

M&C Capital, LLC

July 6, 2026

Amy E. Alvarez, AICP

Assistant Development Services Director

100 NW 1st Avenue / Delray Beach, Florida 33444

RE: 2 NW 18th Av Relief – Waiver P-Z application

Dear Ms. Alvarez,

M&C Capital, LLC is seeking relief with regards to a right-of-way dedication requirement on the proposed plat connected with this application. The current requirement is a 25' radius corner clip at the southeast corner of the proposed plat, being the southeast corner of the intersection of West Atlantic Avenue and N.W. 18th Street. This parcel has a blanket easement over the entire parcel held by a 3rd party, Landmark, and we are required to get their consent to the proposed plat. This has proven very difficult as they are not wanting to consent with the overall land boundaries changing, which will occur with the dedication of the corner clip to the City. Therefore, we are proposing a dedication of the same area as the corner clip as an ingress-egress easement to the City. This can be accomplished via plat dedication or by separate instrument, which ever the City would prefer. We look forward to working with the City and resolving this issue.

Please contact me should you have any questions or require additional information. Thank you for your consideration.

Sincerely,



Maya Drutau, Managing Member
M&C Capital, LLC