



*Development Services*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** Delray Square II Amendment to Master Sign Program  
**Project Location:** 14530 S. Military Trail  
**Request:** Amendment to the Master Sign Program  
**Board:** Site Plan Review and Appearance Board  
**Meeting Date:** November 28, 2018

**Board Action:**

Approved (7-0) as presented.

**Project Description:**

The 33.31-acre property is located on the north side of West Atlantic Avenue, east of South Military Trail and is zoned Planned Commercial (PC), subject to the Four Corners Overlay District regulations. The Delray Square Plaza was annexed into the City of Delray Beach in 1998 and consists of two sections, Phase I on the south, 4751 W. Atlantic Avenue and Phase II, 14530 S. Military Trail, to the north.

The Master Sign Program for Phase II was established in 1990 for individual tenant wall signs and the two existing free-standing signs located on Military Trail. The signs consisted of flush mounted channel letter, no raceway, red faces, gold trim cap and bronze returns, illuminated or not, 24” maximum letter height for one line of copy, logo sign boxes okay.

Now before the board is the request for an amendment to the Master Sign Program for Delray Square II (Phase II) (14350 S. Military Trail) to accommodate signage for the new Chili’s restaurant outparcel.

**Staff Recommendation:**

Approve as presented

**Board Comments:**

none

**Public Comments:**

none

**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 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444

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

### SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: November 28, 2018

File No.: (2019-052)

Application Type: Amendment to Master Sign Program

#### General Data:

Agent: Matthew Ames

Applicant: Interstate Signcrafters,

Owner: TSLF Delray JV LLC

Location: 14530 South Military Trail, northeast corner of Military Trail and West Atlantic Avenue

PCN: 12-43-46-13-35-001-0010

Property Size: 33.31 Acres

FLUM: GC (General Commercial)

Zoning: PC (Planned Commercial)

#### Adjacent Zoning:

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

Existing Land Use: Shopping Center

Proposed Land Use: Addition of a Restaurant



#### Item before the Board:

The action before the Board is for the approval of an amendment to the Master Sign Program for Delray Square II, located at 14530 South Military Trail for the outparcel Chili's.

#### Recommendation

Move approval of the Amendment to the Master Sign Program for (2019-) Delray Square II to include signage for Chili's, based upon positive findings to LDR Section 4.6.7(F)(2)(b).

#### Background:

The 33.31-acre property is located on the north side of West Atlantic Avenue, east of South Military Trail and is zoned Planned Commercial (PC), subject to the Four Corners Overlay District regulations. The Delray Square Plaza was annexed into the City of Delray Beach in 1998 and consists of two sections, Phase I on the south, 4751 W. Atlantic Avenue and Phase II, 14530 S. Military Trail, to the north.

In 2015, a Master Development Plan (MDP) was approved and remains valid. In 2017, a Class IV Site Plan Modification was approved for the construction of a 4,950 square foot, one story outbuilding for a new restaurant, Chili's, adjacent to South Military Trail as presented.

In February 2018, Delray Square, 4751 W. Atlantic Avenue (Phase I) amended their Master Sign Program to accommodate signage for the updated elevation storefronts, outparcels and the new anchor tenant Publix.

Now before the board is the request for an amendment to the Master Sign Program for Delray Square II (Phase II) (14350 S. Military Trail) to accommodate signage for the new Chili's restaurant outparcel.

The Master Sign Program for Phase II was established in 1990 for individual tenant wall signs and the two existing free-standing

#### Project Planner:

Jennifer Buce, Assistant Planner;  
[buce@mydelraybeach.com](mailto:buce@mydelraybeach.com),  
561-243-7138

#### Review Dates:

November 28, 2018

#### Attachments:

1. Sign Attachments



signs located on Military Trail. The signs consisted of flush mounted channel letter, no raceway, red faces, gold trim cap and bronze returns, illuminated or not, 24" maximum letter height for one line of copy, logo sign boxes okay.

The proposed signage consists of the following:

**East Elevation:**

Chili's logo which is front and back lit and the word "Chili's" which is illuminated channel letters, white acrylic faces, returns and trim caps to be white. The sign is 13' 2" x 8' for a total of 105.66 square feet.

**North Elevation**

Chili's logo which is front and back lit and the word "to go" which is illuminated channel letters painted white on returns with white trim caps retainers. The sign is 7' x 6'25" for a total of 43.89 square feet.

**South Elevation**

Chili's logo illuminated Flat Cut out logo with Flat Panel cloud is 5'10" x 10'5" for a total of 60.69 square feet.

**West Elevation**

The word Chili's to be plex face, aluminum channel letters, white acrylic faces, returns and trim caps to be white. 4'10" x 1'11" 9.3 square feet.

**Free Standing Sign**

Installing two new sets of Vinyl and replacing where Express Doc is located.

**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.

The signage proposed is consistent with the intent of the Master Sign criteria identified above. Pursuant to LDR 4.6.7(F)(2)(b) automatic granting of waivers or adjustments to the provisions of Subsection (D) and (E) are allowed provided the intent of the sign code is maintained and the character of the neighborhood is not diminished. In this instance, the applicant has requested two wall signs that do not face a dedicated street frontage; one on the north and south elevations. The sign on the north elevation serves a purpose as it is the "Chili's To Go" window which directs patrons specifically to an area to pick up in order. The signage proposed is consistent with a branding book for Chili's nationwide; and meets the required size allowed and looks symmetrical on the building. The applicant is not requesting any additional free-standing sign, but only including panels to the existing signs located on site.

Given the review provided above, Staff recommends approval of the amendment to the Master Sign Program for Delray Square II.

**Alternative Actions**

- A. Continue with direction
- B. Move approval of the amendment to the Master Sign Program (2019-052) for **Delray Square II** located at **14530 S. Military Trail** based upon positive findings to LDR Section 4.6.7(F)(2)(b).
- C. Move denial of the amendment to the Master Sign Program (2019-052) for **Delray Square II** located at **14530 S. Military Trail** based upon failure to make positive finding to LDR Section 4.6.7(F)(2)(b).



## Master & Blanket Sign Program Application Planning & Zoning Department



**Presentations:** All presentations requiring the City's computer MUST be submitted to the City Clerk's office on a flash drive by noon the day before the meeting. The City laptops will not accept or recognize any jump drives inserted without prior scanning by the City's IT Division. There will be a zero tolerance policy on this.

It takes approximately two (2) to four (4) weeks for a modification to be processed, depending upon the number of comments made by staff and the time required by the applicant to submit revisions.

### Application Materials and Submittal Checklist:

#### Master Sign Program

- ☐ Draft of Master Sign Program which should include proposed signage, alignment, sizes, maximum/minimum letter heights, styles, font(s), color(s), types, and materials.
- ☐ Building elevations showing locations of proposed signage.
- ☐ Survey or site plan for location of monument sign(s).
- ☐ Eight copies of the Master Sign Program
- ☐ Eight Copies of colored elevations of the Master Sign Program
- ☐ Eight Copies of color samples of proposed signage

#### Amendment to a Master Sign program

- ☒ Must complete and submit a sign permit
- ☒ Eight copies of proposed signage (elevations)
- ☐ Photographs of exiting sign(s) on site NIA

#### Blanket Sign Program

- ☐ Draft of Blanket Sign Program which should include proposed signage, alignment, sizes, maximum/minimum letter heights, styles, font(s), color(s), types, and materials.
- ☐ Building elevations showing locations of proposed signage.
- ☐ Survey or site plan for location of monument sign(s).
- ☐ Eight copies of the Blanket Sign Program
- ☐ Eight Copies of colored elevations of the Blanket Sign Program
- ☐ Eight Copies of color samples of proposed signage

#### Amendment to a Blanket Sign Program

- ☐ Must complete and submit a sign permit
- ☐ Eight copies of proposed signage (elevations)
- ☐ Photographs of exiting sign(s) on site

Other materials may be requested by the Planning and Zoning Department

**OWNER'S DESIGNATION OF AGENCY**

(This form must be completed by ALL property owners if designating an Agent)

I, TSLF Delray SV, LLC, the fee simple owner of the following  
(Owner's Name)

described property (give legal description):

Property Control # 12-42-46-13-35-001-001-0

Located at 14530 S. Military Trail, Delray Beach, FL  
Chilies Building only ; Permit # 17-173305

owner authorization  
for child's Bldg only

hereby affirm that Jeffrey Peterson of Interstate Signco, Inc.  
(Applicants/Agent's Name)  
is hereby designated to act as agent on my behalf to accomplish the above.

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of the City of Delray Beach, Florida, and are not returnable.

[Signature]  
(Owner's Signature)

The foregoing instrument was acknowledged before me this 4th day of September, 20 18 by Sean Gorbell, who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and who did (did not) take an oath.

YELENA CHLYK  
(Printed Name of Notary Public)

[Signature]  
(Signature of Notary Public)

Commission # \_\_\_\_\_, My Commission Expires \_\_\_\_\_

(NOTARY'S SEAL)

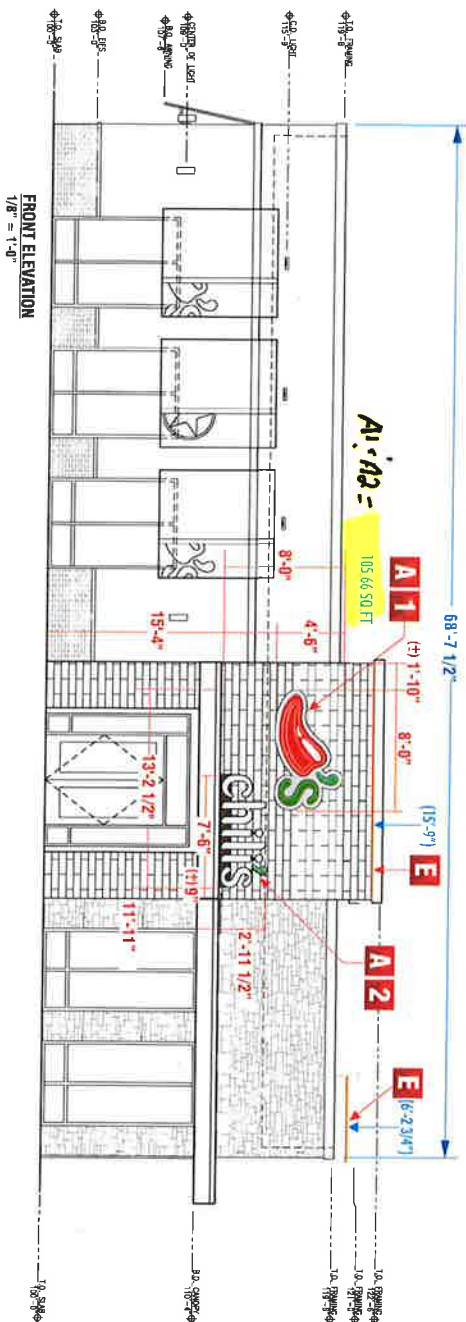








"PEPPER'S" TO HAVE A CLEAR LEXAN BACKER PANEL OVERLAPPED W/ 210-314 DUSTED CRYSTAL VINYL

[illegible]



PEPPER 'S':  
FRONT AND BACKLIT "PEPPER 'S": 8" OVERALL DEPTH (3"+5") OPEN CHANNEL PEPPER 'S'  
RETURNS INSIDE AND OUTSIDE PAINTED TO MATCH FACE COLORS (RED OR GREEN)  
W/ EXPOSED NEON (NO PK HOUSINGS) ON FRONT FACE TO BE:  
CLEAR RED NEON

PAINT 3: ALUMINUM PERIMETER CHANNEL (HIGHLIGHT) AROUND WHITE AREAS WHITE (INSIDE AND OUT)

"PEPPER S TO HAVE 3" STANDOFF FROM BKGD. PANEL AND HALO BACKLIGHTED W/ CHILI'S WHITE JT LED'S.

"PEPPER" TO HAVE A CLEAR LEAN BACKER PANEL. OVERLAYED W/ 210-314 DUSTED CRYSTAL VINYL.



## M.T.S

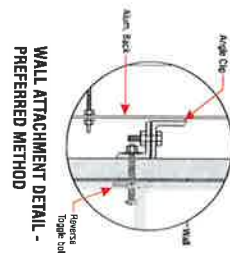
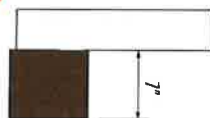


Diagram illustrating the components and dimensions of a weather roof on/off switch assembly:

- WEATHER-ROOF ON/OFF SWITCH W/ RUBBER BOO
- 3" 5" 3" 3"
- 1/2" FLAT ALUM. PANEL
- #200 CLASS HOUSING
- CLEAR LEAK BACKER PANEL OVERLAYS W/ 20-3/4 DUSTED CRYSTAL VINYL
- CLIP-MOUNTED TO WALL
- ELECTRONIC TRANS.

### Thru-Bolt Mounting

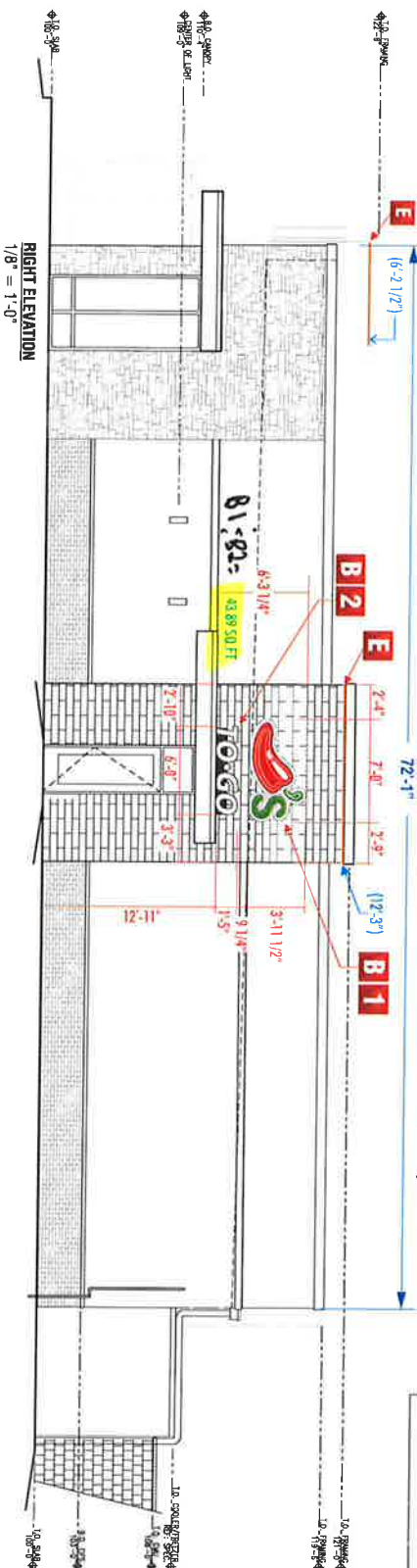
**NOTE:** May also use Hanger Bolts  
(Also Called Combination Lag / Furniture Lag)  
Provided they are securely embedded into wall stud

**VERIFY FINAL INSTALLATION REQUIREMENTS  
PER FIELD CONDITIONS,**

**ELECTRICAL REQUIREMENTS**

Total: **5** Amps

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.



**Manufacturing Facilities**  
Orem, UT • El Paso, TX • Jacksonville, FL • Oklahoma, OK

Oronokee, CA; Los Vegas, NV; Lexington, AZ  
 Idaho Falls, ID; Elbert, TX; Addison, TX; San Antonio, TX  
 Houston, TX; Corpus Christi, TX; Irvingpool, IN  
 Louisville, KY; Knoxville, TN; Canton, WI; Delaware, OH  
 Uniontown, IL; Lincoln, MO; Atlanta, GA  
 Tampa, FL; Daytona Beach, FL; Orlando, FL

**Building Quality Signage Since 1960**

**Z PZ-DS-14-18 MG Update w/ physical address**

	1971	1972
1. Total	100	100
2. Government	100	100
3. Private	100	100
4. Total	100	100
5. Government	100	100
6. Private	100	100
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13. Total	100	100
14. Government	100	100
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16. Total	100	100
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91. Total	100	100
92. Government	100	100
93. Private	100	100
94. Total	100	100
95. Government	100	100
96. Private	100	100
97. Total	100	100
98. Government	100	100
99. Private	100	100
100. Total	100	100

Account Rep: Joe Dunavan

Project Manager: **Paul Karlin**

Drawn By Melanie Gray

Project / Location:



14530 S. Military Trail

Delray Beach, FL 33484

**Underwriters**  
**Laboratories Inc.**  
**nfc**  
**ALL ELECTRICAL TO USE U.L. LISTED**  
**COORDINATING AND SPALL RAS**  
**ALL N.E.C. STANDARD**

THE PEOPLE OF GROUNDING AND ROBERTS OF ALL THINGS

Landlord Approval Date: \_\_\_\_\_

For rapid delivery, a prepared is put in a sealed bag with plastic tubing, connected to a pump and infused the women between 30 and 60 minutes before the birth.

and contact agent of FISC  
 Carlos Dominguez by this agreement may not share  
 any and all information received in this agreement  
 for least 60 days.

Job Number: **23-43445-10**

Date: September 21, 2017

Sheet Number **3** of **8**

Design Number: **23-43445-10-R3**







