

Investments Limited

215 N. Federal Highway
Boca Raton, Florida 33432
(561) 392-8920
Fax (561) 392-3561
www.investmentlimited.com

July 21, 2021

Anthea Gianniotis, AICP
Director
Development Services
City of Delray Beach
City Hall
100 NW 1st Avenue
Delray Beach, Florida 33444

Re: Land Development Regulation Amendment (“LDR”)
New and Used Motorcycle Sales in General Commercial
2413 North Federal Highway (2409, 2411, 2413 N Federal Highway)
PCN: 12-43-46-04-08-000-0360

Dear Ms. Gianniotis,

Please find enclosed:

- (1) Application Form and Checklist.
- (2) Filing Fee Check in the amount of \$5,500.00.
- (3) Draft Ordinance.

This letter shall constitute the formal written request for the LDR Amendment, the rationale for the requested LDR Amendment and the analysis of the potential impact of the requested LDR Amendment.

James H. Batmasian (“Batmasian”) owns an approximate 1.0038-acre parcel at 2413 North Federal Highway (“2413”). 2413 is zoned General Commercial (“GC”). Just south of 2413 is zoned AC.

2413 is improved with 3,262 square feet of retail/office storefront on the North Federal Highway frontage and 11,781 square feet of warehouse behind the storefronts.

Superior Street Powersports (“Superior”) has leased 2411 N Federal Highway, consisting of 943 square feet of the storefront space, for new and used motorcycle sales (“Motorcycle Sales”).

Superior is presently occupying 2,319 square feet of the storefront space for golf cart sales, a permitted use and 1,103 square feet of warehouse.

Motorcycle Sales are presently neither a permitted nor conditional use in the GC District.

Batmasian request an LDR Amendment to make Motorcycle Sales as a conditional use in the GC District.

A conditional use rather than permitted use is requested so that any location seeking Motorcycle Sales will subject to the site-specific scrutiny of the conditional use process.

To limit the instances where Motorcycle Sales might be implemented by conditional use in the GC District, the following limitations are stated as to a parcel which may request the conditional use approval for Motorcycle Sales:

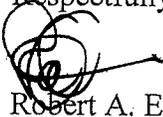
- (a) The parcel must not be larger than 1.5 acres.
- (b) The parcel must be east of North Federal Highway.
- (c) The parcel must be north of George Bush Boulevard.

Therefore, the area within which a GC parcel may be allowed to request Motorcycle Sales by conditional use is relatively small geographically and, in an area, where automotive sales are common.

Finally, the following operational limitations are provided for the protection of nearby residential communities:

- (a) all test rides must be on adjoining commercial streets.
- (b) no major repairs on site.
- (c) no outdoor display of Motorcycles for sale.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Robert A. Eisen', written over a circular stamp or mark.

Robert A. Eisen