



June 25, 2025

To: City Delray Beach – Planning & Zoning Department

Re: Delray Dermatology  
802 SE 5<sup>th</sup> Avenue  
Delray Beach, FL  
Waiver Justification statement

Dear Building Official,

We are requesting the following waivers for the Delray Dermatology Project to be located at 802 SE 5<sup>th</sup> Avenue:

Stacking Distance LDR 4.6.9 (D)(3)(c). For parking areas with 51 spaces or more the required stacking is 50'-0" and we are proposing 23'-9" stacking. We have 54 spaces which is only 3 spaces above the threshold for 20' stacking and we have eliminated the vehicular access point on SE 5<sup>th</sup> Avenue per staff request. We have greater than 20' of stacking at the entrance which is the required stacking for 50 or fewer spaces. The Driveway Analysis prepared by Kimley-Horn shows that the proposed stacking distance is sufficient for the traffic volume of the project. Driveway Analysis by Kimley-Horn attached to this pdf.

Number of Parking Spaces Required LDR 4.6.9 (C). Our proposed development requires 56.2 (56) parking spaces to be provided on site. We have provided 54 spaces on site with 5 additional parallel street parking spaces along Federal Highway also proposed. The Parking Analysis prepared by Kimley-Horn shows a reduced parking requirement is appropriate for application at this site. We are also proposing 5 parallel parking spaces along Federal Highway which brings the total parking count to 59 spaces which is greater than the required 56 spaces. Parking Analysis by Kimley-Horn attached to this pdf.

Parallel Parking Island Length LDR 4.6.16(H)(5)(a)3. Parallel Parking Islands at the beginning or end of parallel parking spaces are required to be 22' long. We can provide 16'-4" in length along with 5 parallel parking spaces and not extend south of our south property line. The justification for this is we can provide 5 parallel spaces instead of 4 spaces as we cannot extend any further south due to a drive entrance for the property just to the south of the subject property. We can provide the one required tree and the associated understory plantings with the proposed 16'-4" length. This tree will be a Sabal Palm due to the location of existing utilities that limits planting room to a palm tree and also to avoid conflict with the proposed cathedral street scape oak trees.

Thank You for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randall Stofft".

Randall E. Stofft, AIA  
President  
RES/gs

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