

**ICON DEVELOPMENT HOLDINGS II LLC**  
**an Icon Development Company**  
**7957 N. University Dr., Ste 327**  
**Parkland, FL 33067**  
**SWINTON SOCIAL**

Located at 27 S Swinton Ave., Delray Beach, FL. 33444-Primary Site

(2 ADA Off-Street Parking Spaces & 5 Off-Street Parking Spaces)

104 SE 1st Ave., Delray Beach, FL 33444 – Parking Lot (26 Off-Street Parking Spaces)

**FEE IN LIEU OF PARKING REQUEST**

The project will be at the center of the Swinton Avenue rejuvenation that includes the Sundry Village project and this Swinton Social project. The properties will be maintained as historic "cottage" homes and will retain their character and charm. The development of the project will be completed with all historic board requirements being met. The entitlements show the total number of parking spaces required for the project is 53 spaces. There are 7 spaces at 27 S Swinton Ave (5 standard spaces and 2 ADA spaces) and 26 standard parking spaces at 104 SE 1st Ave both properties are owned by the owner of record. The fee in lieu of parking program has special language for historic properties and this application for 20 spaces would allow the project to be realized. Every option for parking has been exhausted except for the fee in lieu option.

As the owner of this project, we have attempted to negotiate new valet agreements with the owners of the closest available parking options. However, there are no available parking options that are within the required distance of the property.

Considering the fact that the project is using the Historic Aesthetic appeal and character, is located in OSSHAD and will not exceed the two-story limit as set forth in Ordinance 14-24, the project is what the Fee in Lieu of Parking is meant to help complete, meeting all of the regulation requirements.

**The Land Development Regulation Code specific to this project is LDR Section 2.4.11(F)(5) are as follows with our comments to the code:**

- a) Public parking options, including on-street parking, public parking lots, and public parking garages are available within 1,320 feet measured along a pedestrian route to the building entrance. Parking with utilization rates higher than 80 percent in the 12 months preceding the request is not considered to be available. Historic properties, as defined in Section 4.6.9(G)(2)(b) are exempt from this finding.**

\*The applicant is exempt from this finding but has exhausted its options through searches for the remaining parking required by the project approvals

**b) The in-lieu of parking fee request supports at least one of the following City policy-driven goals:**

The project incorporates four historic cottage homes with the character and ascetic of the historic architecture giving Swinton Social the personality of a village in Aruba or Curacao.

- 1. Preservation of a historic structure by allowing its use, adaptive reuse, or expansion while maintaining the character of the property or historic district by avoiding excessive use of historic properties for parking; or**

This goal is supported, the project is the adaptive reuse of four historic cottage homes in the OSSHAD district that are on the local and national registry.

- 2. Investment in the West Atlantic Neighborhood Sub-district consistent with the West Atlantic Master Plan;**

Not Applicable

- 3. Adaptive reuse or expansion of an existing building resulting in a building not more than a total of two stories in height.**

This goal is supported.

**(c) The in-lieu of parking fee request does not facilitate development that will demolish the following types of structures with Central Business (CBD) District or Old School Square Historic Arts District (OSSHAD) zoning:**

There will not be any demolition of any structure. Numbers 1-3 below are not applicable.

- 1. An individually designated or contributing historic structure in a historic district;**
- 2. A non-contributing structure that is at least 35 years old in a historic district, unless the Historic Preservation Board makes a finding the building should not be reclassified to contributing; or**
- 3. Any structure that has been identified for potential designation through a resource survey.**