



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Chick Fil A
Project Location: 4823 W Atlantic Avenue
Request: Amendment Master Sign Program
PCN: 12424613000007140
Board: Site Plan Review and Appearance Board
Meeting Date: July 10, 2019

Board Action:

Approved (7-0) as presented.

Project Description:

The subject property consists of 1.09 acres and is currently zoned PC (Planned Commercial) in the Four Corners Over Lay District. Most recently the Master Sign Program was amended to accommodate signage for the updated plaza in February of 2018.

Chick Fil A is a new restaurant on a parcel under the Master Development Plan for Delray Square which was approved in 2017 and was not written into the original updated amendment to the master Sign Program for Delray Square, therefore requiring a separate amendment.

The applicant is applying for wall signs on the north, south, east, and west elevations, a monument sign on the southwest corner and two drive through menu boards. The signs are described below:

Sign A; Southwest; 14 feet overall and has a sign area of 8.91 x 8.91 for a total of 158 SF (double sided) The sign is 10 ft from the property line and is the Chick Fil A trademark.

Sign B; East elevation; 5 x 11.75 for a total of 58.75 SF. The sign is red channel letters that read Chick Fil A.

Sign C; North elevation; 4 x 9.41 for a total of 47.05 SF. The sign is red channel letters that read Chick Fil A.

Sign D; South elevation 5 x 11.75 for a total of 58.75 SF. The sign is red channel letters that read Chick Fil A.

Sign E; West elevation; 3 x 3 for a total of 9 SF. The sign is the Chick Fil A trademark.

H1/H2 (menu Boards); 5'10' overall height with a canopy structure that fits over the menu board at 9'. The menu board is 6.83 x 4.16 for a total of 28.41 SF.

Board Comments:

N/A

Public Comments:

N/A

Associated Actions:

N/A

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



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: July 10, 2019

File No.: 2019-211

Application Type: Amendment to Master Sign Program

General Data:

Applicant: Chick-Fil-A

Owner: TKC CLXXVIII, LLC

Location: 4823 West Atlantic Avenue, Delray Square

PCN: 12-42-46-13-00-000-7140

Property Size: 1.09 Acres

FLUM: GC (General Commercial)

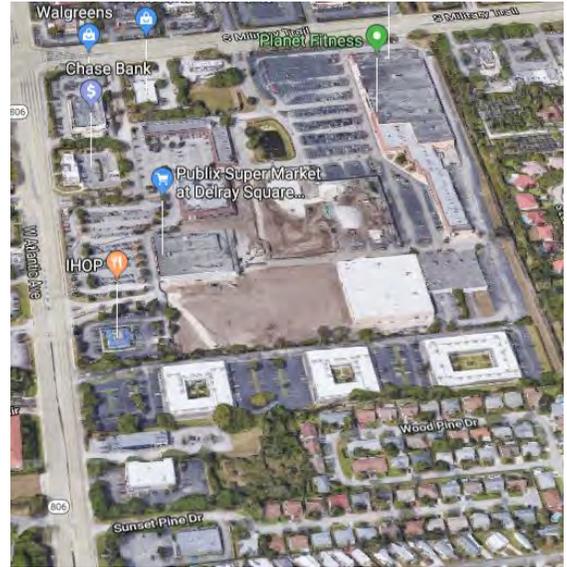
Zoning: PC (Planned Commercial)

Adjacent Zoning: rescheduled

- GC (General Commercial), Agricultural (A) and Single Family Residential (R-1-A) (North)
- PC (West)
- GC & PC (South)
- (POC) Planned Office Center (East)

Existing Land Use: Shopping Center

Proposed Land Use: Restaurant



Item before the Board:

The action before the Board is an amendment to the existing Master Sign Program for Delray Square for the Chick Fil A restaurant.

Optional Board Motions for Action Items:

- A. Move to continue with direction.
- B. Move approval of the Amendment to the Master Sign Program (2019-211) for Chick Fil A located at 4828 W. Atlantic Avenue based upon positive findings to LDR Section 4.6.7(F)(2)(b).
- C. Move denial of the Amendment to the Master Sign Program (2019-211) for Chick Fil A located at 4828 W. Atlantic Avenue based upon failure positive findings to LDR Section 4.6.7(F)(2)(b).

Assessment:

The property consists of 1.09 acres and is currently zoned PC (Planned Commercial) in the Four Corners Over Lay District. Most recently the Master Sign Program was amended to accommodate signage for the updated plaza in February of 2018.

When a Master Sign Program exist within a shopping plaza any new establishment to the existing sign program requires an amendment to the sign program or if a program does not exist one would need to be written to accommodate the plaza. In this case, one existed, therefore requiring an amendment to the program.

Chick Fil A is a new restaurant on a parcel under the Master Development Plan for Delray Square which was approved in 2017 and was not written into the original updated amendment to the master Sign Program for Delray Square, therefore requiring a separate amendment.

Project Planner:
Jen Buce, Assistant Planner:
buce@mydelraybeach.com
561-243-7138

Review Dates:
SPRAB Board:
July 10, 2019

Attachments:
1. Sign renderings



Background:

The property consists of 1.09 acres and is currently zoned PC (Planned Commercial) in the Four Corners Over Lay District.

In 2015, a Master Development Plan (MDP) was approved and remains valid. The approval provided for the demolition of the existing Publix and its relocation elsewhere within the property in a new retail building, and the creation of two commercial outbuildings along West Atlantic Avenue, reconfiguration of the interior parking lot area with landscaping upgrades for the improved areas, and a right turn-lane from West Atlantic Avenue as requested by Florida Department of Transportation (FDOT).

In August 2017, a modification to the approved MDP was approved by the Planning and Zoning Board. The modification provided for the construction of a new outbuilding for restaurant use adjacent to South Military Trail, and minor square footage modifications for two retail buildings that were previously approved in 2015.

On June 27, 2018, the Site Plan Review and Appearance Board approved a Class IV Site Plan Modification to construct a 5,086 square foot one story restaurant with drive thru.

Now before the board is a request to amend the existing Master Sign Program to accommodate signage for the restaurant and drive thru.

Project Description:

The applicant is applying for wall signs on the north, south, east, and west elevations, a monument sign on the southwest corner and two drive through menu boards. The signs are described below:

Sign A; Southwest; 14 feet overall and has a sign area of 8.91 x 8.91 for a total of 158 SF (double sided) The sign is 10 ft from the property line and is the Chick Fil A trademark.

Sign B; East elevation; 5 x 11.75 for a total of 58.75 SF. The sign is red channel letters that read Chick Fil A.

Sign C; North elevation; 5 x 9.41 for a total of 47.05 SF. The sign is red channel letters that read Chick Fil A.

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H1/H2 (menu Boards); 5'10' overall height with a canopy structure that fits over the menu board at 9'. The menu board is 6.83 x 4.16 for a total of 28.41 SF.

Master Sign Analysis

LDR SECTION 4.6.7(F)(2)(b) Master Sign Program

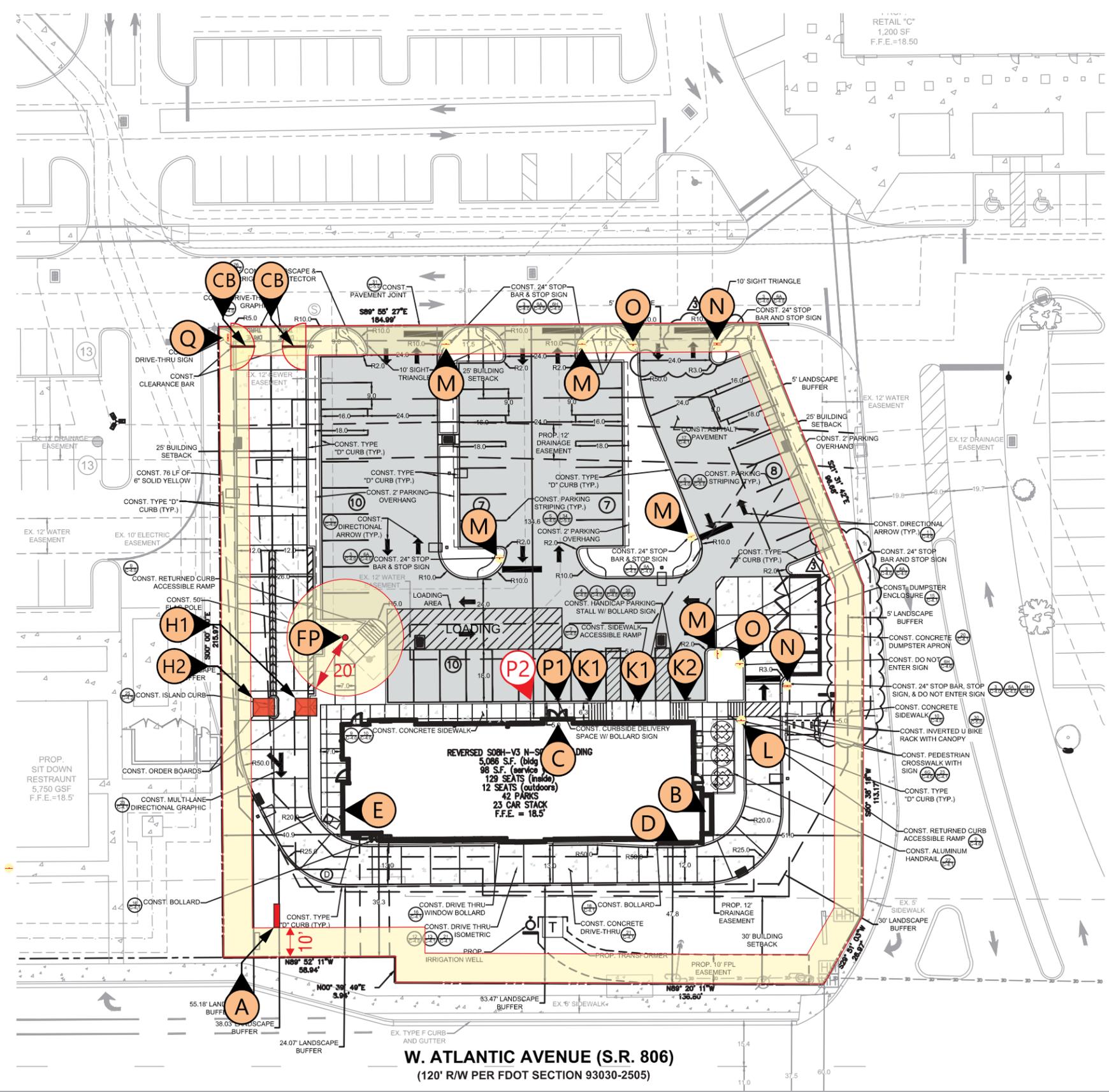
A Master Sign Program is to be used when the development of a project is of such a scale or character that the normal application of the design and/or aesthetic standards of Subsections (D) and (E), respectfully, will not result in an effective sign program and signing more permissive than said standards 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 the intent of the sign code is maintained and the character of the community and neighborhood is not diminished.

Pursuant to LDR 4.6.7(E) Design Standard Matrix; Only one wall sign per business facing a dedicated street frontage is allowed. The applicant is proposing a wall sign on the north and east elevation which do not face a dedicated street frontage. The sign on the west elevation is on the rear of the building and is allowed by code.

The Master Sign Program allows for the automatic granting of waivers and or adjustments to the provisions of Subsection (D) and (E) provided the intent of the sign code is maintained and the character of the community and neighborhood is not diminished. The signs that are proposed on the north and east elevations meet the intent of the size pursuant to 4.6.7(E). The sign over the north elevation is over the main entrance while the east elevation faces the main entrance into the plaza. The menu boards are very similar to the size that was recently approved for the Taco Bell located at 5070 W. Atlantic Avenue. The overall height meets the requirement of the allowed size while the sign face is over the allowed size Pursuant to LDR 4.6.7(F)(3)(d) drive thru windows; signs used by businesses in conjunction with service at a drive-thru window may be permitted as long as the size of the menu board does not exceed seven feet in height, nor 24 square feet in size and a maximum of two signs per drive thru window. Chick Fil a is proposing a sign area of 28.41 SF. The sign package that is proposed is the typical protocol for Chick Fil A across the nation. The signage will not affect any surrounding neighborhoods as this is interior to the shopping plaza. The sign package is in harmony and good taste.

Item	Description	Qty	Sign Area	Allowed
A	Main ID Sign	1	80.00	80.00
B	Wall Sign - Script 5' set	1	58.75	159.60
C	Wall Sign - Script 4' set	1	37.67	160.00
D	Wall Sign - Script 5' set	1	58.75	160.00
E	Wall Sign - Icon	1	9.00	9.00

Item	Description	Qty
K1	DOT - Handicapped Parking	2
K2	DOT - Handicapped Parking (Van)	1
L	DOT - Pedestrian Sign	1
M	DOT - Stop	5
N	DOT - Stop / Do Not Enter	2
O	DOT - Do Not Enter	2
P1	DOT - Catering & Carry Out	1
Q	DOT - Drive-thru with arrow	1
H1	Menu Canopy (Lane 1)	1
H2	Menu Canopy (Lane 2)	1
CB	Clearance Bar	2
FP	Flag pole (50') High Winds	1



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SITE PLAN

DRAWING FILE - CFA - DELRAY BEACH, FL (ATLANTIC & MILITARY) SIGNAGE.CDR

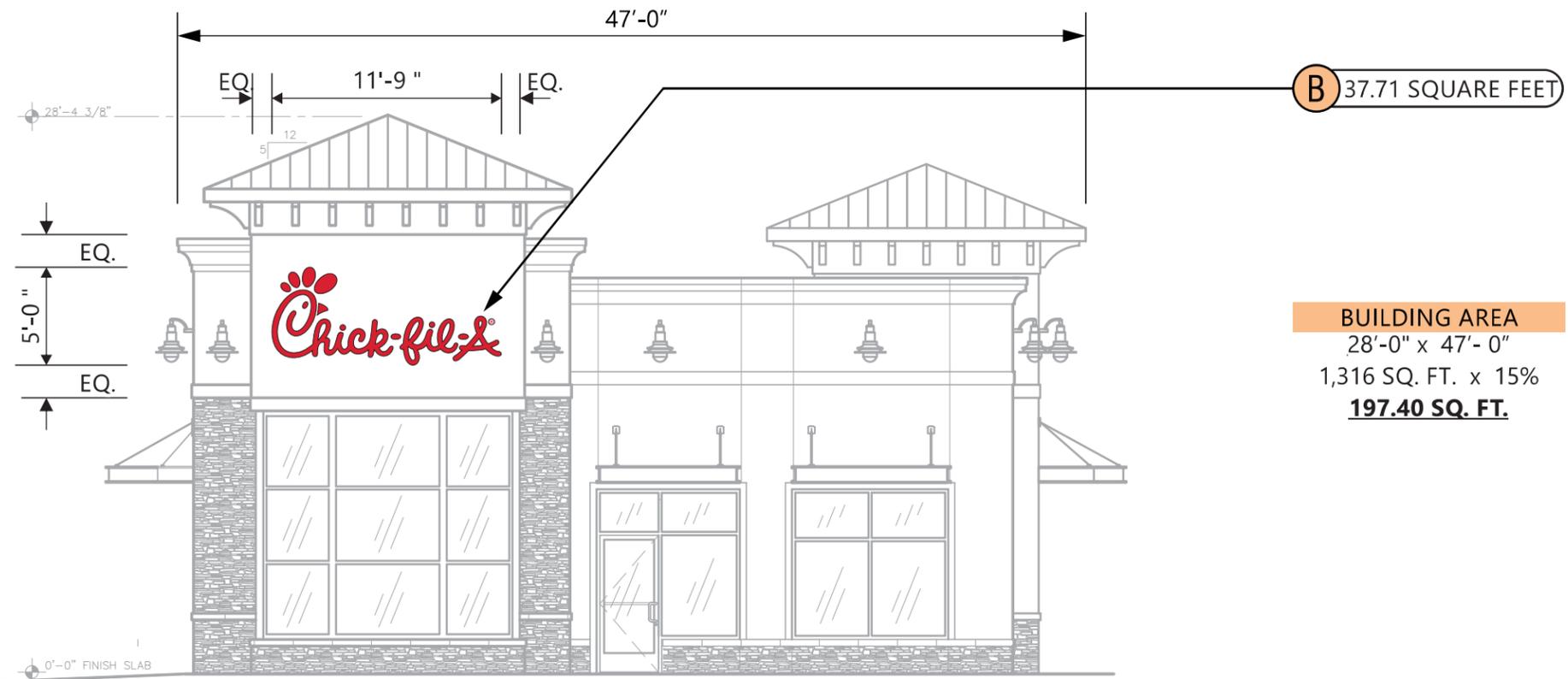
ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE July 16, 2015
REVISION DATE May 7, 2019

STORE NUMBER	STORE ADDRESS
L03707	Chick-fil-A at Delray Beach, FL (Atlantic) West Atlantic Avenue Delray Beach, Florida 33445

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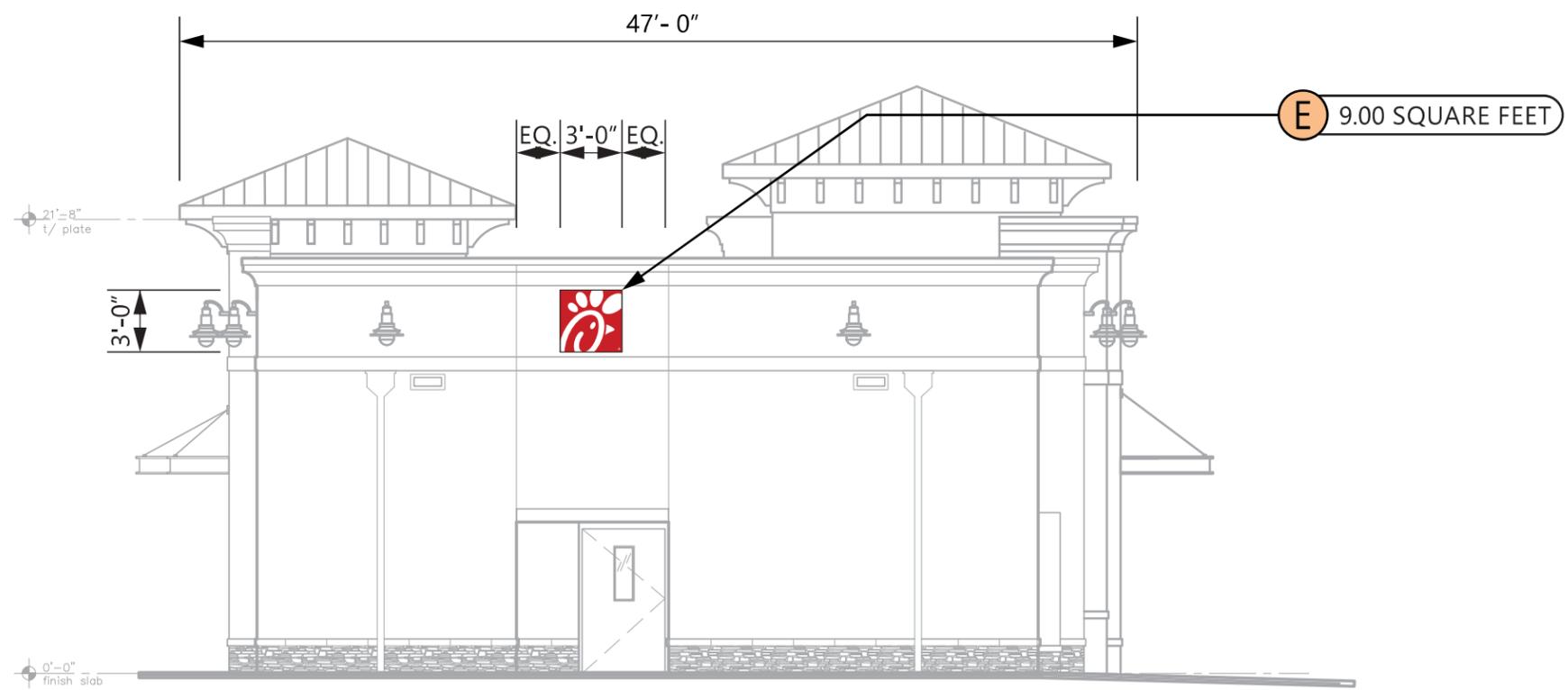
SITE PLAN



ELEVATION
SCALE - 1/8" = 1'- 0"

B 37.71 SQUARE FEET

BUILDING AREA
28'-0" x 47'- 0"
1,316 SQ. FT. x 15%
197.40 SQ. FT.



ELEVATION
SCALE - 1/8" = 1'- 0"

E 9.00 SQUARE FEET



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ELEVATIONS

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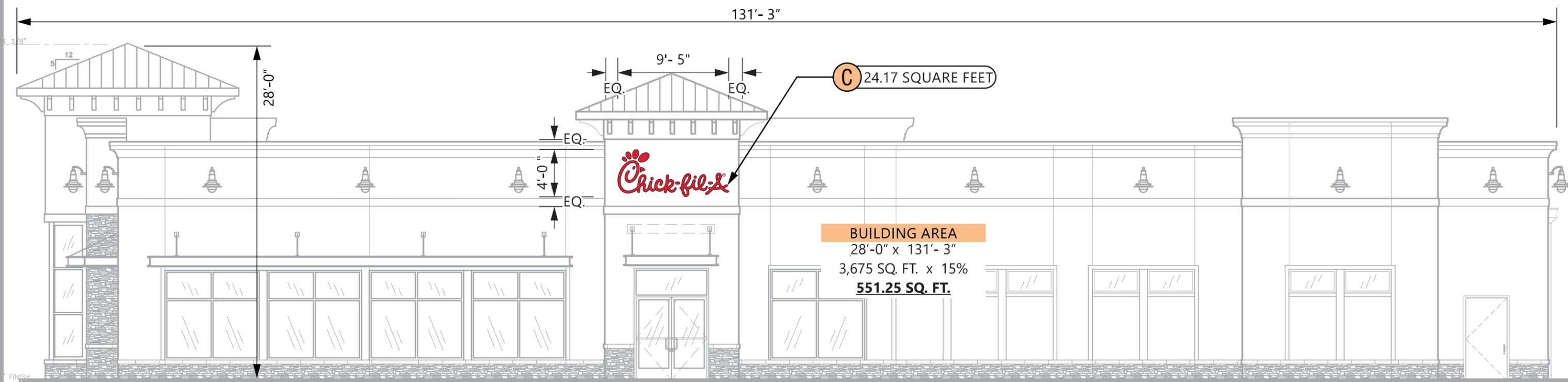
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**BUILDING
ELEVATIONS**



ELEVATION

SCALE - 1/8" = 1'-0"



ELEVATION

SCALE - 1/8" = 1'-0"



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ELEVATIONS

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**BUILDING
 ELEVATIONS**

SPECIFICATIONS

CABINET

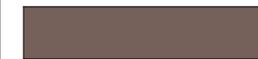
ALUMINUM CABINET HAS EXTRUDED ALUMINUM FRAME .
CHICK-FIL-A ICON
 ACRYLIC FACES DECORATED WITH TRANSLUCENT VINYL FILM ON SURFACE OF ACRYLIC. FACES ARE BACKLIT BY HIGH OUTPUT FLUORESCENT LAMPS SPACED EVENLY ON 8" CENTERS.



FACES
 230-53 CARDINAL RED
 TRANSLUCENT VINYL FILM



7328 WHITE ACRYLIC

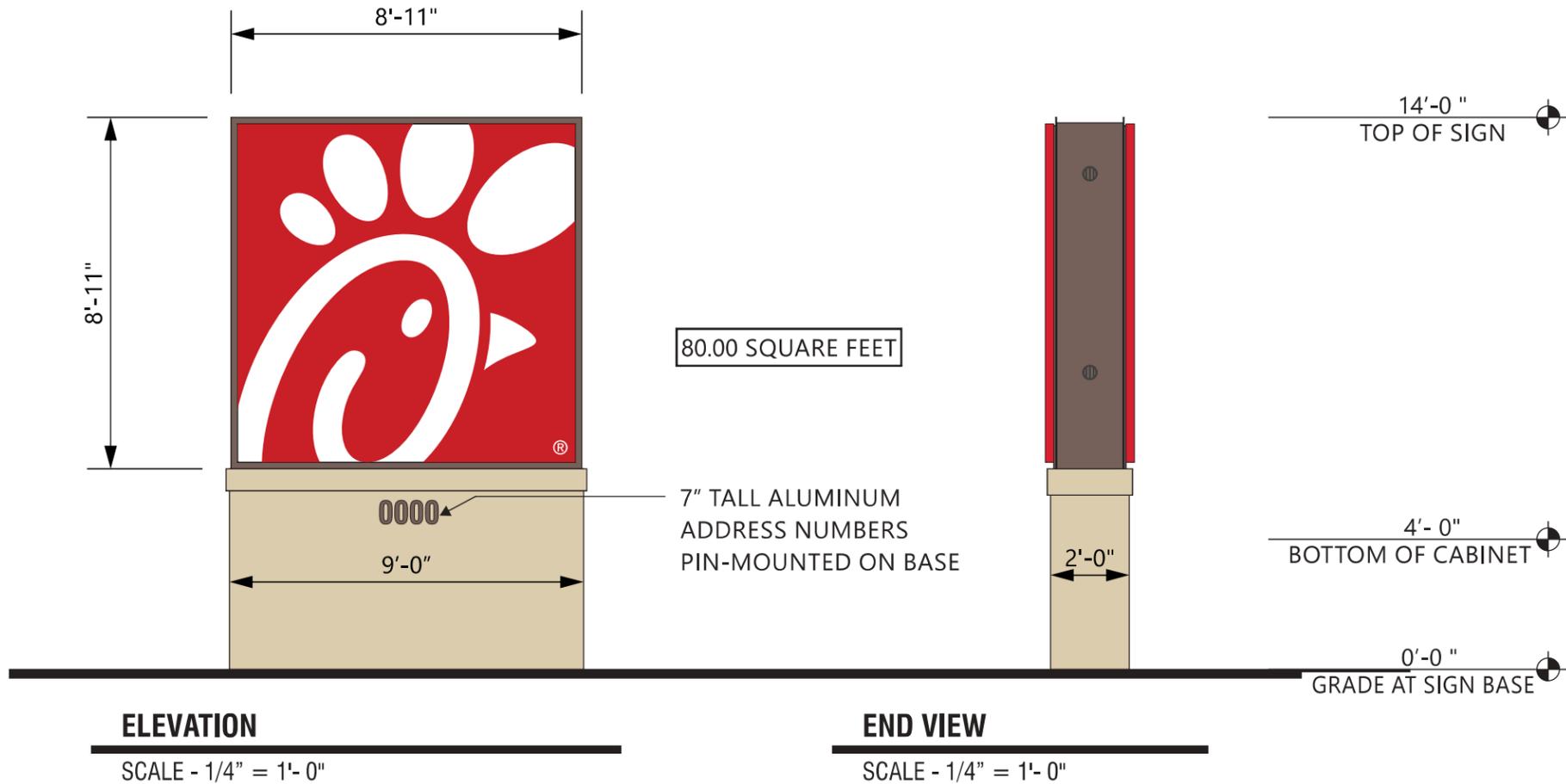


PAINTED DARK BRONZE
 TO MATCH BUILDING



PAINTED TO MATCH
 BUILDING WITH STUCCO FINISH

REFER TO
ENGINEERS STAMPED
 DRAWING FOR FOUNDATION



 	FLOURESCENT CABINET LIGHTING T8/HO/LAMPS POWER SUPPLY EESB ELECTRONIC BALLAST	WET LOCATION CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) INPUT WIRES OF THE POWER SUPPLY USING 18-14 AWG TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW.	
	THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.		



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MONUMENT SIGN

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LOCATION
A

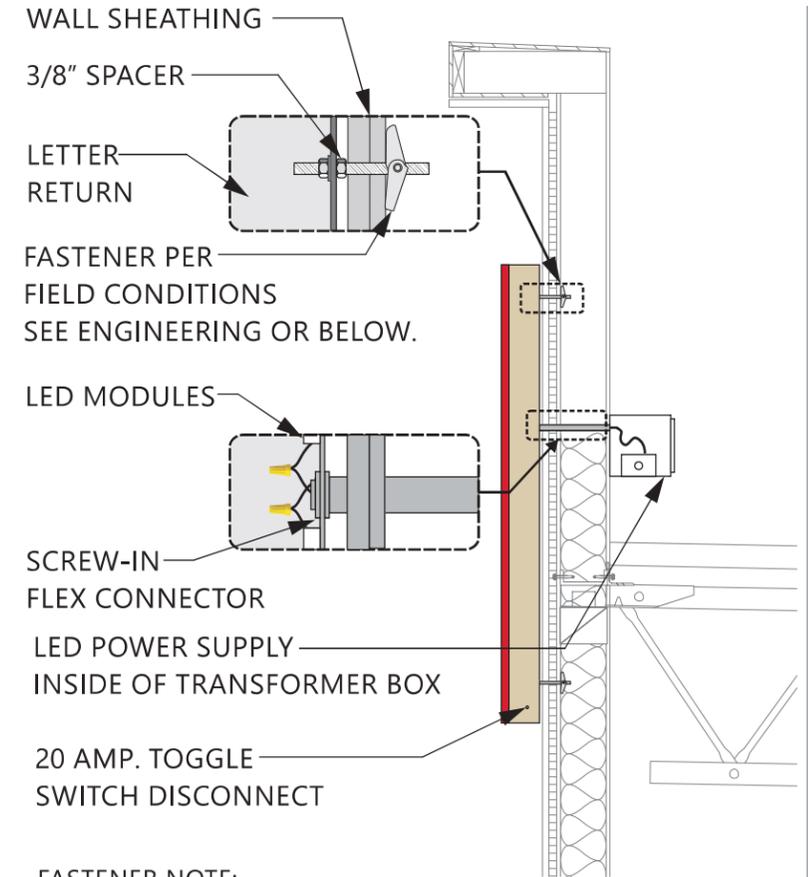
SPECIFICATIONS

CHICK-FIL-A SCRIPT LETTERS
 LETTERS ARE LED-ILLUMINATED
 CHANNEL LETTERS MOUNTED
 ON ALUMINUM SURFACE OF BUILDING
 WITH TRANSFORMERS REMOTELY
 LOCATED BEHIND THE WALL IN
 UL APPROVED TRANSFORMER BOXES.
 FACES ARE 3/16" ACRYLIC
 RETURNS ARE .063 ALUMINUM
 BACKS ARE .080 ALUMINUM
 ALL RETURNS ARE ARC-WELDED TO
 LETTER BACKS

-  CHANNEL LETTER FACES
 2793 RED ACRYLIC
 TRIMCAP RETAINER-
 1" RED JEWELITE TRIMCAP
-  ALUMINUM RETURNS
 PAINTED TO MATCH
 SHERWIN WILLIAMS
 SW6108 LATTE



ELEVATION
 SCALE - 1/2" = 1'- 0"



FASTENER NOTE:
 USE 18-8 STAINLESS STEEL BOLTS W/ SPACERS THRU EIFS.
 EXPANSION BOLTS IN CONCRETE OR BRICK WALLS.
 TOGGLE BOLTS IN CONCRETE BLOCK OR PANEL WALLS.
 TEK SCREWS IN METAL STUDS. LAG-BOLTS IN WOOD STUDS.
 ALL THREAD BOLTS WITH BLOCKING BETWEEN STUDS.

CROSS-SECTION
 SCALE - 1/2" = 1'- 0"

 CLAYTON Signs 50 YEARS SINCE 1945	CHANNEL LETTERS (RED ILLUMINATION) LED's JTSL5016R-0.4 RED LED POWER SUPPLY BL-120-12-60 POWER SUPPLY	WET LOCATION CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) INPUT WIRES OF THE POWER SUPPLY USING 18-14 AWG TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.
	THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.	


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**LED-ILLUMINATED
 CHANNEL LETTERS**
 DRAWING FILE - CFA - DELRAY BEACH, FL (ATLANTIC & MILITARY) SIGNAGE.CDR

**ALL ELECTRICAL
 SIGNS ARE
 120 VOLTS
 UNLESS
 OTHERWISE INDICATED**

DRAWN BY Ben Holliday
 ACCOUNT REP. Ben Holliday
 DRAWING DATE July 16, 2015
 REVISION DATE May 7, 2019

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**LOCATION
 B,D**

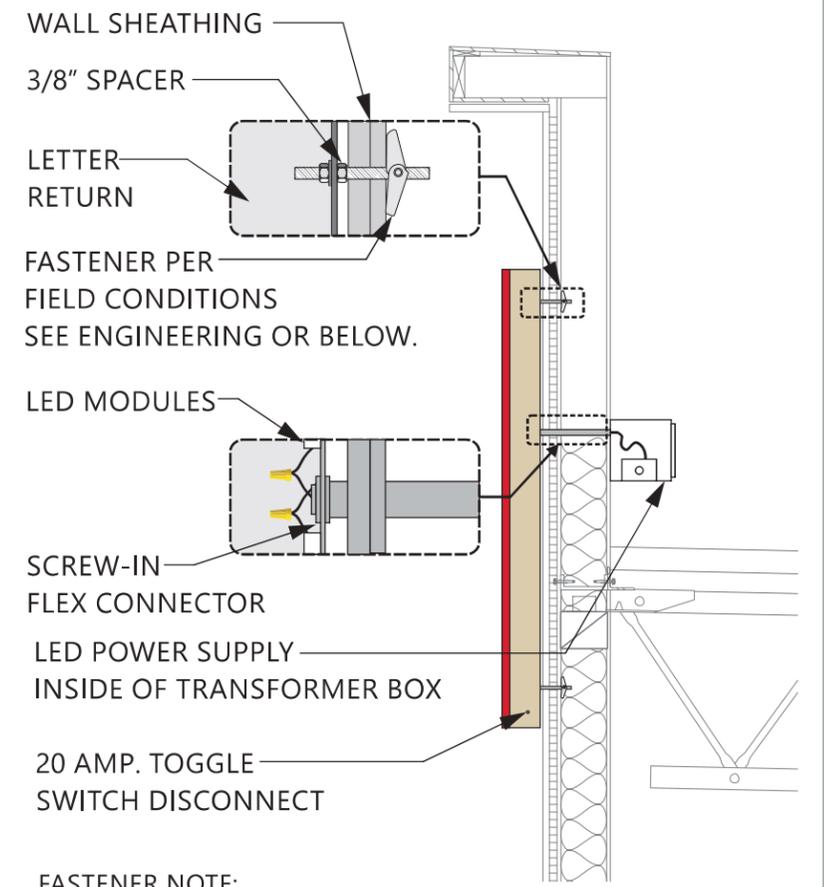
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CHICK-FIL-A SCRIPT LETTERS
 LETTERS ARE LED-ILLUMINATED
 CHANNEL LETTERS MOUNTED
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 WITH TRANSFORMERS REMOTELY
 LOCATED BEHIND THE WALL IN
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 FACES ARE 3/16" ACRYLIC
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 LETTER BACKS

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 2793 RED ACRYLIC
 TRIMCAP RETAINER-
 1" RED JEWELITE TRIMCAP
- ALUMINUM RETURNS
 PAINTED TO MATCH
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ELEVATION
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 ALL THREAD BOLTS WITH BLOCKING BETWEEN STUDS.

CROSS-SECTION
 SCALE - 1/2" = 1'- 0"

 CLAYTON Signs 50 YEARS <small>SINCE 1945</small>	CHANNEL LETTERS (RED ILLUMINATION)	WET LOCATION
	LED's JTSL5016R-0.4 RED LED POWER SUPPLY BL-120-12-60 POWER SUPPLY	
<small>CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) INPUT WIRES OF THE POWER SUPPLY USING 18-14 AWG TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.</small>		
<small>THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.</small>		

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**LED-ILLUMINATED
 CHANNEL LETTERS**
DRAWING FILE - CFA - DELRAY BEACH, FL (ATLANTIC & MILITARY) SIGNAGE.CDR

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LOCATION
C

SPECIFICATIONS

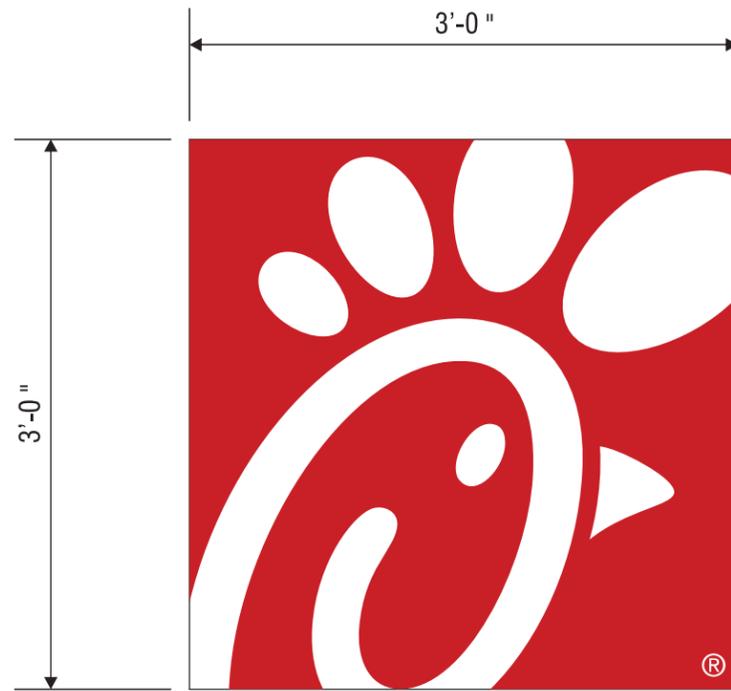
CHICK-FIL-A ICON
 ALUMINUM CABINET HAS STEEL FRAME WITH .080 ALUMINUM CLADDING, RETAINERS AND FILLER.
 ACRYLIC FACES DECORATED WITH TRANSLUCENT VINYL FILM ON SURFACE OF ACRYLIC. FACES ARE BACKLIT BY WHITE LED'S.



CHANNEL LETTER FACES
 2793 RED ACRYLIC
 TRIMCAP RETAINER-
 1" RED JEWELITE TRIMCAP



7328 WHITE ACRYLIC

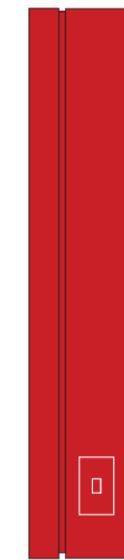


ELEVATION

SCALE - 1" = 1'-0"

9.00 SQUARE FEET

9 3/8"



END VIEW

SCALE - 1" = 1'-0"

 	SINGLE FACED CABINET LED'S GEWHSSPS3 - 71K - SINGLED SID POWER SUPPLY GEPS12 - 12V POWER SUPPLY		WET LOCATION CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) INPUT WIRES OF THE POWER SUPPLY USING 18-14 AWG TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.
	THIS SIGN IS ITENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.		



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WALL SIGN

DRAWING FILE - CFA - DELRAY BEACH, FL (ATLANTIC & MILITARY) SIGNAGE.CDR

ALL ELECTRICAL
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DRAWN BY Ben Holliday
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STORE NUMBER
L03707

STORE ADDRESS
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 West Atlantic Avenue
 Delray Beach, Florida 33445

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LOCATION
E

SPECIFICATIONS

CANOPY TOP

METAL TOP (OPAQUE) WITH COLOR TO MATCH BUILDING COLOR.

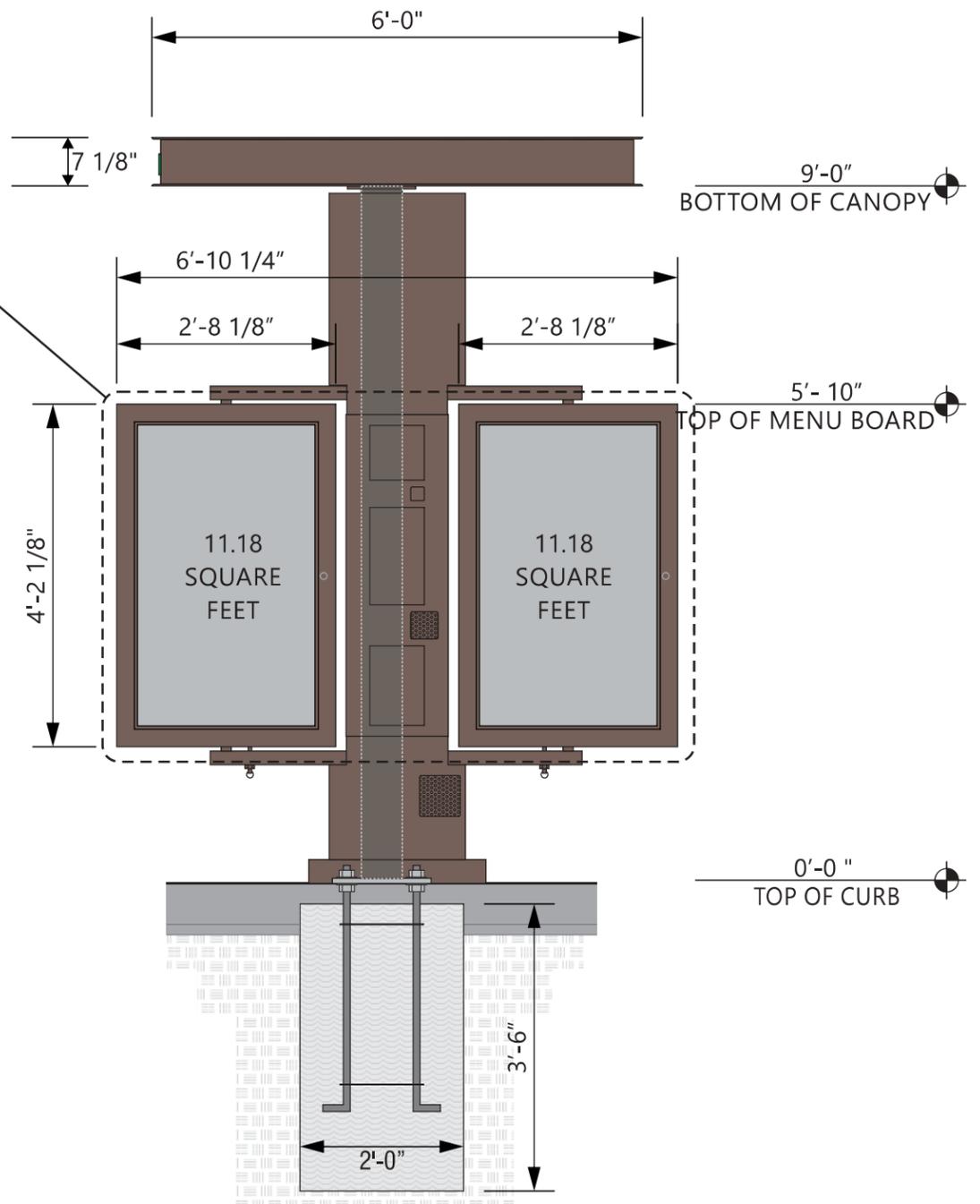
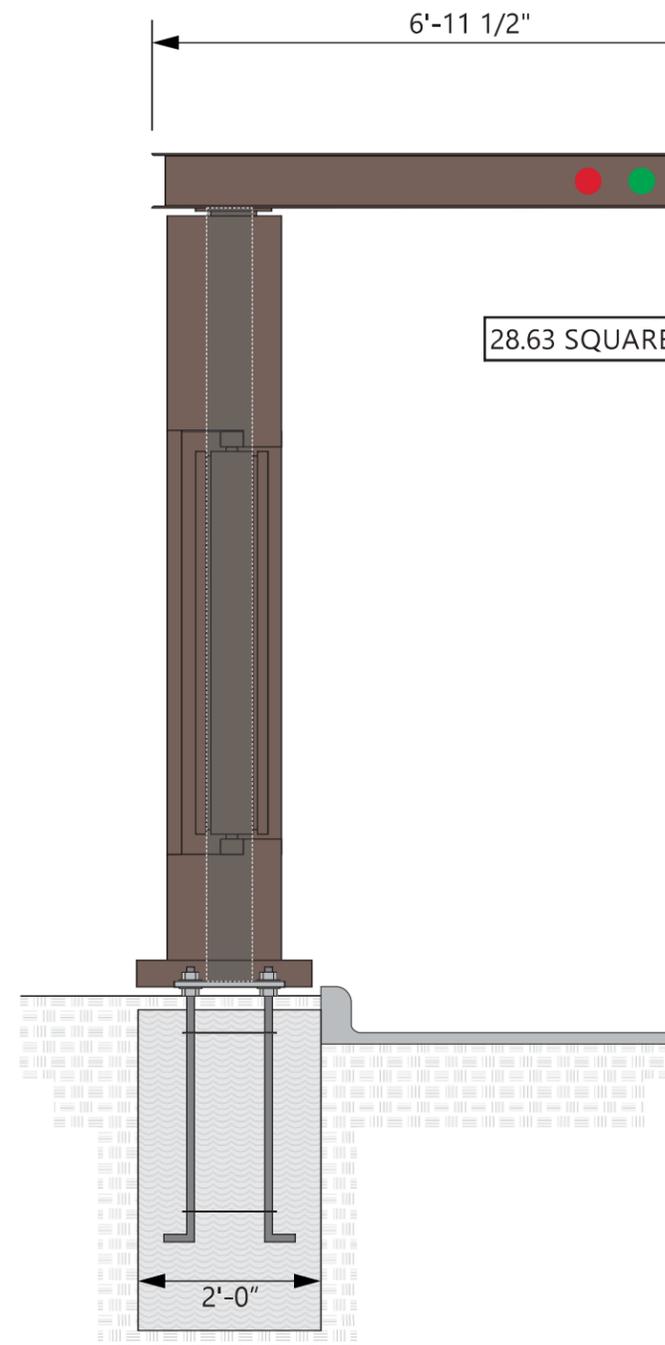
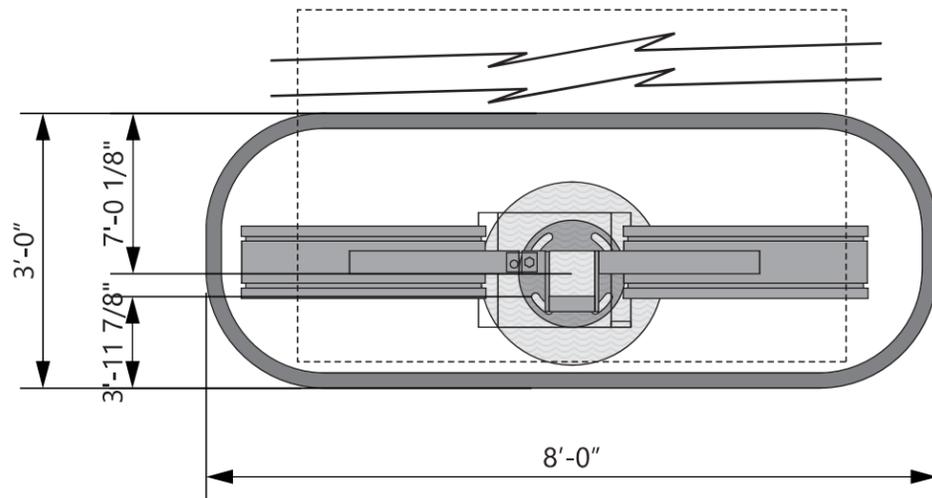
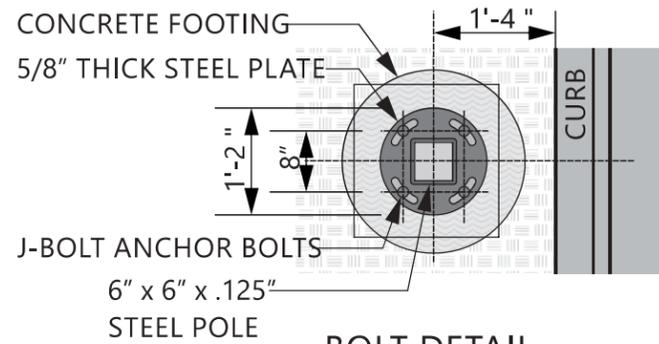
STRUCTURE

6" X 6" STEEL SUPPORT POLE INSTALLED INTO CONCRETE FOOTING WITH ANCHOR BOLTS. 3" ALUMINUM TUBING FRAME ON CANOPY TOP.

MENU BOARDS

PIVOTING ALUMINUM CONSTRUCTION CABINETS INTERNALLY ILLUMINATED WITH OPENINGS TO FIT MENU GRAPHICS.

BOARDS INTERNALLY ILLUMINATED BY LEDs.



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DRIVE-THRU MENU
BOARDS / CANOPIES

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ALL ELECTRICAL
SIGNS ARE
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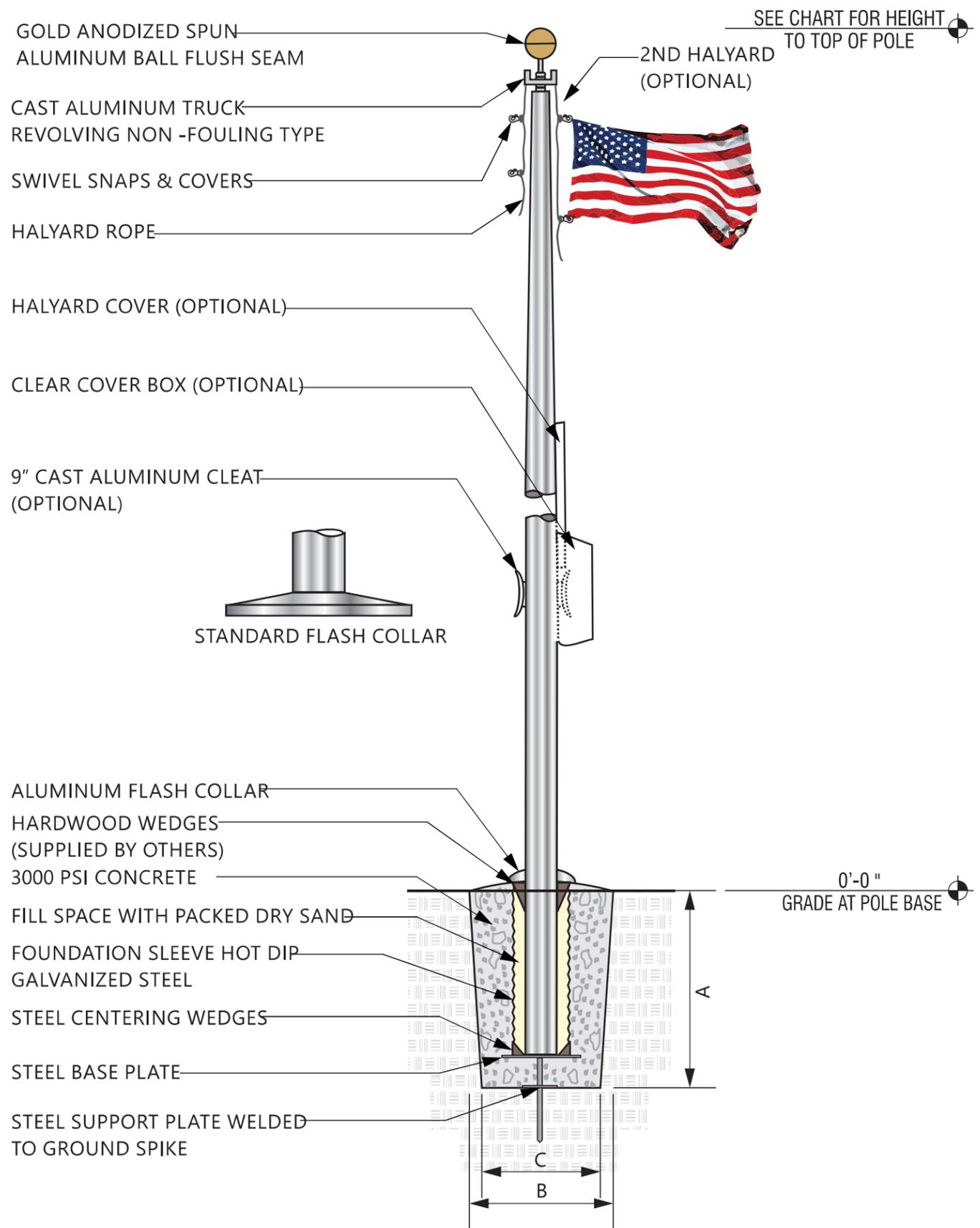
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ACCOUNT REP. Ben Holliday
DRAWING DATE July 16, 2015
REVISION DATE May 7, 2019

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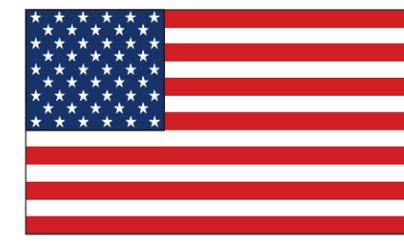
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LOCATION
H1/H2



SEE CHART FOR HEIGHT TO TOP OF POLE



FLAG SIZES

POLE	A	B	MATERIAL
20'	3'0"	5'0"	POLYESTER
25'	4'0"	6'0"	POLYESTER
30'	5'0"	8'0"	POLYESTER
35'	6'0"	10'0"	POLYESTER
40'	8'0"	12'0"	POLYESTER
45'	8'0"	12'0"	POLYESTER
50'	12'0"	18'0"	POLYESTER

FOUNDATION SIZES

HEIGHT	A	B	C
20'	3'6"	30"	24"
25'	3'6"	30"	24"
30'	3'6"	30"	24"
35'	4'0"	36"	30"
40'	4'6"	42"	36"
45'	5'0"	48"	42"
50'	5'6"	48"	42"

GROUND SLEEVE AND CONCRETE INSTALLED BY THE GENERAL CONTRACTOR
 POLE INSTALLED ON PRE-INSTALLED GROUND SLEEVE BY SIGN CONTRACTOR



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FLAG POLE

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SPECIFICATIONS

SUPPORT POLE

POLE HAS 13" x 13" x 3/4" THICK STEEL PLATE WITH FOUR(4) 1" DIA. HOLES IN EACH CORNER 2" FROM EACH END AND FOUR (4) ANCHOR BOLTS

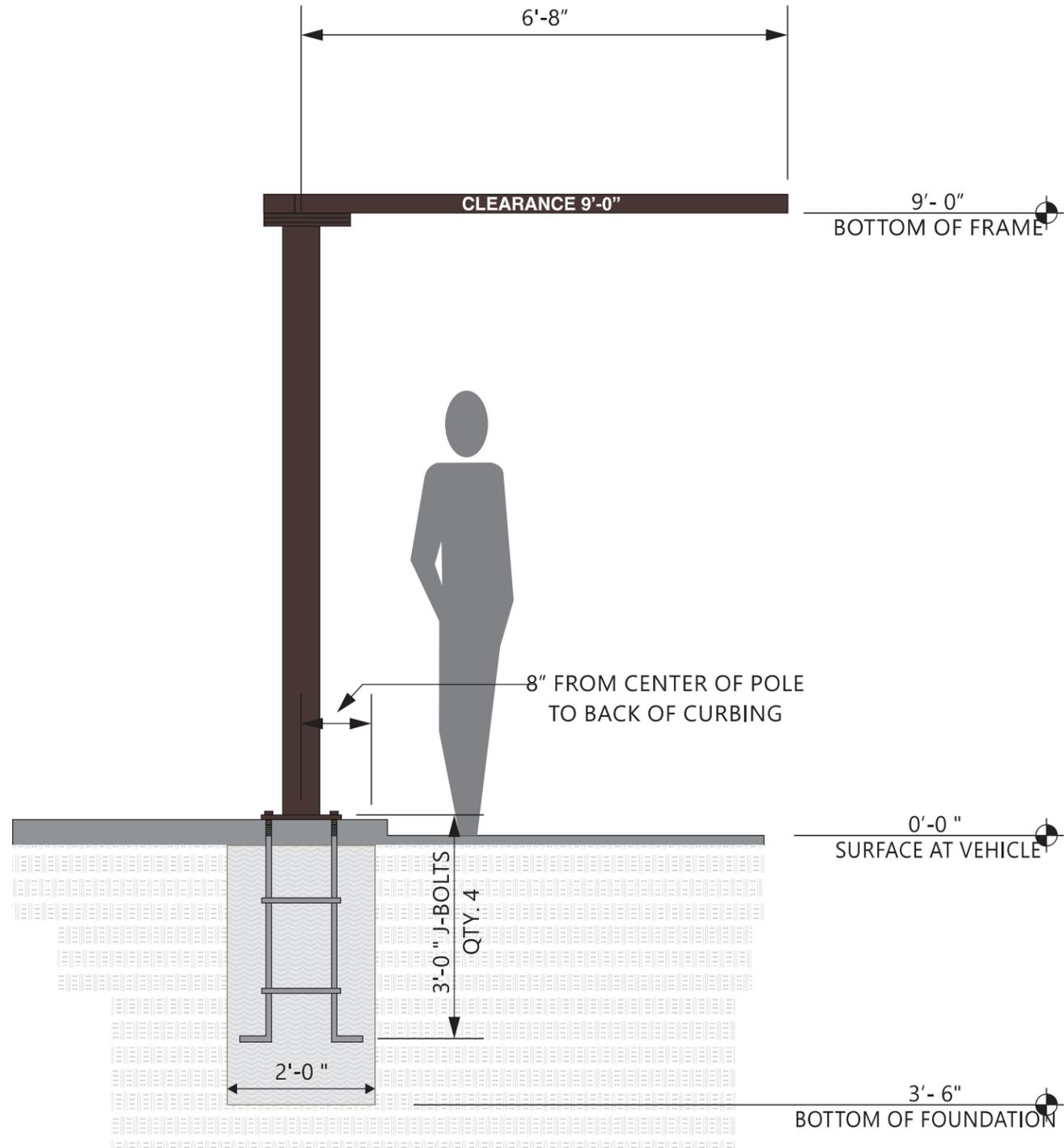


DARK BRONZE



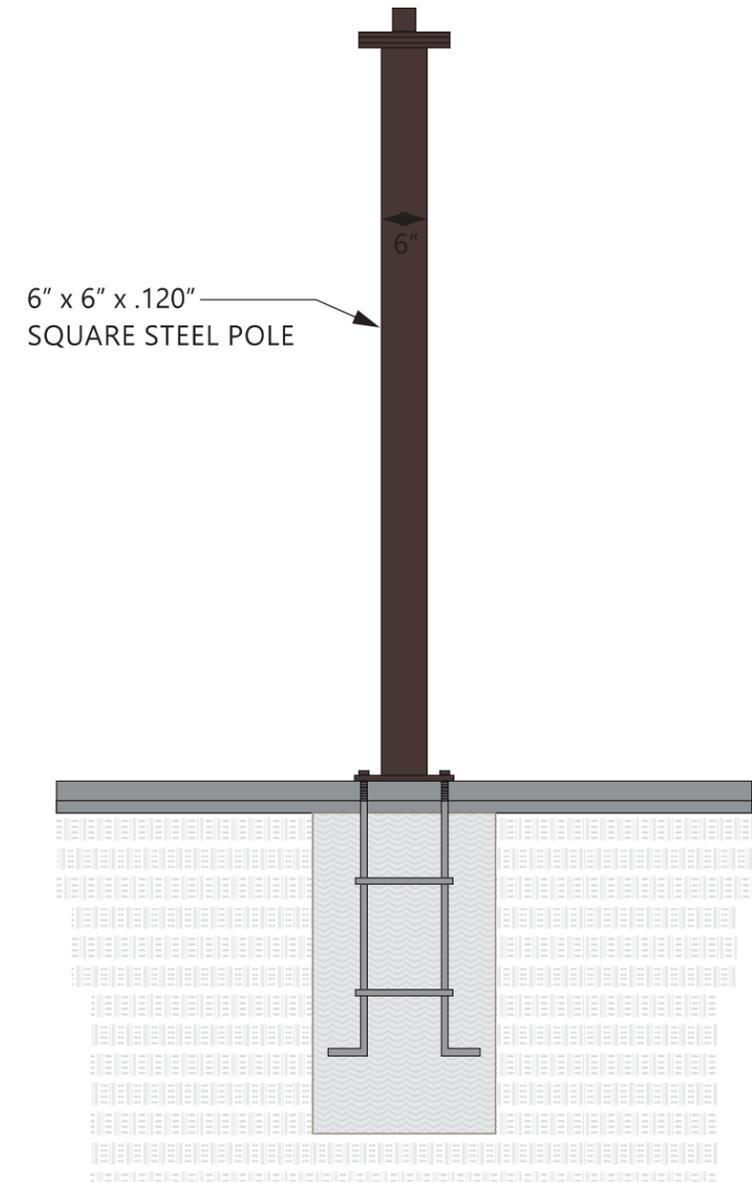
GRAPHICS

WHITE HIGH PERFORMANCE VINYL FILM GRAPHICS



ELEVATION

SCALE - 1/2" = 1'-0"



END VIEW

SCALE - 1/2" = 1'-0"



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**DRIVE-THRU
CLEARANCE BAR**

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LOCATION
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