



City of Delray Beach

100 N.W. 1st Avenue
Delray Beach, FL 33444

Advisory Board Agenda Site Plan Review and Appearance Board

Wednesday, January 28, 2026

5:01 PM

Commission Chambers or Watch on YouTube:
<https://www.youtube.com/@cityofdelraybeachfl/>
streams

1. ROLL CALL

2. APPROVAL OF AGENDA

3. MINUTES

3.A September 24, 2025

Attachments: [09-24-2025-SPRAB Minutes-Draft-RI](#)

4. SWEARING IN OF THE PUBLIC

5. COMMENTS FROM THE PUBLIC

(NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes).

6. PRESENTATIONS

None

7. CONSENT AGENDA

None

8. QUASI-JUDICIAL HEARING ITEMS

- 8.A The Plaza at Delray (File PZ-000215-2025):** Consideration of an Amendment of the Master Sign Program for the Plaza at Delray for Bagels With Deli, to accommodate a sign that does not meet the current Master Sign Regulations.

Address: 1400 South Federal Highway

PCN: 12-43-46-20-49-000-0010

Applicant/ Owner: Linton Delray, LLC

Agent: Juan Carlos Gavilan, Kemp Signs

Planner: Jennifer Buce

Attachments: [The Plaza at Delray MSP: Staff Report](#)
 [The Plaza at Delray MSP: Proposed Sign](#)
 [The Plaza at Delray MSP: Existing Program](#)
 [The Plaza at Delray MSP: Photos of Existing Propertyv2](#)

- 8.B Wells Fargo Bank - Linton (PZ-000291-2025):** Consideration of a Level 1 Site Plan Application for a color change from a soft yellow to a neutral color palette consisting of the following: Sherwin Williams (SW) Dorian Grey, SW Original White, and SW Cocoa Whip for the facade, and SW Black Magic for the storefront windows and door frames.

Address: 5030 Linton Boulevard

PCN: 12-43-46-26-00-000-1180

Owner: FLA Palm Court Limited Partnership

Agent: David Coutts, Franklin Contractors

Planner: Susana Rodrigues, Senior Planner

Attachments: [Staff Report, Wells Fargo Bank - Linton](#)
 [Proposed Elevations, Wells Fargo Bank - Linton](#)
 [Proposed Renderings, Wells Fargo Bank - Linton](#)

- 8.C Wells Fargo Bank - Military (PZ-000295-2025):** Consideration of a Level 1 Site Plan Application for a color change from a soft yellow to a neutral color palette consisting of the following: Sherwin Williams (SW) Original White, and SW Cocoa Whip for the facade, and SW Black Magic for the storefront windows and door frames.

Address: 14743 South Military Trail

PCN: 12-43-46-14-00-000-5510

Owner: RGMZ Marketplace of Delray Op 5 WE LLC

Agent: David Coutts, Franklin Contractors

Planner: Susana Rodrigues, Senior Planner

Attachments: [Staff Report, Wells Fargo Bank - Military](#)
 [Proposed Elevations, Wells Fargo Bank - Military](#)
 [Proposed Renderings, Wells Fargo Bank - Military](#)

9. REPORTS AND COMMENTS

- A. Staff
 - Meeting Dates
 - Project Updates
- B. Board Attorney
- C. Board Comments

10. ADJOURN

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City . Please contact the Human Resources Department at (561) 243-7125 at least 24 hours prior to the program or activity for the City to reasonably accommodate your request. Adaptive listening devices are available for meetings in the Commission Chambers. If a person decides to appeal any decision made by the Site Plan Review and Appearance Board with respect to any matter considered at this meeting or hearing, such persons will need a record of these proceedings, and for this purpose such persons may need to ensure that a verbatim record of the proceedings is made. Such record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record. Two or more City Commissioners may be in attendance.