

City of Delray Beach

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



Minutes

Wednesday, January 28, 2026

5:01 PM

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

Site Plan Review and Appearance Board

1. ROLL CALL

The meeting was called to order by Jose Alvarez, Vice Chair, at 5:02 pm.

Present: 5 - Wensky Villanoix, Rettig Talbot, Cynthia Lloyd, Nicholas Coppola and Jose Alvarez

Absent: 2 - Christina Morrison and Annette Gray

2. APPROVAL OF AGENDA

MOTION to APPROVE the January 28, 2026 agenda was made by Nicholas Coppola, seconded by Rettig Talbot.
Motion Carried.

Yes: 5 - Villanoix, Talbot, Lloyd, Coppola and Alvarez

Absent: 2 - Morrison and Gray

3. MINUTES

MOTION to APPROVE the Minutes of the September 24, 2025 meeting was made by Cynthia Lloyd and seconded by Nicholas Coppola.
Motion Carried.

Yes: 5 - Villanoix, Talbot, Lloyd, Coppola and Alvarez

Absent: 2 - Morrison and Gray

3.A September 24, 2025

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

4. SWEARING IN OF THE PUBLIC

Jose Alvarez, Vice 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

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

None

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

Sponsors: Development Services Department

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](#)

Exparte Communications

None

Jennifer Buce, Planner, entered File PZ-000215-2025 into the record.

Applicant Presentation

Juan Carlos Gavilan of Kemp Signs presented the applicant request.

Staff Presentation

Jennifer Buce, Planner, presented an overview and analysis of the request.

Public Comment

None

Rebuttals

None

Rafik Ibrahim, Principal Planner, responded to the question if there is an amendment to the Master Sign, it will have to go before the Board for them to see again.

Move approval of the Amendment to the Master Sign Program (PZ-215-2025) for The Plaza at Delray to accommodate a change in the size of the sign, by finding that the request meets the criteria set forth in the Land Development Regulations.

MOTION CARRIED 4-1 with Rettig Talbot dissenting.

Yes: 4 - Villanoix, Lloyd, Coppola and Alvarez

No: 1 - Talbot

Absent: 2 - Morrison and Gray

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

Sponsors: Development Services Department

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

[Proposed Elevations, Wells Fargo Bank - Linton](#)

[Proposed Renderings, Wells Fargo Bank - Linton](#)

Exparte Communication

None

Susana Rodrigues, Senior Planner, entered Project File PZ-000291-2025 into the record.

Applicant Presentation

Pascal Sciscente of Franklin Contractors presented the applicant request.

Staff Presentation

Susana Rodrigues, Senior Planner, presented an overview and analysis of the request.

Public Comment

None

Rebuttal

None

The Board members expressed support of the modification.

Move approval of the Level 1 Site Plan Application (PZ-000291-2025) 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, located at 5030 Linton Boulevard by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
MOTION CARRIED 5-0.

Yes: 5 - Villanoix, Talbot, Lloyd, Coppola and Alvarez

Absent: 2 - Morrison and Gray

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

Sponsors: Development Services Department

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

Exparte Communication

None

Susana Rodrigues, Senior Planner, entered Project File PZ-000295-2025 into the record.

Applicant Presentation

Pascal Sciscente of Franklin Contractors presented the applicant request.

Staff Presentation

Susana Rodrigues, Senior Planner, presented an overview and analysis of the request.

Public Comment

None

Rebuttal
None

Retting Talbot asked if the color changes were nationwide, to which the applicant responded that it is.

Jose Alvarez thanked the applicant for the willingness to return with a different color selection.

Move approval of the Level 1 Site Plan Application (PZ-000295-2025) 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, located at 14743 South Military Trail, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.

MOTION CARRIED 5-0.

Yes: 5 - Villanoix, Talbot, Lloyd, Coppola and Alvarez

Absent: 2 - Morrison and Gray

9. REPORTS AND COMMENTS

A. Staff

Rafik Ibrahim advised that Board that the next meeting is scheduled for March 25, 2026.

B. Board Attorney

None

C. Board Comments

Nicholas Coppola asked for clarification regarding Exparte Communication. William Bennett, Assistant City Attorney, explained that over-disclosure is better than under-disclosure. The applicant has the right to know if you went to the property for the purpose of looking at it for an upcoming meeting.

10. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 5:51 pm.

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.