



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD

Dunkin Donuts

Meeting	File No.	Application Type
March 25, 2026	2024-152	Level 2 Site Plan
Property Owner	Agent	
540 West Atlantic, LLC	Mike Ventura	

Request

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.

Site Data & Information

Location: 540 W. Atlantic Avenue

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

Property Size: 0.27 acres

LUM: Commercial Core (CC)

Zoning: Central Business District (CBD) – West Atlantic Sub-District

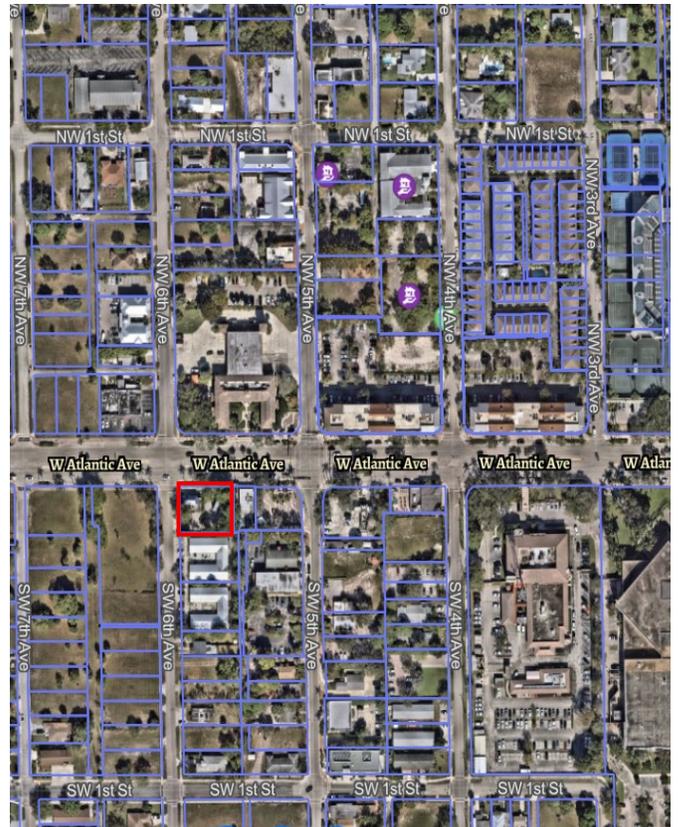
Adjacent Zoning:

- **North:** Community Facilities (CF)
- **South:** CBD
- **West:** CBD
- **East:** CBD

Existing Use: Restaurant (Vacant)

Proposed Use: Restaurant (Coffee Shop)

Overlay: The West Atlantic Avenue



Background

The property located at 540 W. Atlantic Avenue sits on a .27-acre corner lot at the intersection of West Atlantic Avenue and SW 6th Avenue and is developed with a 1,116 square foot freestanding building constructed in 1984. The structure is a one-story vernacular commercial structure with coastal revival influences, featuring a hipped roof form with a central cupola vertical element, and colorful façade treatments.

Historically, the building has accommodated several commercial tenants over time, most notably restaurants establishments; however, the site has since been vacated.



The new property owner seeks to revitalize and restore the existing structure and site to accommodate a dine-in restaurant. Existing site conditions reflect deferred maintenance and deterioration over time. The parking area currently consists of a mixture of asphalt and concrete surfaces that have become uneven and degraded, with visible potholes and areas of patchwork repair. In addition, the parking lot lacks clearly defined and striped parking spaces, and there is currently no enclosed dumpster area to properly serve a restaurant use.

As part of the proposed improvements, structural deficiencies have been identified in the existing roof system, including termite infestation within portions of the roof trusses. To address these conditions and ensure the long-term viability of the structure, the applicant proposes to remove the existing roof assembly and construct a new roof structure. The proposed design includes replacing and increasing the height of the existing hip roof and changing the material, as well as the addition of a tower element at the corner of the building to provide architectural emphasis at the intersection. These architectural and site improvements are intended to restore and enhance the character of the building while improving the overall functionality and appearance of the site.



The property is located within the Sub Area 3 of the West Atlantic Master Plan, which promotes small-scale commercial development that supports the surrounding neighborhood and contributes to the vitality of the West Atlantic corridor. These objectives are further supported by the Always Delray Comprehensive Plan, which encourages context-sensitive redevelopment, adaptive reuse of existing structures, and the continued activation of neighborhood-serving commercial uses the corridor.

The proposed exterior remodel and site improvements are, therefore, consistent with these planning objectives and form the basis for the application before the Board.

Description of Proposal

The proposed project consists of remodeling the exterior of the existing one-story commercial building, construction of 168 square feet for a walk-in cooler and enhancements to the site. The facade improvements include removal of the existing flat/low-profile roof structure and the installation of a new hipped roof system with metal standing seam panels to reinforce a Florida Vernacular architectural expression. A vertically articulated tower feature is proposed at the primary entrance to establish a focal point along the West Atlantic Avenue frontage. The tower will incorporate a gabled cap and integrated signage band, enhance visibility while maintain compatibility with the buildings modest scale. The tower element introduces vertical emphasis and reinforces the pedestrian-oriented character of the corridor.



Furthermore, the proposal includes site modifications intended to improve overall functionality and regulatory compliance in addition to architectural enhancements. Improvements will address parking layout and striping to ensure consistency with current regulations, including accessible spaces and required dimensional standards. Circulation patterns will be refined to provide clear vehicular ingress and egress, improve internal maneuverability, and enhance pedestrian connectivity between the building and adjacent public sidewalks.

The site also includes upgraded waste management facilities with appropriately screen refuse enclosures designed in accordance with City requirements. Drainage and infrastructure improvements will be implemented to ensure compliance with stormwater management. Additionally, landscape enhancements will be provided to meet current code requirements for perimeter buffering, interior parking lot landscaping, and shade tree contributing to improved environmental performance and pedestrian comfort along the corridor.

These site improvements ensure the property not only reflects an upgraded architectural expression but also functions in compliance with applicable zoning, design, and infrastructure standards

Review & Analysis: Site Plan and Zoning

LDR Section 2.4.10(A)(1)(b), Level 2 Site Plan Applications

“Include new construction, additions to an existing building, or the conversion of an existing single-family residence or duplex, consisting of no more than a total of five dwelling units for multi-family residential development or 15,000 gross square feet of mixed-use or nonresidential development.”

LDR Section 2.4.10(A)(2)(c)(1), Administrative Review *“Level 1 and Level 2 Site Plan applications may be approved, denied, or approved with conditions pursuant to Article 2.2 by the Director. “*

The proposed development consists of 168 square feet of new construction to an existing 1,119 square foot building. Therefore, the request is considered a Level 2 Site Plan application subject to Board approval.

LDR Section 2.4.10(A)(3), Findings

- (b) *Level 2, Level 3, and Level 4 Site Plan applications require compliance with the findings in Chapter 3, Performance Standards.*
- (c) *Landscape Plans, including modifications to existing landscaping, shall be consistent with Section 4.6.16, Landscape Regulations*
- (d) *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.*

The site plan application requires compliance with b, c, and d listed above. The analysis of the required findings is further identified below.

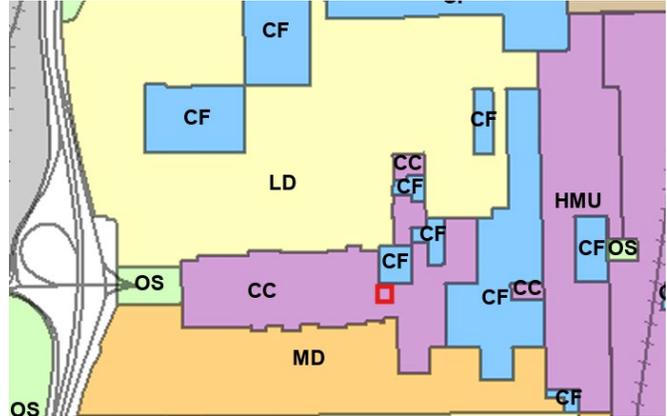
LDR Section 3.1.1, Required Findings *Prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application.*

These findings relate to (A) the Land Use Map, (B) Concurrency, (C) Consistency, and (D) Compliance with the LDR; analysis is provided below.

3.1.1(A) Land Use Map

The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Land Use Map.

The subject property has a Land Use Map designation of Commercial Core (CC), and a zoning designation of CBD-West Atlantic Sub-district, which is a compatible zoning district to implement the CC land use designation. Restaurants are permitted uses within the CBD zoning district.



3.1.1(B) Concurrency

Concurrency as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE-2, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.

Potable Water and Sewer: Connections are to existing lines.

Drainage: The proposed drainage system consists of a network of drainage inlets, exfiltration trench, and piping.

Transportation:.. A TPS letter issued by Palm Beach County dated October 9, 2025, confirmed that the existing development will generate fewer than 21 peak hours trips, and will therefore have an insignificant impact on traffic. The use remains unchanged

Parks and Open Space: Park impact fees are not applicable for this use.

Solid Waste: The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals through the year 2071. The development proposes one new dumpster to be provided on site.

Schools: Concurrency is not applicable.

3.1.1(C) Consistency

A finding of overall consistency may be made even though the action may be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.

The applicable subsections of Article 3.2, Performance Standards, are Section 3.2.1, which requires a determination of consistency with the Comprehensive Plan, and Section 3.2.3, which provides standards for site plan actions.

Section 3.2.3, Standards for site plan and/or plat actions

The applicable subsections of Article 3.2, Performance Standards, are Section 3.2.1, which requires a determination of consistency with the Comprehensive Plan, and Section 3.2.3, which provides standards for site plan actions.

The proposed improvements to the existing building within the CBD constitute a minor alteration rather than substantial

redevelopment or new development. The addition of limited square footage for a rear walk-in cooler and the associated site work, primarily repaving, restriping, circulation refinement, and installation of a screened dumpster enclosure are corrective and functional in nature and do not intensify or materially alter the longstanding restaurant use. While the application requires full CBD review, the scope of work remains contained within the existing building footprint and established site layout. The project does not expand the building toward the street, alter the established streetscape relationship, or create impacts that would undermine the intent of the CBD's pedestrian-oriented design standards. The proposal enhances site conditions, improves accessibility and circulation, and remains consistent with the standards of Section 3.2.3 without constituting redevelopment of the property.

Neighborhoods, Districts, and Corridors Element

Policy NDC 1.1.2 *Provide a complementary mix of land uses, including residential, office, commercial, industrial, recreational, and community facilities, with design characteristics that provide: Similar uses, intensity, height, and development patterns facing each other, especially in residential neighborhoods. Uses that meet the daily needs of residents. Public open spaces that are safe and attractive.*

Policy NDC 1.1.3 *Provide transitions between land use designations at the rear of properties or at major corridors so that the prescribed uses and potential development patterns are arranged to achieve compatible and appropriate changes in intensity, height, and scale.*

Policy NDC 1.1.12 *Develop and redevelop remaining infill lots in residential neighborhoods using zoning that is identical or most similar to the zoning of adjacent properties or that results in same or less intense development.*

Policy NDC 1.3.3 *Apply the density and intensity in mixed-use land use designations to encourage adaptive re-use, development, and redevelopment that advances strategic, policy-driven goals, such as diverse residential housing opportunities, sustainable building practices, historic preservation, public parking, civic open space, or economic development strategies.*

Policy NDC 2.2.3 *Encourage the adaptive reuse of existing structures located within mixed-use and commercial land use designations, particularly those that were originally established as single family homes or are over 50 years old, by providing incentives, such as relief in the Land Development Regulations, grants to facilitate retrofitting or rehabilitation, etc.*

Policy NDC 2.2.4 *Provide incentives in the Land Development Regulations that encourage the long-term viability, adaptive reuse, and redevelopment of small properties located within mixed-use and commercial land use designations to maintain the historic development pattern over time.*

Economic Prosperity

Policy ECP 6.3.2 *Encourage predictability and consistency in the City's Land Development Regulations, while also allowing for flexibility and creativity in the site development process.*

The proposed site improvements and exterior remodel are consistent with the Comprehensive Plan, specifically policies supporting compatible infill and adaptive reuse within commercial corridors. The improvements maintain pedestrian and vehicular connectivity through existing sidewalk enhancements and ADA access while providing parking and circulation improvements in a manner that minimizes conflict with pedestrian activity. These actions align with overall neighborhood and corridor objectives without compromising the character or intent of the plan.

Section 3.2.4, Standards for Specific Areas or Purposes

The property is not located within a flood prone zone area, an environmentally sensitive area, on the barrier island, or a historic district. The property is not an individually designated site or would impact adjacent local government. The subject property is located within Wellfield Protection Zone 4.

3.1.1(D) Compliance with the LDR.

Whenever an item is identified elsewhere in the LDR, it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.5 and in special regulation portions of individual zoning district regulations.

The proposed commercial development complies with the development requirements of the CBD zoning district, except for the existing non-conformities. The proposed site plan for the property was reviewed as a Level 2 Site Plan based on the scope of work

involving exterior building renovations, site improvements and addition of a walk-in cooler. As such, the proposed work is limited in scope of work and does not involve demolition or reconstruction of the existing building footprint, that would otherwise trigger full compliance with all current development standards.

Pursuant to **LDR Section 1.3.5**, existing structures that are legally non-conforming may remain provided that alterations do not enlarge, expand, or increase the degree of nonconformity. The existing building contains a nonconforming corner setback of approximately 8 feet whereas at least 10 feet is required. The project does not alter or expand the building envelope in a manner that would increase the degree of nonconformity. Additionally, the proposed exterior renovations increase window openings along the building frontage, thereby reducing the existing nonconformity and improving consistency with the CBD ground-floor transparency standard.

Furthermore, the existing streetscape along SW 6th Avenue does not fully conform to the streetscape design standards established in **LDR Section 4.4.13**. The current conditions lack a 4-foot curb zone containing a continuous streetscape planting shade canopy; however, the existing 6-foot sidewalk is provided that provides a continuous pedestrian clear zone that extends around the corner augmenting the intersection into the existing 10-foot-wide sidewalk along W. Atlantic Avenue. Therefore, given the limited scope of the proposed work and the existing site configuration, no modifications to the existing streetscape are proposed as part of this application.

Specific standards are detailed below.

Section 4.4.13, Central Business District

Standard/Regulation	Required	Existing	Proposed
Table 4.4.13(C), Height	Maximum: 54 feet, 4 stories	10 feet	13 feet, 9 inches
Table 4.4.13(C), Setbacks	Front: Min. 10 feet – Max. 15 feet Side: 10 feet Rear: 10 feet	Front: Corner: *1st Story: 8 feet <u>W. Atlantic Avenue:</u> 1st Story: 15 feet <u>SW 6th Avenue:</u> 1st Story: 12 feet* Rear (south): 1st Story: 43 feet Rear (east): 1st Story: 71 feet	N/A
4.4.13(E)(2), Minimum Streetscape Width	Required: 15 ft Curb Zone: 4 ft (min.) Ped. Clear Zone: 6 ft (min.) Remaining Front Setback Area: up to 15 ft	<u>W. Atlantic Avenue:</u> 18 feet Curb Zone: 8 feet Ped. Clear Zone: 10 feet Remaining Front Setback Area: 15 feet <u>SW 6th Avenue:</u> 15.8 feet * Curb Zone: 0 feet Ped. Clear Zone: 6 feet Remaining Front Setback Area: 11.6 feet (landscaped)	N/A
4.4.13(E)(2)(a)3, Remaining Front Setback Area	Hardscape or Landscaping comprised of plants in removable planters, palms and/or ground planting may be installed adjacent to the	Existing raised staircase and planter bed	N/A

	building provided views into storefront windows are not obstructed.		
4.4.13(E), Frontage Type: Stoop, Storefront, Arcade, and Lobby	Storefront Requirements: Building Setback: 10 to 15 ft Store Width: max. 75 ft Storefront Base: 9 in - 3 ft Glazing Height: Min 8 ft Required Openings: Min 80% Awning Projection: Min 5 ft	Building Setback: 15.1 ft Store Width: 42.5 ft Storefront Base: 3 feet Glazing Height: 7.8 ft Openings: 54% Awning Projection: none	Building Setback: 15.1 ft Store Width: 42.5 ft Storefront Base: 3 feet Glazing Height: 8 ft Openings: 70% Awning Projection: 5 feet
4.4.13(G), Civic Open Space	Not required		

*Existing nonconformity

Other Regulations

Standard/Regulation	Required	Proposed
4.6.8(A)(3), Lighting	Illumination spillover is limited to the maximum degree feasible given the minimum illumination requirements for street lighting, off-street parking illumination, and lighting at the building and garage entrance. The proposed lighting complies with the minimum and maximum illumination requirements for off-street parking illumination, lighting at the building entrance, and lighting at the property line adjacent a parcel or public right-of-way.	
4.4.13(I), CBD Parking Standards	Required: 9 parking spaces total Restaurant (more than 8 seats) 6 spaces/1,000 sf	Provided: 9 parking spaces, including 2 compact spaces (22%)
LDR Table 4.4.13(M), Bicycle Parking	Retail: Type I spaces – 2/10,000 sf = 1 space Type II – Not Required	Type I spaces – 2

LDR Section 2.4.10(A)(3)(c), Findings

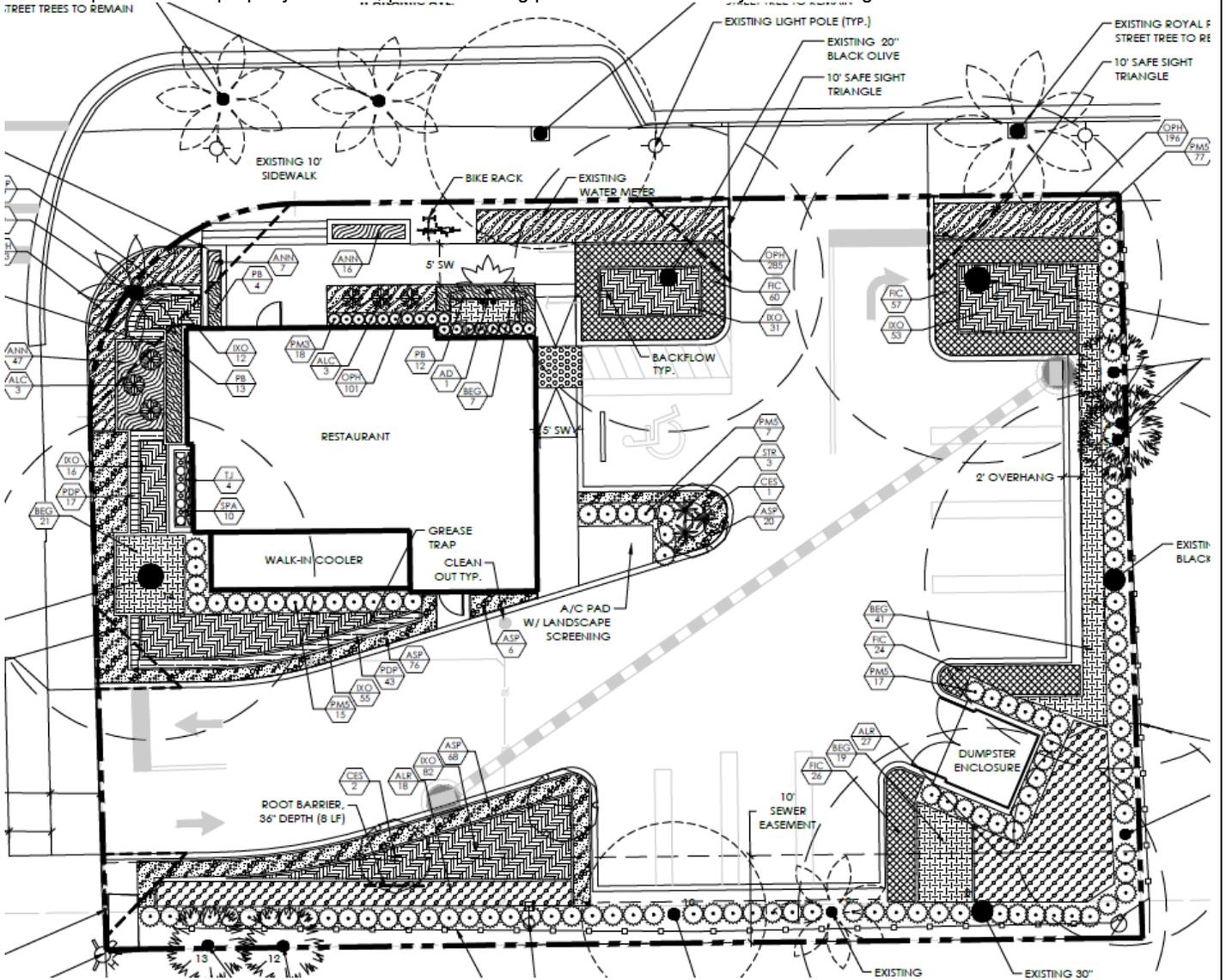
Landscape Plans, including modifications to existing landscaping, shall be consistent with [Section 4.6.16](#), Landscape Regulations.

LDR Section 4.6.16, Landscape Regulations

Landscape Plans, including modifications to existing landscaping, shall be consistent with Section 4.6.16, Landscape Regulations.

Overall, the landscape plan has been deemed technically compliant by the Senior Landscape Planner, pursuant to the applicable requirements of LDR Section 4.6.16. The applicant proposes removal of existing artificial turf area and replaces with living plant material with layered shrubs and ground cover. The proposal intends to remove one Mahogany and replace with one Silver buttonwood tree. The plan significantly improves the appearance and function of the site through preservation of existing mature trees, installation of a perimeter landscape buffer, creation of a landscaped entrance feature, installation of additional shrub and groundcover plantings, screening of mechanical equipment and dumpster area. The landscape plan proposes installation of a five-foot wide perimeter landscaped buffer along portions of the site perimeter adjacent to neighboring properties consisting of the existing mature trees and palms with layered new Yew Pine shrubs, combined with accent plantings of White Angel Begonia and Regal Shields Alocasia shrubs. A landscape terminal island is proposed at the parking lot entrance along SW 6th Avenue. The island includes canopy plantings and shrub material designed to define the vehicular entrance, meet dimensional requirements for parking lot island contributing to the reduction of the visual dominance of pavement and support the landscape objectives of Section 4.6.16(H). The terminal islands contain a Silver Buttonwood tree, and a mix of shrubs and accent plantings of Foxtail Fern and Dwarf Izora shrubs. Additional landscape is planted in areas around utilities and mechanical equipment, including screening around the A/C unit pad and grease trap. Yew Pine, Bird of Paradise and Foxtail Fern. The proposed landscape palette includes a mix of palms, canopy trees, shrubs, ornamental plants, and groundcover species. This diversity enhances site aesthetics and contributes

to a layered design consistent with the City's landscape standards. As part of the review, a 7.5-foot easement is requested along the southern portion of the property. As such, prior to building permit issuance a utility easement agreement shall be recorded.



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 - Minimum requirement

The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development. It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings

There are five subsections for consideration in **LDR Section 4.6.18:**

- (A) Minimum requirements;
- (B) Building and structure requirements;
- (C) Exterior space;
- (D) Parking lots and vehicular use areas, and
- (E) Criteria for board action.

(E) Criteria for Board Action.

The following criteria shall be considered by the Site Plan Review and Appearance 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.

The proposed elevations provided below have been reviewed for compliance with Section 4.6.18 - Architectural Standards.

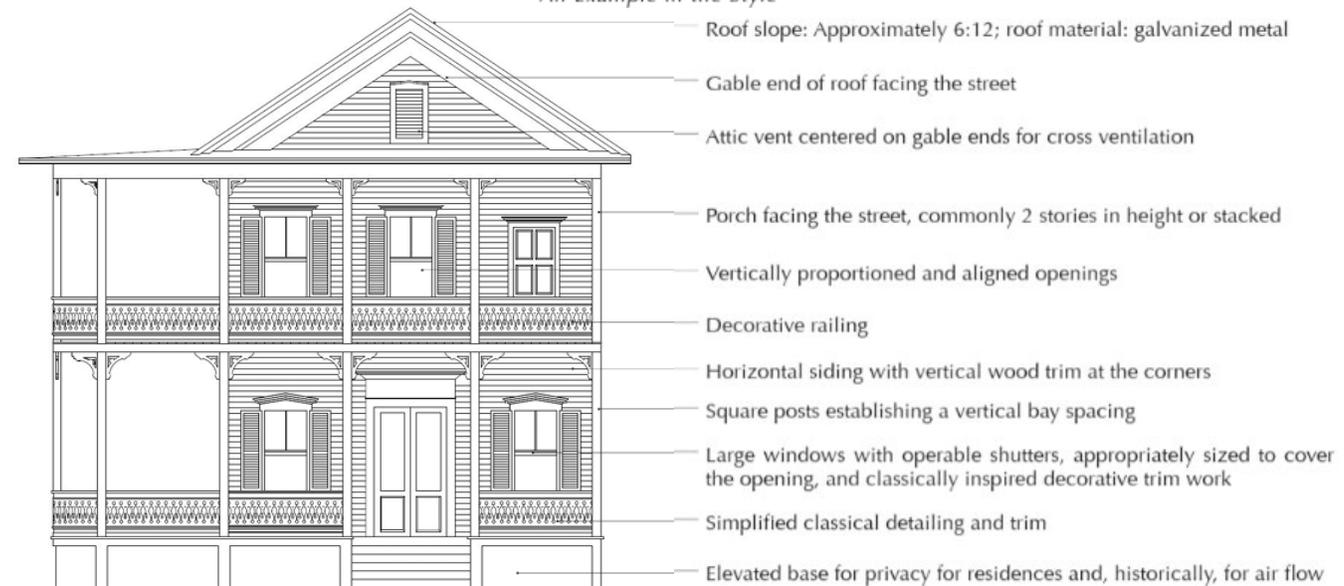
In conjunction to the above minimum requirements, all buildings in the CBD Sub-districts shall utilize one of the architectural styles as identified in the *Delray Beach Architectural Design Guidelines* and adhere to the defining characteristics outlined in the guideline document to ensure high quality architecture in the downtown area.

LDR Section 4.4.13(F), Architectural Standards, to ensure high quality architecture in the downtown area, the following architectural standards apply to all buildings in the Central Business District Sub-districts and in the OSSHAD with CBD Overlay. In addition to the standards in Section 4.6.18, the following standards apply in all CBD Sub-districts.

The proposed development is utilizing the Florida Vernacular architectural style, which is one of the seven styles that are within the guidelines.

FLORIDA VERNACULAR

An Example in the Style



Delray Beach Central Business District - Architectural Design Guidelines

“The Florida Vernacular is a style of architecture native to the region, most typically constructed with a wooden frame and finished with wood siding. The origins of the style are adapted from multiple sources, including the Victorian (more common in the northern states), the Southern Plantation home, the Florida Cracker, and Florida Craftsman styles. The classical temple is heavily referenced in the Florida vernacular, as evidenced by gable-roof ends facing the street and simplified classical detailing. The front facade is often composed of double-height or stacked porches.”

The proposed exterior modifications incorporate architectural elements consistent with Florida Vernacular design principles, which are encouraged within the CBD to reinforce the coastal and historic character of Atlantic Avenue. Florida Vernacular architecture is generally characterized by simple building forms, durable materials, and design features that respond to Florida’s climate and

coastal context.

LDR 4.4.13(F)(2) - Façade Composition, Tripartite Organization: The building elevations demonstrate articulation through a central tower emphasizing the primary entry, the changes in roof form and building height, and variations in materials and fenestration patterns. These features break up the horizontal mass of the building and create visual hierarchy consistent with CBD design standards. The design features a clear division of base, middle and top façade composition. The base features a smooth, light grey stucco finished, while the primary wall plane include horizontal lap siding and fenestration. The top is defined by the gable form and metal roof, providing visual termination to the building elevation.

LDR 4.4.13(F)(3) - Architectural Style, Florida Vernacular: The proposed elevations incorporate elements of Florida vernacular architecture, including gable roof forms, standing seam, metal roofing, and horizontal lap siding, which contribute to a pedestrian scaled façade and support the architectural character encourage within the Central Business District. The architectural elements are consistent with the defining characteristics of Florida Vernacular architecture as described in the CBD Architectural Design Guidelines and reflected in the applicant's architectural narrative and supporting renderings.

LDR 4.4.13(F)(4) - Walls and Primary Materials: The proposed elevations introduce a combination of horizontal lap siding and stucco finishes to create variation in texture and visual depth across the building façade. The lap siding used on the upper façade area reinforces the Florida Vernacular style while the smooth stucco along the portions of the building to provide contrast and maintain material continuity with surrounding commercial structures in the area. The façade incorporates fenestration framed within the façade composition and aligned with the architectural rhythm of the building, helping establish proportional balance across the elevation.

LDR 4.4.13(F)(5) - Openings and Transparency: Ground-floor storefront glazing and upper-story window systems are integrated into the façade design to maintain visual rhythm and façade articulation. Storefront systems provide pedestrian engagement along primary street frontages through transparent glazing, recessed entry conditions, and pedestrian-scaled façade detailing. Upper-story fenestration incorporates ribbon window groupings and recessed openings that create shadow lines and façade relief consistent with Florida Vernacular architectural expression and CBD façade articulation expectations.

LDR 4.4.13(F)(6) - Roof Form and Screening: The building utilizes a sloped hip roof form and prominent tower with gable roof form cap utilizing a standing seam metal roof material which is historically consistent with Florida Vernacular architecture.

LDR 4.4.13(F)(7) - Architectural Elements: Architectural detailing includes awnings projections for solar shading, horizontal lap siding, smooth stucco, elevated base, and vertical architectural elements reinforcing building entry and corner emphasis. Structural expression elements contribute to façade depth and architectural interest consistent with CBD Architectural Guidelines and the selected architectural style.

LDR 4.4.13(F)(8) - Parking and Service Integration: Vehicular access and service functions are consolidated along the rear alley limiting visibility of service and parking functions from primary pedestrian frontages. This configuration supports pedestrian-oriented street activation and maintains the functional relationship between building frontage and the public realm along primary streets.

LDR 4.4.13(F)(9) - Urban Heat Island Reduction and Green Building: The building incorporates reflective roofing materials and energy-compliant roof systems consistent with urban heat island reduction objectives. The building size is below the thresholds requiring green building compliance.

Overall, the proposed architectural improvements introduce a cohesive set of design elements, including gable and hip roof forms, standing seam metal roofing, horizontal lap siding, articulated entry features, storefront glazing, and canopy elements that collectively reinforce the Florida Vernacular architectural style. These elements improve the building's visual quality while maintaining compatibility with the architectural character envisioned for the Central Business District. The building reinforces the corner condition, supports pedestrian-oriented frontage design, and reflects architectural quality expectations established under LDR Section 4.4.13(F).

Options for Board Action

- A. Move **approval** of a Level 2 (2024-152) Site Plan, Architectural Elevations and a Landscape Plan to modify the existing facade and construct a 168 square-foot walk-in cooler addition with associated site improvements at 540 West Atlantic Avenue, finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.

- B. Move **approval** of a Level 2 (2024-152) Site Plan, Architectural Elevations and a Landscape Plan to modify the existing facade and construct a 168 square-foot walk-in cooler addition with associated site improvements at 540 West Atlantic Avenue, finding that the request is consistent with the Comprehensive Plan and meets the criteria in the Land Development Regulations, **subject to conditions**.

- C. Move **denial** of a Level 2 (2024-152) Site Plan, Architectural Elevations and a Landscape Plan to modify the existing facade and construct a 168 square-foot walk-in cooler addition with associated site improvements at 540 West Atlantic Avenue, finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria in the Land Development Regulations

- D. **Continue with direction.**

Technical Advisory Committee (TAC) Timeline

Review No.	Submittal Date	TAC Comments Transmitted
1	05/17/2024	06/17/2024
2	07/5/2024	8/5/2024
3	10/03/2024	10/22/2024 Revised 10/24/2024
4	12/13/2024	1/30/2025
5	9/9/2025	9/26/2025
6	11/10/2025	12/10/2025
7	2/10/2026	

Number of days with Applicant: 456
Number of days with City Staff: 178