

December 9, 2019

City of Lake Delray Beach  
Planning, Zoning and Building  
100 NW 1<sup>st</sup> Avenue  
Delray Beach, FL 33444

**Re: Project Justification Letter – 2165 W. Atlantic Avenue**

To Whom It May Concern,

Please accept the following letter as our justification & description of the proposed development located at 2165 W. Atlantic Avenue. The site currently consists of two (2) one-story structures, an 18,823 SF commercial warehouse and a 4,800 SF commercial warehouse in a single lot. We are proposing site and parking modifications due to the right-of-way taking on Atlantic Avenue and exterior renovations to the south building facade.

The site is zoned MIC - Mixed Industrial & Commercial as per the City of Delray Beach Code of Land Development Regulations *Sec. 4.4.19*. This project has been presented to city staff for a preliminary review and the proposed development plans meet new development.

The proposed work consists of site improvements such as adding new landscaping, repaving the existing asphalt drives, re-striping all the parking spaces and renovating the existing building facades facing the south property line. The project is located on the north side of West Atlantic Avenue just West of South Congress Avenue. The existing building continues to respect the required setbacks, including twenty-five (25) feet minimum along the front (south) property line, ten (10) feet from the rear (north) property line, ten (10) feet from the interior side yard (east and west) property lines.

All required parking is provided in the renovated parking lot which includes 3 ADA parking spaces, 33 standard spaces, 13 compact spaces at 23%, and 6 interior overflow spaces for a grand total of 55 parking spaces.

Per the City of Delray Beach Land Development Regulation *Sec. 2.4.3 Submission* the following is the tabular breakdown of the site design criteria as required:

	<u>Required</u>	<u>Existing</u>	<u>Provided</u>
Minimum Lot Size:	N/A	74,125 SF	70,673 SF
Maximum Bldg. Height:	48 feet	18 feet	18 feet
Front Setback (South):	25 feet	29.5 feet	29.5 feet
Rear Setback (North):	10 feet	19.85 feet	19.85 feet
Side Setback (West East):	10 feet	21.72 feet	21.72 feet

The proposed improvements are 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. In order to achieve this, we have proposed landscaping to the south of the property, which is visible from the right of way, includes various vegetation to create a filter between Atlantic Avenue and the property. The renovations to the south facades will create a more appealing architectural look from Atlantic Avenue, improving the existing character of the building.

If a comment may arise after staff review, this item will be addressed and included during building permit submittal as it's typical on these types of projects. We hope this enlightens you on our design and we look forward to discussing the project further.

Very truly yours,

---

STEVEN L. COHEN, A.I.A. – PRESIDENT  
STEVEN L. COHEN & ASSOCIATES, P.A.