



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: January 8, 2020

File No.: 2020-062

Application Type: Master Sign Program

General Data:

Applicant: Delray Investment Partners

Agent: Katie Ross

Address: 210 NE 6th Avenue

PCN: 12-43-46-16-01-106-0170

Property Size: 0.36 Acres

FLUM: Central Core (CC)

Zoning: Central Business District (CBD)

Adjacent Zoning:

- North: CBD
- East: CBD
- South: CBD
- West: CBD

Existing Land Use: Commercial Building

Proposed Land Use: No change



Item before the Board:

Consideration of an Amendment to the Current Blanket Sign Program.

Optional Board Motions for Action Items:

- A. Move to continue with direction.
- B. Move approval of the Amendment to the Blanket Sign Program (2020-062) for Nina Raynor located at 210 NE 6th Avenue and finding that the request meets the applicable criteria in the Land Development Regulations.
- C. Move denial of the Amendment to the Blanket Sign Program (2020-062) for Nina Raynor located at 885 210 NE 6th Avenue and find that the request does not meet the applicable criteria in the Land Development Regulations.

Assessment and Summary:

The property measures 0.36 acres and is zoned Central Business District (CBD) and is located on the west side of NE 6th Ave between NE 2nd St and NE 3rd St.

Currently a Blanket Sign Program exists at the site for 5 bays. The program consists of 20" maximum height cabinet style flat wall; red or black color of copy on ivory background. There is one free standing sign identification sign at a 7 ft maximum height with beige background and black copy.

Now before the board is an Amendment to the sign program to allow illuminated Channel Letters in Black that read "Nina Raynor".

Project Planner:

Jennifer Buce, Planner

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561-243-7138

Review Dates:

SPRAB Board: January 8, 2020

Attachments:

Master Sign Program



Background:

The subject property is located on the west side of NE 6th Avenue between NE 2nd Street and NE 3rd Street. The property is in the Central Business District (CBD) and has a CC Future Land Use Map (FLUM) designation. The property is described as Town of Delray LTS 17 & 18 Blk 106. The one-story, 4,792 sf commercial building was constructed in 1990. The existing uses include retail and real estate uses.

On November 28, 2001, the Site Plan Review and Appearance Board approved a Blanket Sign Program for 5 Bays and a free-standing sign.

Project Description:

The proposed amendment is to allow a channel letter sign for a new tenant "Nina Raynor" that has moved from its original location on Atlantic Avenue. They would like to use their current sign which is 18.25" x 9.5 for a total of 14.7 SF. The sign is illuminated black channel letters that reads "Nina Raynor". The tenant will occupy two tenant bays.

Attached is the sign rendering

Blanket Sign Analysis

LDR SECTION 4.6.7(F)(2)(a) Blanket Sign Program

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 or the Historic Preservation Board if the project is in a historic district or historically designated site. After approval of a Blanket Sign Program, individual signs consistent therewith shall be administratively approved.

Once a sign program has been established, staff can approve signs at the location if they meet the criteria that was set forth in the program. If signage is submitted that does not meet the current criteria, the applicant must go through the board process for approval. The sign that is proposed is smaller than what is allowed by the Blanket Sign Program and will be placed over two bays as opposed to one bay. Since the current sign program only allows for the cabinet style boxes and the applicant is proposing a reverse channel letter sign the amendment is required to approve the sign.