



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

### Wells Fargo Bank

Meeting	File No.	Application Type
January 28, 2026	PZ-000295-2025	Level 1 Site Plan
Property Owner		Authorized Agent
RGMZ Marketplace of Delray Op 5 WE LLC		David Coutts, Franklin Contractors

#### Request

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.

#### Site Data & Information

**Location:** 14743 S Military Trail.

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

**Property Size:** 0.74 acres

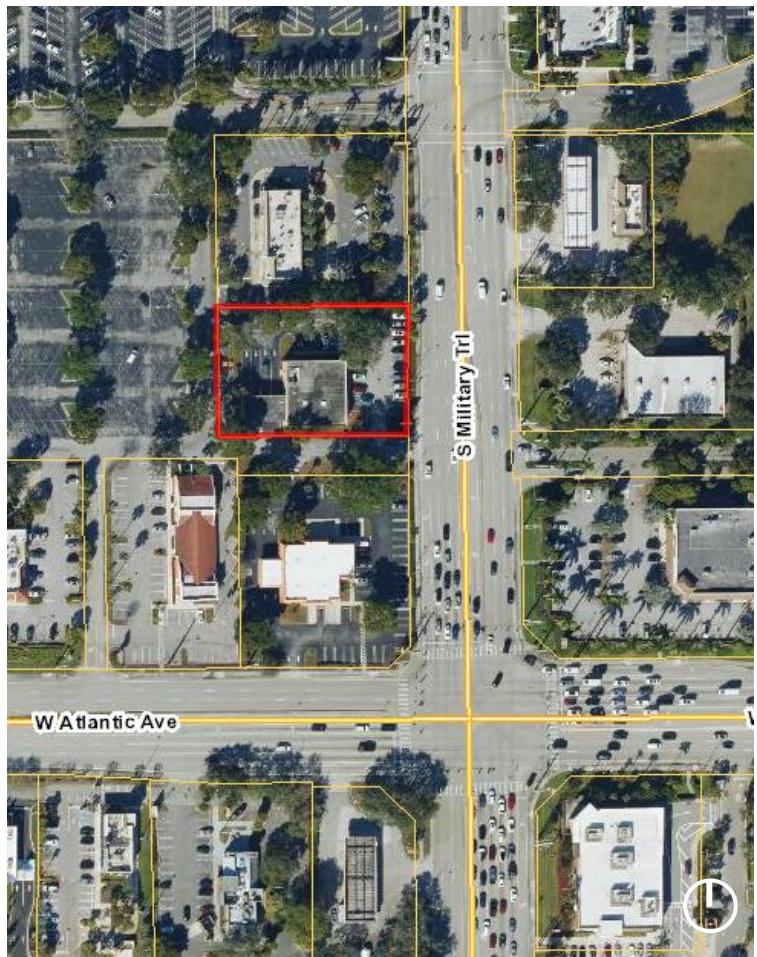
**LUM:** General Commercial (GC)

**Zoning:** Planned Commercial (PC)

#### Adjacent Zoning:

- North- Neighborhood Commercial (NC)
- South, West, East- Planned Commercial (PC)

**Existing Use:** Branch Bank.





## Background

The subject property contains a 4,477 square foot single story branch bank building, originally constructed in 1983. The building is currently occupied by Wells Fargo Bank.

On July 23, 2025, the Site Plan Review and Appearance Board (SPRAB) denied a color change request to a dark grey color palette. The Board expressed concerns over the dark color palette and deemed that it was not appropriate for Delray Beach.

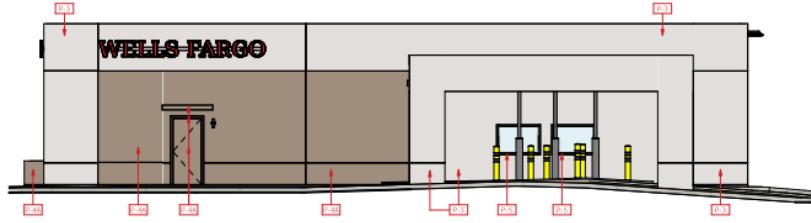


## Existing Colors

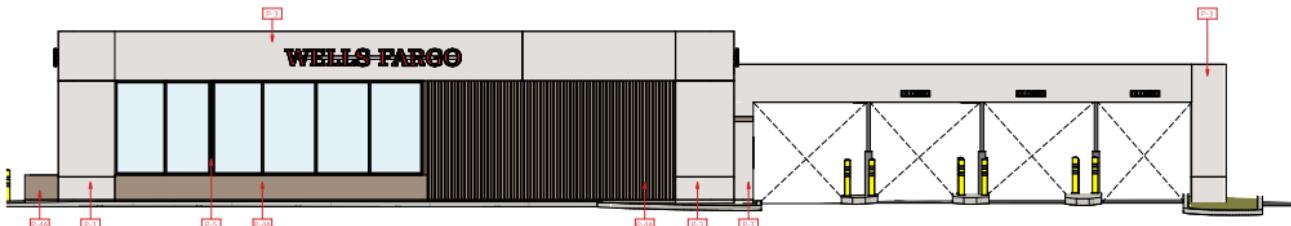


## Description of Proposal

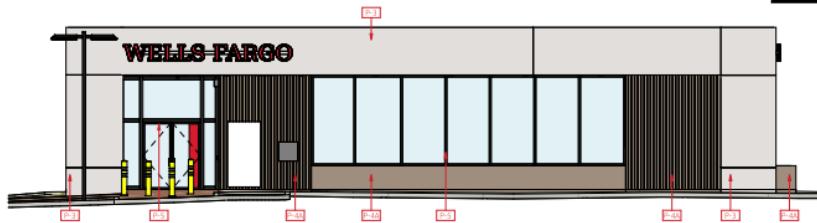
The applicant has returned with modifications to the previous color change request. The request shifts to a more neutral color palette consisting of Sherwin Williams (SW) Original White, and SW Cocoa Whip for the facade, and SW Black Magic for the storefront windows and door frames. The request is similar to the original color change with one modification to replace the SW Dorian Grey with the Cocoa Whip.



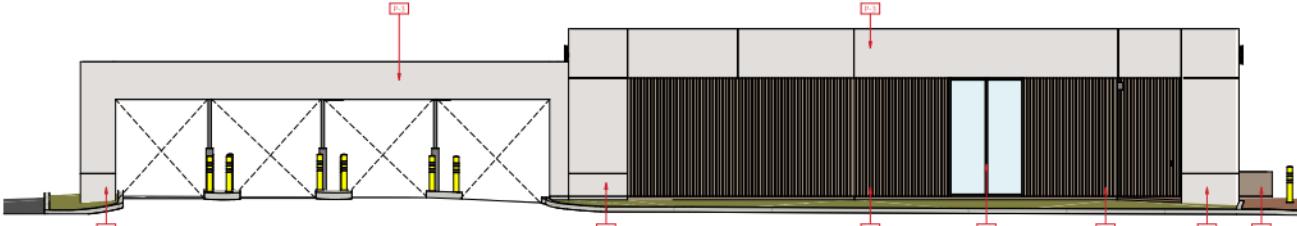
Proposed Color Exterior Elevation West View



Proposed Color Exterior Elevation North View



Proposed Color Exterior Elevation East View



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Proposed Color Exterior Elevation South View

## Proposed Colors



## Review & Analysis

### LDR Section 2.4.10(A)(1)(a), Level 1.

*Level 1 Site Plan applications include improvements or modifications to existing development that do not increase building square footage and are generally limited to landscaping, hardscaping, architectural elevations, materials, and colors.*

Based on the scope of work, the subject application is classified as a Level 1 Site Plan.

### LDR Section 2.1.1(B), Director: Responsibilities of the Director include, but are not limited to, the following:

- (4) Approving Level 1 and Level 2 Site Plan applications and Zoning Certificates of Use, with the sole discretion to elevate applications to board review with a written determination for the action.

### LDR Section 2.1.6(E)(1), Board Action: The SPRAB has the authority to take action on the following items pursuant to the procedures and standards of the LDR, except where authority is granted to the Historic Preservation Board:

- (c) Appeal of an administrative interpretation or decision associated with the following:
  1. Section 4.6.7, Signs
  2. Section 4.6.16, Landscape Regulations
  3. Level 1 Site Plan Applications
  4. Level 2 Site Plan Applications

Level 1 Site Plan Applications are typically subject to administrative review; however, pursuant to the Land Development Regulations (LDR) Section 2.1.1(B), the Director retains the authority to elevate such applications to Board review. As SPRAB reviewed the previous color change request, Staff has determined that the modified request must also be elevated for Board consideration. Therefore, the SPRAB will review and make a final decision on the application.



### LDR Section 2.4.10(A)(3)(d), Findings

*Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.*

### LDR Section 4.6.18, Architectural Elevations and Aesthetics

#### (B) Minimum Requirements

1. *Buildings or structures which are a part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the use, texture, and color of materials shall be such as to create a harmonious whole. When the area involved forms an integral part of, is immediately adjacent to, or otherwise clearly affects the future of any established section of the City, the design, scale and location on the site shall enhance rather than detract from the character, value, and attractiveness of the surroundings.*
2. *Buildings or structures located along strips of land or on single sites, and not a part of a unified multi-building complex, shall strive to achieve visual harmony with the surroundings. If they are built in undeveloped areas, the three primary requirements shall be met: express honest design construction, show proper design concepts, and be appropriate to the City.*
3. *All facades visible to public or adjacent property shall be designed to create a harmonious whole. Materials shall express their function clearly and not appear as a material foreign to the rest of the building.*
4. *To be harmonious, it is not to be inferred that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of scale, proportion, site planning, landscaping, materials, and color.*

Contrasting to the previous request, the replacement of the SW Dorian Grey to Cocoa Whip eliminates the concerns of the 'Greying of Delray' that the previous request proposed. The proposal no longer utilizes any grey tones, instead utilizing a brown and white that creates a more neutral color palette that aligns with the surrounding developments.

**(E), Criteria for board action**

The following criteria shall be considered, by the Site Plan Review and Appearance Board or Historic Preservation Board, in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

1. The plan or the proposed structure, is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

**Previous Request**

Eliminating the grey in the proposed color change and requesting a more neutral color palette complies with the criteria set in LDR Section 4.6.18(E) and is deemed appropriate and harmonious with the surrounding development. The overall modification exemplifies the building's location in Delray Beach, as opposed to the previous request, and is compatible with the prevailing tropical aesthetic and light-colored-toned façades existing within the plaza and along Military Trail.

**Adjacent North Building****Adjacent South Building****Adjacent Southwest Building**



#### Optional Board Motions

- A. 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.
- B. Move **approval, as amended**, 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.
- C. Move **denial** 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 inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.
- D. Move to **continue with direction**.