

ABBREVIATION INDEX

TYP.	TYPICAL
A.C.	AIR CONDITIONING UNIT
L.A.	LANDSCAPE AREA
T.B.D.	TO BE DETERMINED
EX.	EXISTING
EQ.	EQUAL
EL.	ELEVATION
F.F.E.	FINISH FLOOR ELEVATION
L.O.W.	LIMITS OF WORK
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SW	SIDEWALK
CL	CENTERLINE
R.O.W.	RIGHT OF WAY

SITE DATA

APPLICATION NAME	DUNKIN DONUTS
PROPERTY CONTROL NUMBER(S)	12434616010210150
TIER	URBAN / SUBURBAN
EXISTING LAND USE DESIGNATION	COMMERCIAL CORE (CC)
EXISTING ZONING DISTRICT	CENTRAL BUSINESS DISTRICT (CBD)
OVERLAY(S) / NEIGHBORHOOD PLAN(S)	WEST ATLANTIC
EXISTING USE(S)	RESTAURANT
PROPOSED USE(S)	RESTAURANT
GROSS SITE AREA	0.27 AC (11,761 SF)
BUILDING BREAKDOWN	
RESTAURANT	1,119 SF
WALK-IN COOLER	168 SF
TOTAL	1,287 SF
EXISTING BUILDING FRONTAGE	42%
PROPOSED BUILDING HEIGHT	23'-6"
EXISTING BUILDING COVERAGE	12.4%
PARKING REQUIRED	8 SPACES
RESTAURANT W/ WALK-IN COOLER (6SP / 1,000 SF)	8 SPACES
HANDICAP SPACES	1 SPACES
PARKING PROVIDED	9 SPACES
RESTAURANT W/ WALK-IN COOLER (6SP / 1,000 SF)	9 SPACES
HANDICAP SPACES	1 SPACE
TRAFFIC ANALYSIS ZONE (TAZ)	561

PLANNED DEVELOPMENT REGULATIONS (PDR)

	ZONING DISTRICT	MINIMUM LOT DIMENSIONS				SETBACKS			
		SIZE	WIDTH	DEPTH	FRONTAGE	FRONT	SIDE	STREET	REAR
REQUIRED	CBD	2,000 SF	20'	10'	75%	10'	5'	10'	10'
PROVIDED	CBD	0.27 AC	125'	90.06'	99.41'	15'	71'	12'	43'

DEVELOPMENT TEAM

DEVELOPER
SHREE GOPALAND SWAMI DONUT CORPORATION
23261 S STATE ROAD 7
BOCA RATON, FL 33434

PLANNER & LANDSCAPE ARCHITECT
INSITE STUDIO, INC.
3601 PGA BLVD SUITE 220
PALM BEACH GARDENS, FL 33410
561.249.0940

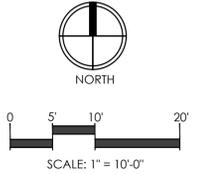
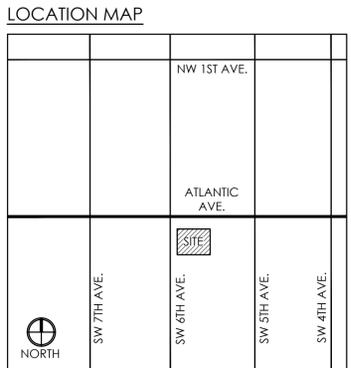
CIVIL ENGINEER
THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
954.202.7000

SURVEY
BOB BUGGEE, INC.
P.O. BOX 3887
BOYNTON BEACH, FL 33426
561.732.7877

TRAFFIC
JFO GROUP, INC.
6671 W INDIANTOWN RD, SUITE 50-324
JUPITER, FL 33458
561.462.5364

PCN: 12434616010210130
FLU: CC
ZONING: CBD
USE: COMMERCIAL

PCN: 12434616010210120
FLU: CC
ZONING: CBD
USE: MULTI-FAMILY RESIDENTIAL



Consultants:

Revisions:
09/09/2025 - Resubmittal
11/06/2025 - Resubmittal
02/09/2026 - Resubmittal

DUNKIN DONUTS
540 W Atlantic Avenue
Delray Beach, Florida

Drawn By: TAC
Drawing #: 1468
File Name: SP_1468.dwg
Date: 11/06/2025

SITE PLAN
SHEET # SP.1