

Development Services Department

#### **BOARD ACTION REPORT – APPEALABLE ITEM**

Project Name:	KHO Space
<b>Project Location:</b>	530 SE 6 <sup>th</sup> 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.

<u>Staff Recommendation:</u> N/A

**Board Comments:** 

Public Comments: none

Associated Actions: N/A

<u>Next Action</u>: 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 13, 2019	File No.: 2020-017	Application Type: Amendment to Master Sign
General Data: Applicant: KHO Space Owner: 555 SE 5 <sup>th</sup> Ave, LLC, c/o <i>J</i> Location: 530 SE 6 <sup>th</sup> Ave PCN: 12-43-46-21-85-000-0020 Property Size: 0.5 Acres FLUM: GC (General Commercial) Zoning: GC (General Commercial) Zoning: GC (General Commercial) o GC (General Commercial) o GC (West) o GC (South) o RM (Multiple Family Resi POD (Professional Office Existing Land Use: Medical Build	l) I) (North) dential) and District (East)	
Item before the Board: The action before the Board is an	amendment to the existing	Master Sign Program for Downtown Professional Center located at

#### **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 6<sup>th</sup> 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 6<sup>th</sup> Avenue based upon failure positive findings to LDR Section 4.6.7(F)(2)(b).

#### Assessment and Summary:

530 SE 6th Avenue.

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.

Review Dates: SPRAB Board: November 13, 2019 Attachments: Sign renderings

1.



#### 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



STOREFRONT AR

**PROPOSED SIGN** 





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

General ts of the **Fla Bldg Code 6th Ed (2017)** for use within & outside the High Velocity Hurricane Zone (HVHZ). cted against corrosion per FBC Sec 2203.2/2222.6. • Alum com

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REA: 29.44 SQFT	signs.
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# Reverse Illuminated Channel Letters Sign Proposal - South elevation

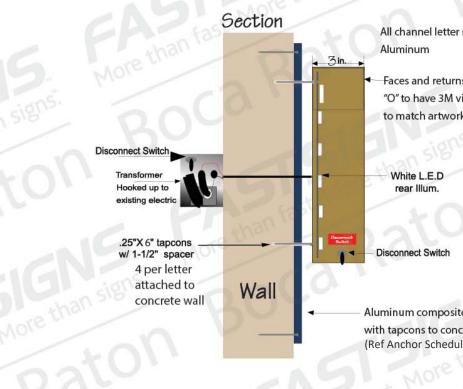
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CONCRETE (3ksi) or HOLLOW MASONRY	1/4" TAPCONS (OR EQUIV) WITH 1.75" EMBED	MIN (8) TOTAL	u.u
22	1/4" EXPANSION ANCHORS WITH 2.5" EMBED	MIN (8) TOTAL	26
1/2" PLYWOOD	1/4" TOGGLE BOLTS	MIN (10) TOTAL	
(NO ACCESS BEHIND)	1/4" WOOD SCREWS OR TAPCONS, FULL 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	

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ittings*	REVISED BY: KA THIS DRAWING IS THE PROPERTY OF FASTSIGNS BOCA RATON. THE BORROWER AGREES, IT SHALL NOT BE REPRODUCED,

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Sign Height = 30 ft max Kzt=1.0, Kd=0.85, G=0.8

Risk Category 2 Struc ASD Load Coeff = 0.6

ASCE 7-10 ID LOADS:

WITHOUT PERMISSION.

Reverse Illuminated Channel Letters Sign Proposal - North elevation

## Existing Conditions

## **STOREFRONT ARE**

**PROPOSED SIGN AREA: 29.44 SQFT** 

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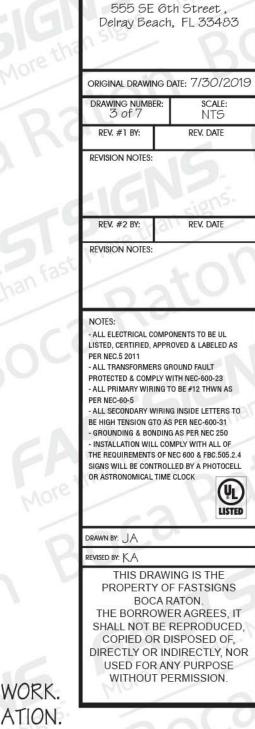
Please sign & return drawing/s to FASTSIGNS Signature below indicates approval of BOTH design & placement of sign/s X

\*DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE\* FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK. INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

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No. 6738

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Wall

= 30 ft max

Sign Height = 3
 Kzt=1.0, Kd=0.8

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# Reverse Illuminated Channel Letters Sign Proposal - North elevation

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OR ASTRONOMICAL TIME CLOCK

THIS DRAWING IS THE PROPERTY OF FASTSIGNS

**BOCA RATON** THE BORROWER AGREES, IT

SHALL NOT BE REPRODUCED, COPIED OR DISPOSED OF, DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE WITHOUT PERMISSION.

DRAWN BY: JA

REVISED BY: KA

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

Monument Sign - East Entrance



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REMAIN. REPLACEMENT FACE(S) SHALL BE INSTALLED JSING EXISTING CLIPS OR RETAINER SYSTEM.

3M Translucent vinyl applied to existing monument panel



# THERAPY ROOMS **ON-DEMAND**

69.51 in

75.00 in

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

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\*DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE\* FIELD VERIFY ALL MEASUREMENTS BEFORE BEGI INSTALLER TO VERIFY MOUNTING SURFACE PRIOR

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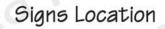
Monument Sign - West Entrance

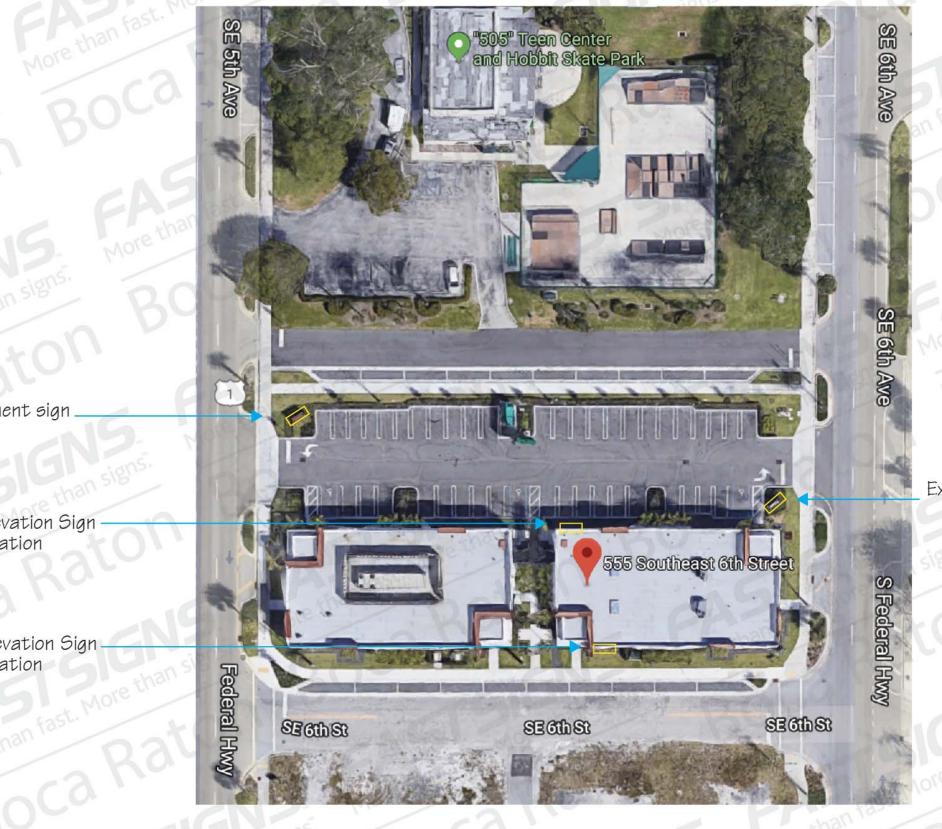


General •Design is in accordance with the requirements of the Fla Bldg Code 6th Ed (2017) for use within & outside the High Velocity Hurricane Zone (HVHZ). •This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. •Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No elect Notes: 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 snacers provided. • All exposed fasteners shall be S. or have a protective conting for 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 snacers provided. • All exposed fasteners shall be S. or have a protective conting for 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 snacers provided. • All exposed fasteners shall be S. or have a protective conting for 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 snacers provided. • All exposed fasteners shall be S.

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Existing monument sign (west)

North Elevation Sign location

South Elevation Sign location

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

\*Dimensions and Placement are approximate\* \*See notes for all \*DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE\* FIELD VERIFY ALL MEASUREMENTS BEFORE BEG INSTALLER TO VERIFY MOUNTING SURFACE PRIOF

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