



# 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, May 27, 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

SPRAB Minutes 3/25/2026

Attachments:     [03-25-2026 Minutes \(DRAFT\)](#)

#### 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. QUASI-JUDICIAL HEARING ITEMS

**7.A 25-27 SE 3rd Avenue - Bungalows (2023-018):** Level 2 Site Plan Application for the adaptive reuse of an existing two-story structure into a restaurant with a covered outdoor dining area, known as *The Bungalows Restaurant*, located at 25-27 SE 3rd Avenue, including Architectural Elevations, a Landscape Plan, an associated landscape waiver to the required five-foot perimeter landscape strip, and a Determination of Adequacy for loading.

**Address:** 25-27 SE 3rd Avenue

**PCN:** 12-43-46-16-01-093-0360

**Property Owner:** 25 SE 3rd Avenue, LLC

**Authorized Agent:** Joseph A. Ruiz, Esq.

**Project Planner:** Alexia Howald, Senior Planner and Susanna Rodrigues, Senior Planner

**Attachments:**      [Bungalows: Staff Report](#)  
[Bungalows: Plans](#)  
[Bungalows: Survey](#)  
[Bungalows: Letter of Intent](#)  
[Bungalows: Building Materials and Color Sample Form](#)  
[Bungalows: Maintenance of Traffic Plan](#)  
[Bungalows: Palm Beach County Traffic Statement](#)  
[Bungalows: Traffic Impact Analysis](#)  
[Bungalows: Stormwater Management Report](#)  
[Bungalows: Water Capacity Letter](#)

## 10. REPORTS AND COMMENTS

- A. Staff
  - Meeting Dates
  - Project Updates
- B. Board Attorney
- C. Board Comments

## 11. 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 Advisory 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.