



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** Ocean City Lofts  
**Project Location:** 185 NE 4<sup>th</sup> Avenue  
**Request:** Blanket Sign Program  
**Board:** Site Plan Review and Appearance Board  
**Meeting Date:** August 9, 2017

**Board Action:**

Approved (6-0) a Blanket Sign Program for **Ocean City Lofts located at 185 NE 4<sup>th</sup> Avenue.**

**Project Description:**

The property is located on the southeast corner of NE 2nd Street and NE 4th Avenue and on the west side of NE 4th Avenue and is located in the Central Business District (CBD). Ocean City Lofts was approved in 2003 as a new development that included two 4 story buildings. The eastern building contains 5,269 square feet of ground floor commercial space.

A sign program is needed for a multi-tenant building to establish consistency with its tenants. The applicant is now before the board to establish the Blanket Sign Program.

The Sign Program exists of:

- Exterior signs that measure no more than 30” by 20”
- Brushed Aluminum with only black or blue lettering
- Welded aluminum pipe not to exceed 40”
- All signs must be approved by the Condominium Board

**Staff Recommendation:**

Approve

**Board Comments:**

Approval with the condition that the sign must mirror design of Seaside Builders Sign in form and dimensions and that the lettering be the same blue as the Seaside sign.

**Public Comments:**

none

**Associated Actions:**

none

**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:** August 9, 2017

**ITEM:** **Ocean City Lofts (2017-207)** Consideration of a Blanket Sign Program for the property located at 185 NE 4th Avenue pursuant to LDR Section 4.6.7(F)(2)(a).

**RECOMMENDATION:** Approve

#### GENERAL DATA:

Owner/Agent..... Brian Dudley  
.....  
Applicant..... Ocean City Lofts  
Condominiums  
Address..... 185 NE 4<sup>th</sup> Avenue  
Location..... Southeast corner of  
NE 2<sup>nd</sup> St and NE 4<sup>th</sup>  
Avenue  
Site Area..... .144 Acres  
Future Land Use Map..... CC (Commercial Core)  
Current Zoning..... CBD (central Business  
District)  
Adjacent Zoning.....North: CBD  
East: CBD  
South: CBD  
West: CBD



## ITEM BEFORE THE BOARD

The item before the Board is the consideration of a Blanket Sign Program for the property located at 185 NE 4<sup>th</sup> Avenue pursuant to LDR Section 4.6.7(F)(2)(a).

## BACKGROUND AND PROJECT DESCRIPTION

The property is located on the southeast corner of NE 2<sup>nd</sup> Street and NE 4<sup>th</sup> Avenue and on the west side of NE 4<sup>th</sup> Avenue and is located in the Central Business District (CBD). Ocean City Lofts was approved in 2003 as a new development that included two 4 story buildings. The eastern building contains 5,269 square feet of ground floor commercial space.

A sign program is needed for a multi-tenant building to establish consistency with its tenants. The applicant is now before the board to establish the Blanket Sign 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 projecting signs.

The projecting signs are brushed aluminum with black or blue lettering and measure no more than 52" x 30". Each of the tenants would be allowed one projecting sign with the approval of the condominium board.

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. The consistency of the projecting signs will bring symmetry to the building.

## ALTERNATIVE ACTIONS

- A. Postpone with direction.
- B. Move approval of the request for consideration of the Blanket Sign Program for **Ocean City Lofts** located at **185 NE 4<sup>th</sup> Avenue** based upon positive findings to LDR Section 4.6.7(F)(2)(a).

- C. Move denial of the request for consideration of the Blanket Sign Program for **Ocean City Lofts** located at **185 NE 4<sup>th</sup> Avenue** based upon failure to make positive findings to LDR Section 4.6.7(F)(2)(a).

<b>STAFF RECOMMENDATION</b>
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Move approval of the request for consideration of the Blanket Sign Program for Ocean City Lofts located at **185 NE 4<sup>th</sup> Avenue** based upon positive findings to LDR Section 4.6.7(F)(2)(a).

**Report Prepared by:** Jennifer Buce, Assistant Planner

Attachments:

Blanket Sign Program

Photos

Elevation



185 N.E. 4<sup>th</sup> Avenue  
Suite 104  
Delray Beach, Florida 33483  
T 561-272-9958  
F 561-272-8941  
[www.seasidebuildersfla.com](http://www.seasidebuildersfla.com)

## TRANSMITTAL

Date: July 10th, 2017

Planning & Zoning Dept.  
City of Delray Beach

**Re: Blanket Sign Program – Ocean City Lofts**

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Attached is the application for your review.

Blanket Sign program for Ocean City Lofts Commercial Space:  
Parameters to be followed:

- Exterior signs measure no more than 30" by 20"
- Brushed Aluminum with ONLY Black or Blue Lettering
- Welded Aluminum Pipe not to Exceed 40"
- All Signs must be approved by the Board

Please let us know if you need any additional documentation.

Thank you,

Jessica Hazel  
Seaside Builders  
[reception@seasidebuildersfla.com](mailto:reception@seasidebuildersfla.com)  
Office: 561-272-9958















Example  
of  
Cleaners Sign  
Next Door





# PINEAPPLE GROVE CLEANERS



MacLaren Sign Co. LLC  
318 N. Federal Highway  
Delray Beach, Fla. 33483  
PHONE (561) 276-5191 FAX  
dmacsigns1@aol.com



EXISTING SIGN



1/4" ALUMINUM PANEL  
WELDED TO ALUMINUM PIPE  
1/4" ALUMINUM BASE PLATE WELDED TO PIPE  
FINISHED METALLIC SILVER  
BLUE VINYL COPY  
SECURED TO WALL WITH  
FOUR 1/4"x3" TAPCONS













Example  
of  
Cleaners Sign  
Next Door





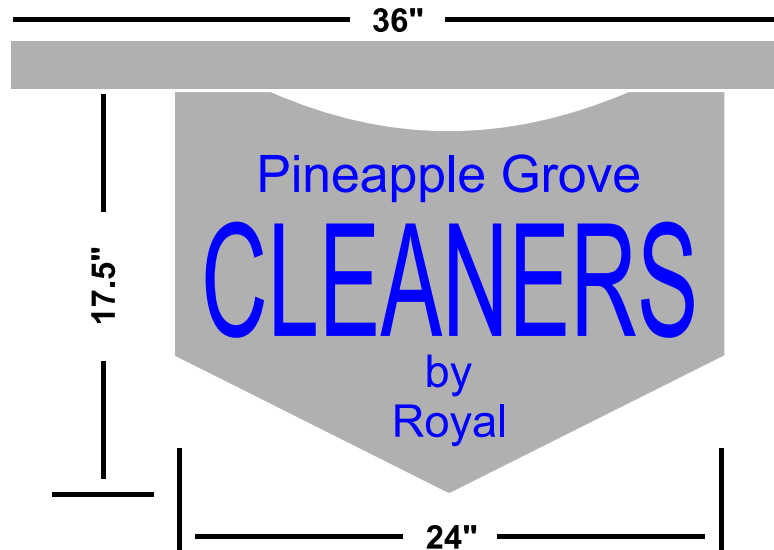
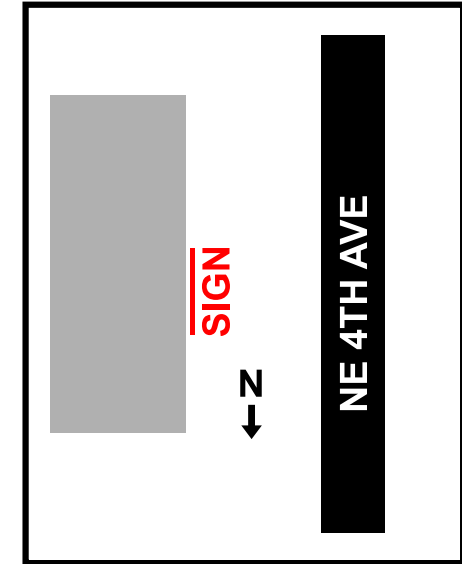
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