



Cover Memorandum/Staff Report

File #: 25-872

Agenda Date: 8/12/2025

Item #: 6.T.1.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: August 12, 2025

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM JULY 7 30, 2025 THROUGH JULY 31, 2025.

Recommended Action:

By motion, receive and file this report for actions on development application requests from July 7, 2025, through July 31, 2025.

Background:

This report is the method of informing the City of Delray Beach ("City") City Commission of actions taken on site plan applications either by a City board or by the Development Services Director via administrative approval, which may be appealed by the City Commission, pursuant to Land Development Regulations (LDR) Section 2.1.3(F), Appealable Reports of Board Actions, and Section 2.4.10(A)(5)(b-c), Site Plan Applications. Administratively approved site plan applications are limited to fully code compliant Level 2 applications.

A staff report, along with associated exhibits and/or plans, provides a thorough description and analysis of each request. Items that appeared on a board's agenda that are not listed below were not acted on by the board (i.e. continued with direction) or received a recommendation to the City Commission for final action.

Site Plan Review and Appearance Board

Meeting Date: July 24, 2025 (Linda Purdo and Cynthia Lloyd absent)

1. Marketplace of Delray MSP, Northwest Corner of West Atlantic Avenue and South Military Trail (PZ-000006-2025)

Request: 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, BJs, 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 West Atlantic Avenue from seven to nine tenants; and (4) addition of plaza's name on the top of all three freestanding signs.

Public Comment: No public comment.

Board Comment: The Board deemed the additional Curbside Pickup signage for the corner tenant (BJ's) excessive; Board members noted the existing under-canopy teal color is more in line with Delray and the additional Plaza sign name for the freestanding signs is too small to identify the Plaza.

Board Actions:

Modification 1: Additional Signage for Corner Tenant: Approved as amended to allow one additional sign (Spirits Shop Sign) 5-0

Modification 2: Under-Canopy Color Change: Approved 3-2

Modification 3: Freestanding Sign Tenant Number: Approved 5-0

Modification 4: Freestanding Signs Plaza Sign: Approved 5-0

2. Wells Fargo- 14743 S Military Trail, (2025-189)

Request: 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.

Public Comment: No public comment.

Board Comment: The Board expressed concerns over the dark color palette, which was predominantly grey, that it was not compatible with the surrounding area and not appropriate for Delray Beach.

Board Action: Denied 5-0

3. Wells Fargo- 5030 Linton Blvd, (2025-190)

Request: 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.

Public Comment: No public comment.

Board Comment: The Board expressed concerns over the dark color palette, which was predominantly grey, that it was not appropriate for Delray Beach.

Board Action: Denied 4-1