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~~November 06, 2018~~
January 8, 2019 (revised)

Mr. Tim Stillings, Planning and Zoning Director
City of Delray Beach
Planning and Zoning Department
100 N. W. 1st Avenue
Delray Beach, FL 33444

Re: Delray Crossing Shopping Center – Class II Site Plan Application
Linton Boulevard, Delray Beach, Florida
(Waiver Request)

Dear Mr. Stillings:

Please accept this letter as our request for a waiver from the Site Plan Review & Appearance Board as follows:

Item #1: Per LDR Section 4.3.4 (H)(6)(b)(4), from A-1-A to the western City limits, a special landscape area shall be provided. This landscape area shall be the smaller distance of either 30' or 10% of the average depth of the property; however, in no case shall the landscape area be less than ten feet (10').

Justification: We are requesting a waiver from the LDR's to satisfy the expansion width of Linton Boulevard by FDOT (eminent-domain);

1. Request is along the frontage of the existing McDonalds (east side of Waterford Place – parcel 109), we are requesting the buffer be reduced to 12'-4" (see attached site plan of existing conditions vs, proposed changes).
2. Request is along the frontage of Outback and Homegoods (west side of Waterford Place – parcel 108), we are requesting the buffer to be reduced to 14'-0" / 8'-6" (see attached site plan of existing conditions vs. proposed changes).
3. Request is along the frontage of the existing north east portion of the above referenced property (east side of Waterford Place – parcel 112), we are requesting the buffer be reduced to 8'-9" / 5'-7" (see attached "redlined survey" showing the proposed changes).

Should you have any questions or comments, please do not hesitate to call our office at (561) 276-6011.

Thank you for your attention.

Sincerely,

Gary P. Eliopoulos AIA, NCARB
Vice President