green boarder and black copy. The signs are 2 ft. high by 15'3" in length.

The applicant is now updating the program.

ARCHITECTURAL ELEVATIONS ANALYSIS

LDR SECTION 4.6.7(F)(2)(a) Blanket Sign Program

A Blanket Sign Program may be required for a commercial property establishing the font, color, size and locations of signs on a multiple tenant building. A Blanket Sign Program shall be approved by the Site Plan Review and Appearance Board. After approval of a Blanket Sign Program, individual signs consistent therewith shall be approved administratively.

The proposed detailed Blanket Sign Program is attached and consists of wall signs the monument sign will remain the same.

The wall signs are to be three dimensional non illuminated channel letters. The letter height is not to exceed 18" and the overall width is not to encroach 2' on either side of the demising tenant line; a minimum of 48" is to remain between each tenant sign. A non illuminated colored logo is allowed, the font is Times New Roman and the letter color is black.

The Blanket Sign Program sets the criteria and specifies sizes, colors, the number and the placement of the signs while giving some originality and flexibility to the business on their design. Staff agrees that the sign program is in need of being updated and that the simple black letters will bring consistency to the two retail buildings.

ALTERNATIVE ACTIONS

- A. Postpone with direction.
- B. Move approval of the request the amendment to the Blanket Sign Program for 801 & 815 George Bush Blvd based upon positive findings to LDR Section 4.6.7(F)(2)(a).
- C. Move denial of the request for the amendment to the Blanket Sign Program for 801 & 815 George Bush Blvd based upon failure to make positive findings to LDR Section 4.6.7(F)(2)(a).

STAFF RECOMMENDATION

Move approval of the request for the amendment to the Blanket Sign Program for 801 & 815 George Bush Blvd based upon positive findings to LDR Section 4.6.7(F)(2)(a).

Report Prepared by: Jennifer Buce, Assistant Planner

Attachments:
Blanket Sign Program
Authorization letter

To: City of Delray Beach

Project: Amend Existing Blanket Sign Plan

Location: 801-811 George Bush Blvd, Delray Beach, FL

PCN:12-43-46-09-16-004-0011

Current Blanket Sign Plan:

Maximum Sign Panel 2'x15'3" Total S.F.= 30.5

Painted MDO Sign Panel Color: Eggshell (Off-White) Background Pms #3435

Green Border & Black Copy

Proposed Amended Blanket Sign Plan:

Three Dimensional Non Illuminated Letters

Letter Height Not To Exceed 18"

Overall Width not to Encroach 2' On Either Side of Demising Tenant Line.

Formula to determine maximum overall sign area width as follows:

Tenant width	Example:	20'
-48" (Two Feet in from either side of demising tenant line)		<u>- 4'</u>
= Maximum overall sign area width		=16'

A Minimum Distance of 48" To Remain Between Each Tenant Sign.

Non-Illuminated Colored Logos Allowed

Typical 20' wide tenant space Sign Area = 24 S.F. i.e. (16'x 18" = 24 S.F.)

Font: Times Bold

Letter Color: Black

Background: Building wall color

Attachment: Stud Mounted Directly To Wall

BP210I01

City of Delray Beach Florida
Special Notes Display2/13/15
10:15:46Property address : 801 - 811 GEORGE BUSH BLVD
Property Control Number . : 12 43 46 09 16 004 0011

Misc info

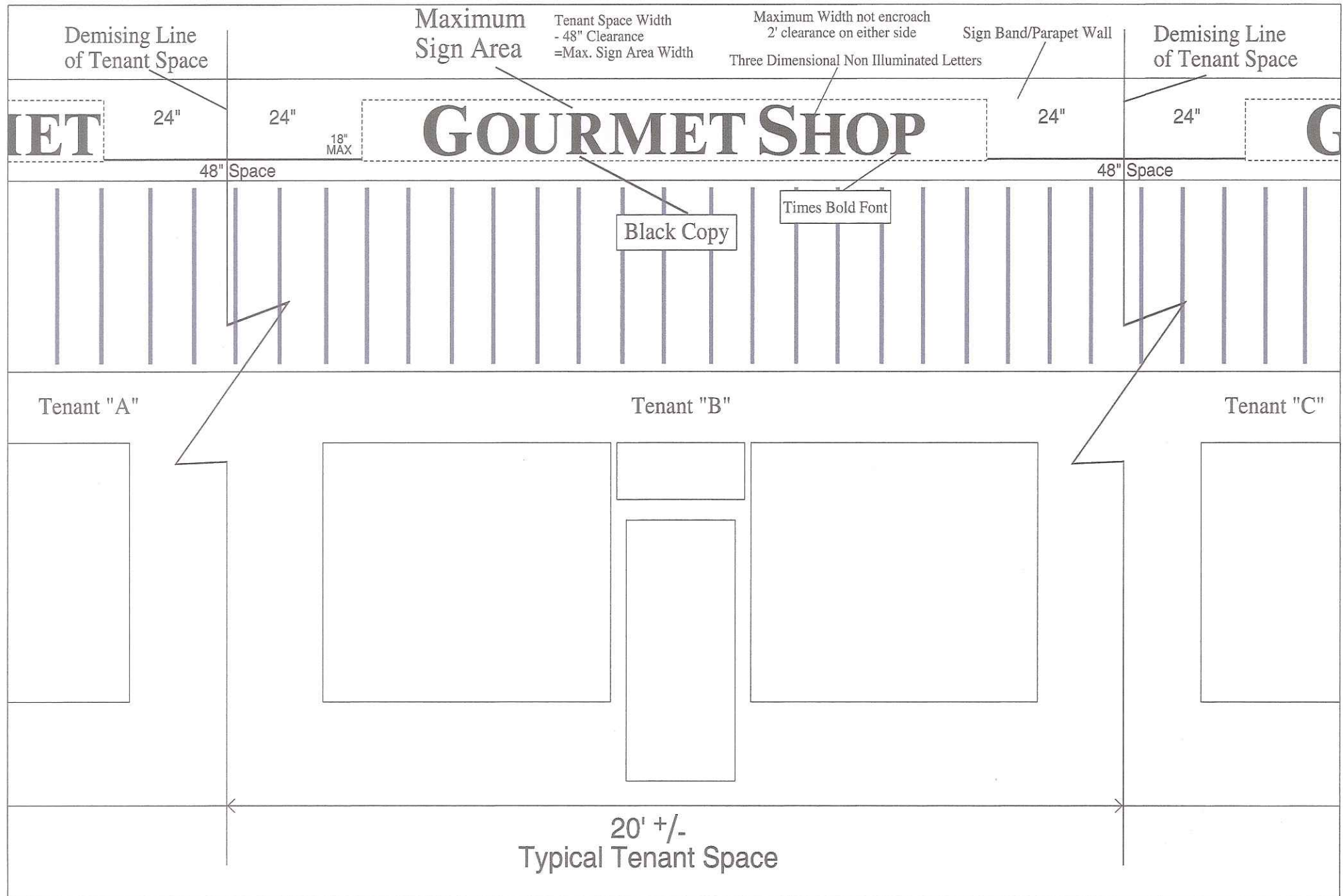
Source	code	Note	Date
LAND	SIGN	BLANKET APPROVAL FOR FLATWALL SIGNS	11/16/90
LAND	SIGN	EGGSHELL (OFF-WHITE) BKG PMS #3435	11/16/90
LAND	SIGN	GREEN BORDER AND BLACK COPY 5/6/94 JAD	11/16/90
APPL	SIGN	807 GEORGE BUSH BLVD: WALL SIGN, 2-FT	5/15/07
APPL	SIGN	HIGH BY 15'3" IN LENGTH (30.5-SF).	5/15/07
APPL	SIGN	PAINTED MDO SIGN WITH BEIGE B/G, GREEN	5/15/07
APPL	SIGN	#PMS #3435 BORDER AND BLACK COPY THAT	5/15/07
APPL	SIGN	READS, "HENRY DEAN, CPA, PA, ESTATES,	5/15/07
APPL	SIGN	TRUSTS & FIDUCIARY ACCOUNTING", ON	5/15/07
APPL	SIGN	2-LINES OF COPY.	5/15/07

Press Enter to continue.

F3=Exit F12=Cancel

Example: 20' Typical Tenant Space





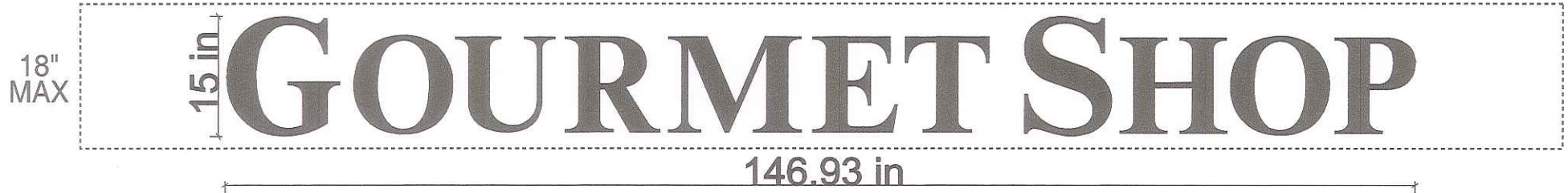
Customer: Gourmet Shop
 Location: 803 George Bush Blvd, Delray Beach, FL
 Project: Store Front
 Date: 11/15/2016

Camilucci
SIGNS
 561-272-5137

1106 SE 1st Street
 Boynton Beach, FL 33435
 CGC-1510683

Typical Storefront

Example 1- Letters Only



Tenant Space
- 48" Clearance

20'

-4'

Max. Sign Area Width

16'

Example 2- Logo & Letters (existing)



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Sign Details

Logo



Photo of Existing Sign with Logo & Letters

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Photo of Existing Sign



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Photo of Existing Sign