



# City of Delray Beach

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

## Advisory Board Agenda

### Site Plan Review and Appearance Board

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Wednesday, March 25, 2026

5:01 PM

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

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#### Regular Meeting

#### 1. ROLL CALL

#### 2. APPROVAL OF AGENDA

#### 3. MINUTES

3.A January 28, 2026

Attachments: [2026-01-28-DRAFT](#)

#### 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 540 West Atlantic Avenue - Dunkin Donuts (2024-152):** Level 2 Site Plan Application to revitalize the existing building at 540 West Atlantic Avenue into a Dunkin Donuts restaurant, including the addition of a 168 square foot walk-in cooler, modifications to the building elevations, and associated site improvements.

**Address:** 540 W. Atlantic Avenue

**PCN:** 12-43-46-16-01-021-0150

**Property Owner:** 540 West Atlantic, LLC

**Authorized Agent:** Michael Ventura, Architect

**Project Planner:** Alexia Howald, Senior Planner

- Attachments:**
- [Dunkin Donuts: Staff Report](#)
  - [Dunkin Donuts: Site Plan](#)
  - [Dunkin Donuts: Survey](#)
  - [Dunkin Donuts: Architectural Plan Set](#)
  - [Dunkin Donuts: Engineering Plan Set](#)
  - [Dunkin Donuts: Landscape Plans](#)
  - [Dunkin Donuts: Irrigation Plans](#)
  - [Dunkin Donuts: Photometrics Plan](#)
  - [Dunkin Donuts: Plumbing Plan](#)
  - [Dunkin Donuts: Style Proposed Letter 540 Atlantic](#)
  - [Dunkin Donuts: Traffic Performance Standards Review Letter](#)
  - [Dunkin Donuts: FDOT Pre-App Letter](#)
  - [Dunkin Donuts: Drainage Report](#)

## 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.

