

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

**MEETING DATE:** July 23, 2025

**MEETING PLACE:** City Commission Chambers

This meeting was called to order by Annette Gray, Chair, at 5:04 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; Alessio MacPherson, Planner In Training, and Rochelle Sinisgalli, Board Secretary.

**2. APPROVAL OF AGENDA**

**MOTION** to APPROVE the July 23, 2025, agenda was made by Christina Morrison and seconded by Wensky Villanoix.

**Motion Carried 5-0**

**3. MINUTES**

**MOTION** to APPROVE the Minutes of the May 28, 2025, meeting was made by Christina Morrison and seconded by Jose Alvarez.

**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. Marketplace of Delray (PZ-000006-2025):** Consideration of an Amendment of the Master Sign Program for Marketplace of Delray to accommodate the following

modifications: (1) the addition of two signs for a corner tenant, BJ's, for a total of four signs; (2) color change for the under-canopy signs from teal to Sherwin Williams (SW) Anonymous 7046 grey-green; (3) increase the number of tenant panels per side on freestanding sign located at the western entrance from Atlantic Avenue from seven to nine tenants; and (4) addition of plaza's name on the top of all three freestanding signs.

**Address:** 14535 South Military Trail

**PCN:** 12-42-46-14-00-000-5010

**Property Owner:** RPT Realty LP

**Authorized Agent:** Denise Williams, Art Sign Company

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

**Exparte Communications:** None

Susana Rodrigues, Senior Planner, entered Project File PZ-000006-2025 into the record.

### **Applicant Presentation**

Jack Gervais, Art's Sign Co.

Randall Cohen, Site Development Manager for BJ's.

Christina Morrison noted that there is a correction to the staff report that it should indicate that the property is 24 acres.

### **Staff Presentation**

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

### **Public Comment**

None

### **Rebuttal/Cross**

None

### **Board Comments**

Wensky Villanoix stated that he did not support the south side sign and found the curbside pickup sign unnecessary, adding that all signage should be consistent and noting he would oppose the first two modifications. Christina Morrison expressed support for the proposed new colors, while Jose Alvarez commented that the curbside pickup sign appeared oversized. Robert Lewis concurred with the remarks of other members regarding the disproportionate size of the pickup sign. Annette Gray raised the issue of teal versus grey, stating that teal would provide a stronger enhancement and contribute to a better overall experience, and she agreed with other members that the curbside pickup sign was excessive.

- A. MOTION** to move **approve as amended** for Modification 1 of the Amendment to the Master Sign Program (PZ-000006-2025), for Marketplace of Delray to allow only the addition of one sign, Spirit Shop, for a corner tenant, BJ's, for a total of 3 signs, by finding

that the request meets the criteria set forth in the Land Development Regulations was made by Christina Morrison and seconded by Jose Alvarez.

**MOTION Carried 5-0**

**MOTION** to move **approval** for Modification 2 of the Amendment to the Master Sign Program (PZ-000006-2025), for Marketplace of Delray to accommodate a color change for the under-canopy signs from teal to Sherwin Williams (SW) Anonymous 7046 grey-green, by finding that the request meets the criteria set forth in the Land Development Regulations, was made by Christina Morrison and seconded by Jose Alvarez.

**MOTION Carried 3-2**

**Dissenting by Wensky Villanoix and Annette Gray**

**MOTION** to move **approval** for Modification 3 of the Amendment to the Master Sign Program (PZ-000006-2025), for Marketplace of Delray to accommodate an increase in the number of tenant panels per side on freestanding sign located at the western entrance from Atlantic Avenue from seven to nine tenants, by finding that the request meets the criteria set forth in the Land Development Regulations, was made by Christina Morrison and seconded by Wensky Villanoix.

**MOTION Carried 5-0**

**MOTION** to move **approval** for Modification 4 of the Amendment to the Master Sign Program (PZ-000006-2025), for Marketplace of Delray to accommodate the addition of plaza's name on the top of all three freestanding signs, by finding that the request meets the criteria set forth in the Land Development Regulations, was made by Jose Alvarez and seconded by Robert Lewis.

**MOTION Carried 5-0**

**B. Wells Fargo – 14743 S Military Trail (2025-189):** Consideration of a Level 1 Site Plan application for a color change from a soft yellow to a minimalist dark color palette consisting of the following: Sherwin Williams (SW) Gray Dovetail for the trim, SW Dorian Gray for the base building, SW Original White for underneath side of exterior soffits, SW Gauntlet Gray for the exterior soffits, and SW Black Magic for the existing storefront windows and door frames.

**Address:** South Military Trail

**PCN:** 12-42-46-14-00-000-5510

**Property Owner:** RGMZ Marketplace of Delray Op 5 WE LLC

**Authorized Agent:** Jayson Coutts

**Project Planner:** Alessio MacPherson, Planner in Training;  
[macphersona@mydelraybeach.com](mailto:macphersona@mydelraybeach.com)

**Exparte Communications**

None

Alessio MacPherson, Planner in Training, entered Project File 2025-189 into the record.

**Applicant Presentation**

Jason Coutts, Franklin Contractors, 1040 NW 52<sup>nd</sup> Street, Fort Lauderdale, FL 33309

**Staff Presentation**

Alessio Macpherson, Planner in Training, presented the project from a Microsoft PowerPoint presentation.

**Public Comment**

None

**Rebuttal/Cross**

None

**Board Comments**

Jose Alvarez commented that while the proposal reflected a cleaner and more modernized appearance for the building, the issue remained its compatibility with the adjoining structures and the broader plaza setting. Christina Morrison asked whether Wells Fargo had applied a consistent color scheme across its other branches, noting the potential impact of introducing a markedly different palette in this location. The Board as a whole discussed the matter at length and agreed that the predominantly grey tones created an overly dark presentation, one that diminished the character of the proposed building rather than enhancing it. Several members emphasized that while brand consistency across corporate sites may be desirable, local compatibility must take precedence in Delray Beach. Overall, the Board found that the proposed colors were not harmonious with the surrounding context and conflicted with the established visual character of the community.

**MOTION** to move **denial** of the Level 1 Site Plan Application (2025-189) for a color change from a soft yellow to a minimalist dark color palette consisting of the following: Sherwin Williams (SW) Gray Dovetail for the trim, SW Dorian Gray for the base building, SW Original White for underneath side of exterior soffits, SW Gauntlet Gray for the exterior soffits, and SW Black Magic for the existing storefront windows and door frames, located at 14743 South Military Trail, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations, was made by Christina Morrison and seconded by Wensky Villanoix.

**MOTION Carried 5-0**

**C. Wells Fargo – Linton Boulevard (2025-1190):** Consideration of a Level 1 Site Plan application for a color change from a soft yellow to a minimalist dark color palette consisting of the following: Sherwin Williams (SW) Gray Dovetail for the trim, SW Dorian Gray for the base building, SW Original White for underneath side of exterior soffits, SW Gauntlet Gray for the exterior soffits, and SW Black Magic for the existing storefront windows and door frames.

**Address:** 5030 Linton Boulevard

**PCN:** 12-42-46-26-00-000-1180

**Property Owner:** FLA-Palm-Court Limited Partnership

**Authorized Agent:** Jayson Coutts

**Project Planner:** Alessio MacPherson, Planner in Training;  
[macphersona@mydelraybeach.com](mailto:macphersona@mydelraybeach.com)

**Exparte Communications**

None

Alessio MacPherson, Planner in Training, entered Project File 2025-190 into the record.

**Applicant Presentation**

Jason Coutts, Franklin Contractors, 1040 NW 52<sup>nd</sup> Street, Fort Lauderdale, FL 33309

**Staff Presentation**

Alessio Macpherson, Planner in Training, presented the project from a Microsoft PowerPoint presentation.

**Public Comment**

None

**Rebuttal/Cross**

None

**Board Comments**

Christina Morrison observed that the overall palette appeared overly dark and questioned its appropriateness within the Delray Beach context. Robert Lewis expressed that he did not have an issue with the proposed colors, viewing them as acceptable for the building. Jose Alvarez stated he was undecided, particularly with respect to the chosen accent tones, noting they did not clearly contribute to compatibility. Annette Gray emphasized that the darker shades were applied to the largest areas of the building, which created a heavy visual impact and raised concerns about prominence and scale. The Board discussed the proposal in comparison to similar Wells Fargo applications and reiterated that while uniform branding may be desirable from a corporate perspective, the application of dark, dominant tones was not consistent with the surrounding area or with the established character of Delray Beach.

**MOTION** to move **denial** of the Level 1 Site Plan Application (2025-190) for a color change from a soft yellow to a minimalist dark color palette consisting of the following: Sherwin Williams (SW) Gray Dovetail for the trim, SW Dorian Gray for the base building, SW Original White for underneath side of exterior soffits, SW Gauntlet Gray for the exterior soffits, and SW Black Magic for the existing storefront windows and door frames, located at 5030 Linton Boulevard, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations, was made by Jose Alvarez and seconded by Christina Morrison.

**MOTION Carried 4-1**

**Dissenting by Robert Lewis**

## **9. Reports and Comments**

### **A. City Staff**

Rafik Ibrahim announced that the upcoming SPRAB meetings will be held on August 27, 2025 and September 24, 2025.

### **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 6:13 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 **July 23, 2025**, which were formally adopted and **APPROVED** by the Board on **September 24, 2025**.

**ATTEST:**

  
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**CHAIR**

  
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**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.