

**MINUTES  
SITE PLAN REVIEW AND APPEARANCE BOARD  
CITY OF DELRAY BEACH**

**MEETING DATE:** May 28, 2025

**MEETING PLACE:** City Commission Chambers

This meeting was called to order by Annette Gray, Chair, at 5:01 pm.

**1. ROLL CALL**

A quorum was present.

**Members Present:** Annette Gray, Chair; Jose Alvarez; Robert Lewis; Christina Morrison; and Wensky Villanoix.

**Absent:** Linda Purdo, 2<sup>nd</sup> Vice Chair; and Cynthia Lloyd were absent.

**Staff Present:** William Bennett, Assistant City Attorney; Rafik Ibrahim, Principal Planner; Susana Rodrigues, Senior Planner; and Rochelle Sinisgalli, Board Secretary.

**2. APPROVAL OF AGENDA**

**MOTION** to APPROVE the May 28, 2025, agenda was made by Christina Morrison and seconded by Robert Lewis.

**Motion Carried 5-0**

**3. MINUTES**

**MOTION** to APPROVE the Minutes of the January 22, 2025, meeting was made by Jose Alvarez and seconded by Christina Morrison.

**Motion Carried 5-0**

**4. SWEARING IN OF THE PUBLIC**

Annette Gray, Chair, read the Quasi-Judicial Rules for the City of Delray Beach and Ms. Sinisgalli, Board Secretary, swore in all who wished to give testimony.

**5. COMMENTS FROM THE PUBLIC**

None

**6. PRESENTATIONS**

None

**7. CONSENT AGENDA**

None

**8. QUASI-JUDICIAL HEARING ITEMS**

**A. Atlantic Crossing (2025-148):** Consider an Amendment of the Master Sign Program for Atlantic Crossing to accommodate additional signage for the tenant spaces located on the east corner of Building I and III.

**Address:** 601 East Atlantic Avenue and 40 NE 7<sup>th</sup> Avenue

**PCN:** 12-43-46-16-P7-001-0010

**Property Owner:** Edwards Atlantic Avenue LLC

**Authorized Agent:** Ana Manresa and Julia Rojas, Amazing Signs & Services

**Project Planner:** Susana Rodrigues, Senior Planner; [rodirguess@mydelraybeach.com](mailto:rodirguess@mydelraybeach.com)

**Exparte Communications**

None

Susana Rodrigues, Senior Planner, entered Project File 2025-148 into the record.

**Applicant Presentation**

Anna Manresa, Amazing Signs & Services, 3855 NW 132 St, Opa Locka, FL

**Staff Presentation**

Susana Roderigues, Senior Planner, presented the project from a Microsoft PowerPoint presentation.

**Public Comment**

None

**Rebuttal/Cross**

None

**Board Comments**

Christina Morrison and Annette Gray had concerns that there are four signs for one tenant.

- A. MOTION** to move **denial** of the Amendment to the Master Sign Program (2025-148) for Atlantic Crossing, to accommodate the additional two canopy signages on the east façade of the east corner tenant in Building I, Hyde Park Prime Steakhouse, by finding that the request does not meet the criteria set forth in the Land Development Regulations, was made by Christina Morrison and seconded by Wensky Villanoix.

**MOTION Carried 3-2**

**Jose Alvarez and Wensky Villanoix voted No.**

- B. MOTION** to move **approval** of the Amendment to the Master Sign Program (2025-148) for Atlantic Crossing, to accommodate the additional one blade signage on the south façade of the east corner tenant in Building III, Gabriella's Modern Italian, finding that the request meets the criteria set forth in the Land Development Regulations was made by Christina Morrison and seconded by Robert Lewis.

**MOTION Carried 5-0**

**9. Reports and Comments**

**A. City Staff**

Rafik Ibrahim announced that on June 2, 2025, there will be a meeting in City Hall Chambers introducing the City's new eServices system. On June 17, 2025, the system will go live.

**B. Board Attorney**

None

**C. Board Members**

None

**10. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 5:20 p.m.

The undersigned is the Board Clerk of the Site Plan Review & Appearance Board and the information provided herein is the Minutes of the meeting of said body **May 28, 2025**, which were formally adopted and **APPROVED** by the Board on **July 23, 2025**.

**ATTEST:**

---

**CHAIR**

---

**BOARD SECRETARY**

NOTE TO READER: If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes of the Site Plan Review and Appearance Board. They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.