



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: KHO Space
Project Location: 530 SE 6th Avenue
PCN: 12-43-46-21-85-000-0020
Request: Amendment to the existing Master Sign Program for
Downtown Professional Center.
Board: Site Plan Review and Appearance Board
Meeting Date: November 13, 2019

Board Action:

Approved (6-0 Andrea Sherman absent) the amendment to the sign program as presented.

Project Description:

The property measures 0.957 acre and is zoned (GC) General Commercial. and is located on the north side of SE 6th Street between SE 5th Avenue and SE 6th Avenue. The Master Sign Program was approved by the Site Plan Review and Appearance Board in January of 2017.

On January 27, 2017 The Site Plan Review and Appearance Board approved the Master Sign Program for the Downtown Professional Center.

Now before the board is a request to amend the existing Master Sign Program to accommodate signage for the tenant KHO on the north and south elevations.

Staff Recommendation:

N/A

Board Comments:

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 1ST AVENUE, DELRAY BEACH, FLORIDA 33444

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

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: November 13, 2019

File No.: 2020-017

Application Type: Amendment to Master Sign

General Data:

Applicant: KHO Space

Owner: 555 SE 5th Ave, LLC, c/o Azure Development

Location: 530 SE 6th Ave

PCN: 12-43-46-21-85-000-0020

Property Size: 0.5 Acres

FLUM: GC (General Commercial)

Zoning: GC (General Commercial)

Adjacent Zoning:

- GC (General Commercial) (North)
- GC (West)
- GC (South)
- RM (Multiple Family Residential) and
POD (Professional Office District) (East)

Existing Land Use: Medical Building



Item before the Board:

The action before the Board is an amendment to the existing Master Sign Program for Downtown Professional Center located at 530 SE 6th Avenue.

Optional Board Motions for Action Items:

- A. Move to continue with direction.
- B. Move approval of the Amendment to the Master Sign Program (2020-017) for Downtown Professional Center located at 530 SE 6th 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 (2020-017) for Downtown Professional Center located at 530 SE 6th Avenue based upon failure positive findings to LDR Section 4.6.7(F)(2)(b).

Assessment and Summary:

The property measures 0.957 acre and is zoned (GC) General Commercial. and is located on the north side of SE 6th Street between SE 5th Avenue and SE 6th Avenue. The Master Sign Program was approved by the Site Plan Review and Appearance Board in January of 2017.

When a Master Sign Program exist, any new signage introduced to the site that does not meet the current requirements to the existing sign program requires an amendment to the sign program.

KHO is requesting signage that does not meet the current sign program.

Now before the board is an amendment to two wall signs on the north and south elevations.

Project Planner:

Jen Buce, Assistant Planner;

buce@mydelraybeach.com,

561-243-7138

Review Dates:

SPRAB Board:

November 13, 2019

Attachments:

1. Sign renderings



Background:

The subject parcel, also known as a Downtown Delray Professional Centre LT 2. Downtown Professional Centre is an 0.957-acre multi-tenant center.

On December 11, 2013, SPRAB approved with conditions a Class V site plan, landscape plan and architectural elevation plan for Downtown Delray Medical Centre associated with the construction of two one-story 6,500 square foot buildings (totaling 13,000 sq. ft.).

On December 14, 2016, SPRAB approved a Class II Site Plan, Landscape Plan and Architectural Elevations associated with a proposed generator with enclosure, aluminum canopy, equipment screening and roof on Building #2, modified sidewalk configuration between buildings and minor storefront changes.

On January 27, 2017 The Site Plan Review and Appearance Board approved the Master Sign Program for the Downtown Professional Center.

Now before the board is a request to amend the existing Master Sign Program to accommodate signage for the tenant KHO on the north and south elevations.

Project Description:

The current Master Sign Program allows 24" maximum letter height, in ¼ in thick aluminum plate or illuminated reverse channel letters or standalone letters in dark bronze as well as nationally trademarked logos. Tenants may also use their company fonts. In addition, there are two monument signs located northbound and southbound Federal Hwy. The approved sign program is attached.

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 proposed sign partially meets the required Master Sign Criteria. The national trademark and the use of reverse channel letters is allowed in the program. The applicant is requesting an increase in letter size which is 26" and the use of a dark blue backplate at 40". The signage that is existing on the building meets the current sign program as they are non-illuminated channel letters either in trademark colors or the bronze at the 24 inches allowed. If the amendment of allowing the 40" back plate and 26 " letters is granted, the symmetry on the buildings will change with dynamics to signage as this is a small building with limited signage where it could disrupt the clean lines and simple geometry created with the simple contemporary architectural style.

Reverse Illuminated Channel Letters Sign Proposal - South elevation

Existing Conditions



STOREFRONT AREA: 1000 SQFT

PROPOSED SIGN AREA: 29.44 SQFT

Proposal



**LANDLORD
OR AGENT
SIGNATURE
HERE**


Please sign & return drawing/s to FASTSIGNS
Signature below indicates approval of BOTH design & placement of sign/s

X

DATE

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.
INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

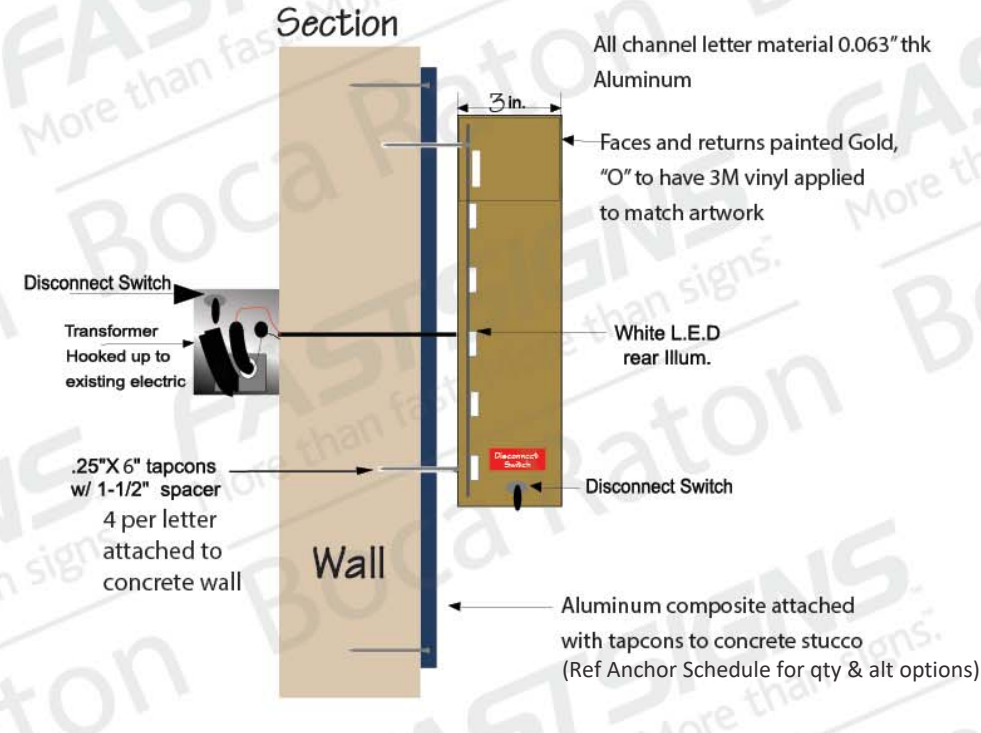
No. 67382 FASTSIGNS More than fast. More than signs. ACCOUNT: Khoepada Christian Langley Florida PE #67382 Cert of Auth #3113	
FILE: A1	
ADDRESS: 555 SE 6th Street, Delray Beach, FL 33483	
ORIGINAL DRAWING DATE: 7/30/2019	
DRAWING NUMBER: 1 of 7	SCALE: NTS
REV. #1 BY:	REV. DATE:
REVISION NOTES:	
REV. #2 BY:	REV. DATE:
REVISION NOTES:	
NOTES: - ALL ELECTRICAL COMPONENTS TO BE UL LISTED, CERTIFIED, APPROVED & LABELED AS PER NEC.5 2011 - ALL TRANSFORMERS GROUND FAULT PROTECTED & COMPLY WITH NEC-600-23 - ALL PRIMARY WIRING TO BE #12 THWN AS PER NEC-60-5 - ALL SECONDARY WIRING INSIDE LETTERS TO BE HIGH TENSION GTO AS PER NEC-600-31 - GROUNDING & BONDING AS PER NEC 250 - INSTALLATION WILL COMPLY WITH ALL OF THE REQUIREMENTS OF NEC 600 & FBC.505.2.4 SIGNS WILL BE CONTROLLED BY A PHOTOCCELL OR ASTRONOMICAL TIME CLOCK 	
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Reverse Illuminated Channel Letters Sign Proposal - South elevation

ANCHOR SCHEDULE

**ALL FASTENERS SHALL
BE SPACED EVENLY**

WALL MATERIAL	ANCHOR TYPE	QTY or SPACING
CONCRETE (3ksi) or HOLLOW MASONRY	1/4" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE	MIN (12) TOTAL
	1/4" TAPCONS (OR EQUIV) WITH 1.75" EMBED	MIN (8) TOTAL
	1/4" EXPANSION ANCHORS WITH 2.5" EMBED	MIN (8) TOTAL
1/2" PLYWOOD (NO ACCESS BEHIND)	1/4" TOGGLE BOLTS	MIN (10) TOTAL
	1/4" WOOD SCREWS OR TAPCONS, FULL EMBED	MIN (14) TOTAL
METAL STUDS OR METAL PANELS	#14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUM	MIN (12) TOTAL
HOLLOW WALL (BLOCKING BEHIND)	1/4" THRUBOLTS OR LAGS TO SOLID BLOCKING BEHIND	MIN (8) TOTAL

AT LETTERS, USE ANY ANCHOR OPTION
LISTED ABOVE: MIN (4) PER LETTER

See notes for all electrical fittings

LANDLORD
OR AGENT
SIGNATURE
HEREPlease sign & return drawing/s to FASTSIGNS
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X

DATE

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INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

No. 67382

FASTSIGNS
More than fast. More than signs.

ACCOUNT
Khosro

FILE: **A2**

ADDRESS:
555 SE 6th Street,
Delray Beach, FL 33483

ORIGINAL DRAWING DATE: 7/30/2019

DRAWING NUMBER: 2 of 7 SCALE: NTS

REV. #1 BY: REV. DATE

REVISION NOTES:

REV. #2 BY: REV. DATE

REVISION NOTES:

NOTES:
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- GROUNDING & BONDING AS PER NEC 250
- INSTALLATION WILL COMPLY WITH ALL OF THE REQUIREMENTS OF NEC 600 & FBC.505.2.4 SIGNS WILL BE CONTROLLED BY A PHOTOCELL OR ASTRONOMICAL TIME CLOCK

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ASCE 7-10 • V=170 mph • Risk Category 2 Struct. • Sign Height = 30 ft max • Wall components & cladding: • Zone 4: ± 40.8 psf • Zone 5: ± 51.9 psf

WIND LOADS: • Exposure 'C' • ASD Load Coeff = 0.6 • Kzt=1.0, Kd=0.85, G=0.85

1200 N Federal Hwy, #200
Boca Raton, FL 33432
1-888-371-3113

Christian Langley
Professional Engineer
Florida PE #67382
Cert of Auth #1124

SEP 9 2019
ENGINEER'S
SIGNATURE

FASTSIGNS
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General • Design is in accordance with the requirements of the Fla Bldg Code 6th Ed (2017) for use within & outside the High Velocity Hurricane Zone (HVHZ). • This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. • Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. • Structural design meets requirements of ACI 318-14, AISC 360-10, ADM1-15, & NDS-15, as applicable. • Steel components shall be coated, painted, or otherwise protected against corrosion per FBC Sec 2203.2/2222.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected as prescribed in ADM1-15(1a), or plastic/neoprene spacers provided. • All exposed fasteners shall be S.S. or have a protective coating for corrosion protection. • All welding shall comply with AWS requirements. • Steel welds: E70xx electrodes. • Aluminum welds: 4043 filler alloy. • Alum extrusions: 6063-T6 or stronger, U.N.O.

Reverse Illuminated Channel Letters Sign Proposal - North elevation

Existing Conditions



STOREFRONT AREA: 1000 SQFT

PROPOSED SIGN AREA: 29.44 SQFT

Proposal



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FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.
INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

No. 67382 FASTSIGNS More than fast. More than signs. ACCOUNT: Khozpa Christian Langley Florida PE #67382 Cert of Auth #31124	
FILE: A3	
ADDRESS: 555 SE 6th Street, Delray Beach, FL 33483	
ORIGINAL DRAWING DATE: 7/30/2019	
DRAWING NUMBER: 3 of 7	SCALE: NTS
REV. #1 BY:	REV. DATE:
REVISION NOTES:	
REV. #2 BY:	REV. DATE:
REVISION NOTES:	
NOTES: - ALL ELECTRICAL COMPONENTS TO BE UL LISTED, CERTIFIED, APPROVED & LABELED AS PER NEC.5 2011 - ALL TRANSFORMERS GROUND FAULT PROTECTED & COMPLY WITH NEC-600-23 - ALL PRIMARY WIRING TO BE #12 THWN AS PER NEC-60-5 - ALL SECONDARY WIRING INSIDE LETTERS TO BE HIGH TENSION GTO AS PER NEC-600-31 - GROUNDING & BONDING AS PER NEC 250 - INSTALLATION WILL COMPLY WITH ALL OF THE REQUIREMENTS OF NEC 600 & FBC.505.2.4 SIGNS WILL BE CONTROLLED BY A PHOTOCCELL OR ASTRONOMICAL TIME CLOCK 	
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ASCE 7-10 • V=170 mph • Risk Category 2 Struct. • Exposure 'C' • WIND LOADS: • ASD Load Coeff = 0.6 • Sign Height = 30 ft max • Wall components & cladding: • Zone 4: ± 40.8 psf • Zone 5: ± 51.9 psf

Reverse Illuminated Channel Letters Sign Proposal - North elevation

ANCHOR SCHEDULE

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WALL MATERIAL	ANCHOR TYPE	QTY or SPACING
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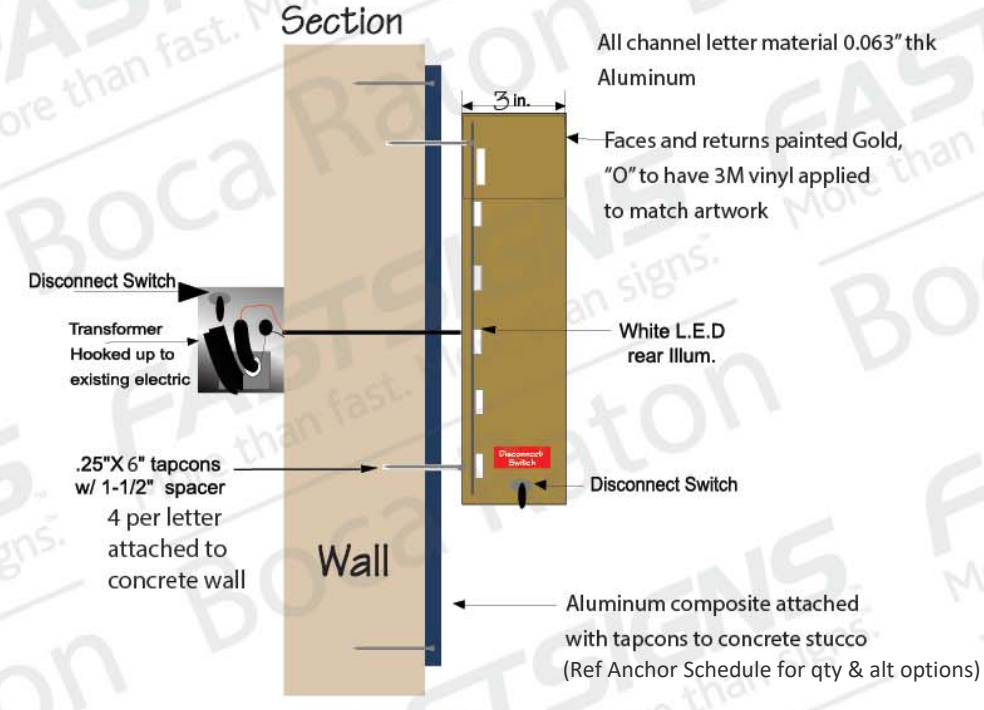
AT LETTERS, USE ANY ANCHOR OPTION
LISTED ABOVE: MIN (4) PER LETTER

26 in

106 in

40 in

92.5 in



See notes for all electrical fittings

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SIGNATURE
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No. 67382	
FASTSIGNS More than fast. More than signs.	
ACCOUNT: Khoespa	
FILE: A4	
ADDRESS: 555 SE 6th Street, Delray Beach, FL 33483	
ORIGINAL DRAWING DATE: 7/30/2019	
DRAWING NUMBER: 4 of 7	SCALE: NTS
REV. #1 BY:	REV. DATE
REVISION NOTES:	
REV. #2 BY:	REV. DATE
REVISION NOTES:	
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ASCE 7-10 • V=170 mph • Risk Category 2 Struct. • Sign Height = 30 ft max • Wall components & cladding: • Zone 4: ± 40.8 psf • Zone 5: ± 51.9 psf

WIND LOADS: • Exposure 'C' • ASD Load Coeff = 0.6 • Kzt=1.0, Kd=0.85, G=0.85

Christian Langley
1200 N Federal Hwy, #200
Boca Raton, FL 33432
1-888-371-3113
Florida PE #67382
Cert of Auth #3113
Professional Engineer
SEP 9 2019
ELECTRICAL ENGINEER'S SIGNATURE
FASTSIGNS
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General • Design is in accordance with the requirements of the Fla Bldg Code 6th Ed (2017) for use within & outside the High Velocity Hurricane Zone (HVHZ). • This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. • Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. • Structural design meets requirements of ACI 318-14, AISI 360-10, ADM1-15, & NDS-15.

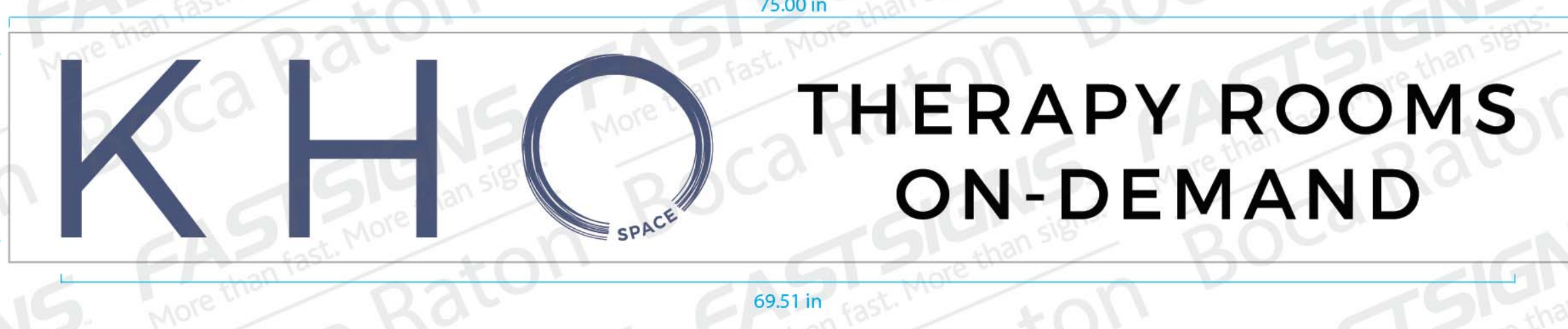
Monument Sign - East Entrance



REACTIONS ON EXISTING SUPPORT STRUCTURE & FOOTING(S) UNDER REPLACEMENT SIGN FACE(S) ARE EQUAL TO REACTIONS UNDER EXISTING FACE(S).

EXISTING FOOTING(S) & SUPPORT STRUCTURE MAY REMAIN. REPLACEMENT FACE(S) SHALL BE INSTALLED USING EXISTING CLIPS OR RETAINER SYSTEM.

3M Translucent vinyl applied to existing monument panel



**LANDLORD
OR AGENT
SIGNATURE
HERE**

Please sign & return drawing/s to FASTSIGNS

Signature below indicates approval of BOTH design & placement of sign/s

X

DATE

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.
INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

No. 67382	
FASTSIGNS More than fast. More than signs.™	
ACCOUNT: Khozapa SIGNATURE: [Signature]	
FILE: A5	
ADDRESS: 555 SE 6th Street, Delray Beach, FL 33483	
ORIGINAL DRAWING DATE: 7/30/2019	
DRAWING NUMBER: 5 of 7	SCALE: NTS
REV. #1 BY:	REV. DATE:
REVISION NOTES:	
REV. #2 BY:	REV. DATE:
REVISION NOTES:	
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Monument Sign - West Entrance

Existing Conditions



Proposal



REACTIONS ON EXISTING SUPPORT STRUCTURE & FOOTING(S) UNDER REPLACEMENT SIGN FACE(S) ARE EQUAL TO REACTIONS UNDER EXISTING FACE(S).

EXISTING FOOTING(S) & SUPPORT STRUCTURE MAY REMAIN. REPLACEMENT FACE(S) SHALL BE INSTALLED USING EXISTING CLIPS OR RETAINER SYSTEM.

3M Translucent vinyl applied to existing monument panel

75.00 in

8.92 in



69.51 in

THERAPY ROOMS
ON-DEMAND

11.00 in

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OR AGENT
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X

DATE

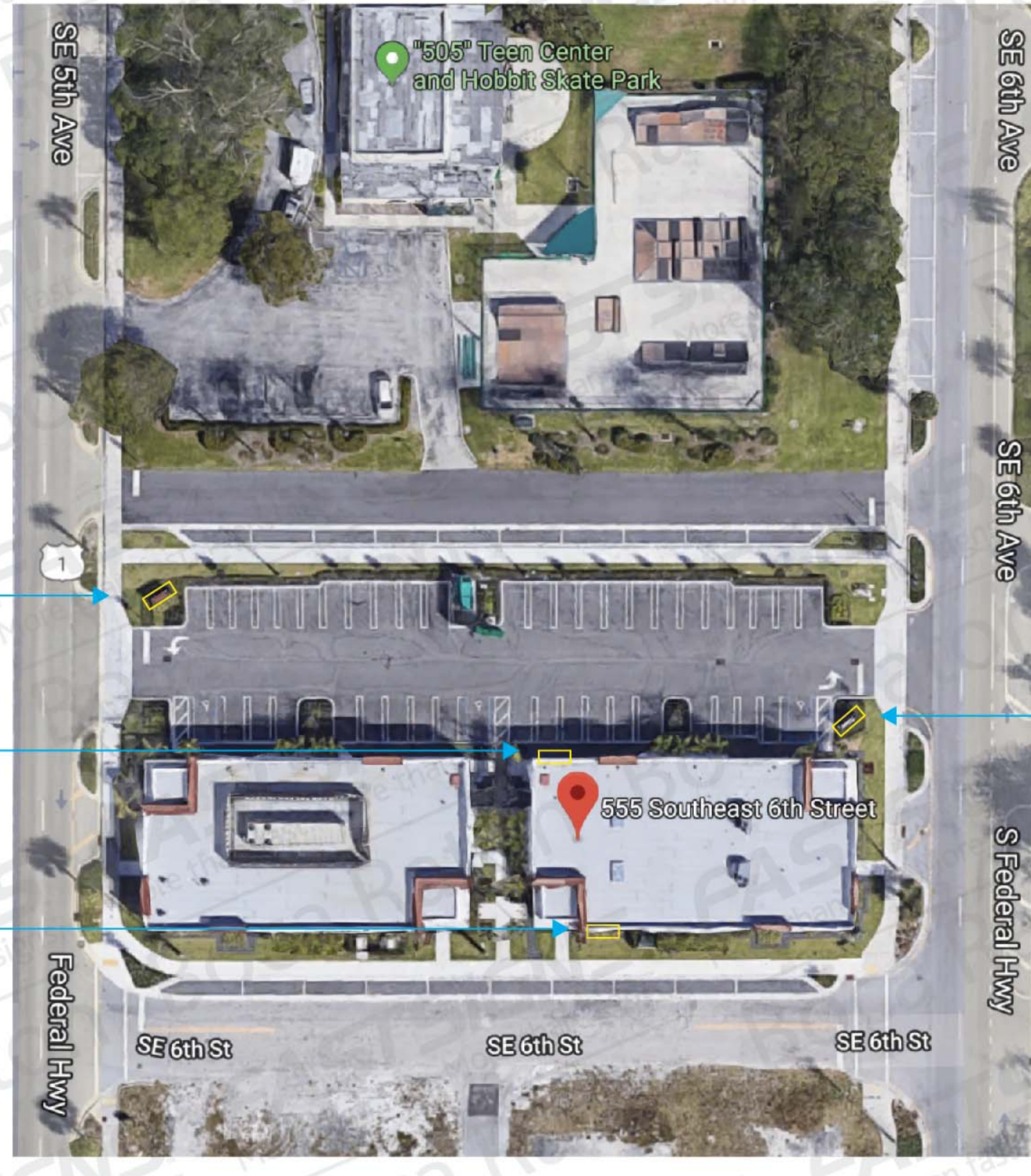
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STATE OF FLORIDA Professional Engineer KHOspace	
FILE: A6	
ADDRESS: 555 SE 6th Street, Delray Beach, FL 33483	
ORIGINAL DRAWING DATE: 7/30/2019	
DRAWING NUMBER: 6 of 7	SCALE: NTS
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ASCE 7-10 • V=170 mph • Risk Category 2 Struct. • Sign Height = 30 ft max • Wall components & cladding: • Zone 4: ± 40.8 psf • Zone 5: ± 51.9 psf
WIND LOADS: • Exposure 'C' • ASD Load Coeff = 0.6 • Zone 4: ± 40.8 psf • Zone 5: ± 51.9 psf

Signs Location



Existing monument sign
(west)

North Elevation Sign
location

South Elevation Sign
location

Existing monument sign
(east)

555 Southeast 6th Street

LANDLORD
OR AGENT
SIGNATURE
HERE

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X

DATE

Dimensions and Placement are approximate

See notes for all electrical fittings

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No. 67382	
FASTSIGNS More than fast. More than signs.	
ACCOUNT: Khoonpade	
FILE: A7	
ADDRESS: 555 SE 6th Street, Delray Beach, FL 33483	
ORIGINAL DRAWING DATE: 7/30/2019	
DRAWING NUMBER: 7 of 7	SCALE: NTS
REV. #1 BY:	REV. DATE
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Boca Raton, FL 33432
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FASTSIGNS
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