



December 10, 2025

Mr. Patrick Figurella, P.E., City Engineer
City of Delray Beach
Public Works Department/Engineering Division
434 S. Swinton Avenue
Delray Beach, FL 33444

**Re: The Gramercy Delray (102 NE 6th Avenue, Delray Beach, FL 33483) –
Right-of-way Reduction Request**

Dear Patrick:

Please accept this request letter on behalf of Glacier Bay Properties, LLC, for the Reduction of the Right-of-way Width for this section of NE 1st Street from 55' to 50', abutting the referenced property associated with the proposed mixed-use development (The Gramercy Delray Site Plan), subject to the dedication of Pedestrian Clear Zone Easement, as necessary. The required 2' alley right-of-way and corner clip dedications at the southeast and southwest corners of the site will be provided.

Pursuant to LDR Section 5.3.1 [Streets (rights-of-way)], (A) Right-of-way Dimensions and Dedication required. Right-of-way dimensions and dedications, whether public or private, shall be consistent with Table MBL-1 "Street Network and Classification and Improvements" of the Mobility Element, providing for coordinated rights-of-way dedications with the Florida Department of Transportation and Palm Beach County.

(3) When development is adjacent to an existing or planned street, the development shall be responsible for providing one-half of the ultimate right-of-way or such portion of the ultimate right-of-way which is yet undedicated and which is on that development's side of the ultimate right-of-way center line. In situations where there are unusual topographic features, greater or lesser dedications may be required.

(7) Reduction in width. A reduction in the required right-of-way width may be granted by the body having the approval authority of the associated development application in developments in which new streets are created. For existing streets, reductions in right-of-way width may be granted by the City Engineer upon a favorable recommendation from the Development Management Services Group (DSMG). Reductions in the required right-of-way width may be granted pursuant to the following:

- (a) The reduction is supported by the City Engineer. Nonsupport by the City Engineer may be appealed to the City Commission.*
- (b) That requiring full dedication would constitute a hardship in a particular instance and that all required improvements will be provided in a manner which will not endanger public safety and welfare*
- (c) That acceptable, alternative provisions are made to accommodate features which would otherwise be accommodated within the right-of-way e.g. alternative drainage systems, alternative pedestrian walkways, alternative on-street parking, etc.*

The existing right-of-way of NE 1st Street is 50' wide from Pineapple Grove Way (NE 2nd Avenue) to the Intracoastal Waterway. The only section with 55' is between Swinton Avenue and Pineapple Grove Way, where a portion of the street is a 3-lane section. With some redevelopment projects, sidewalk easements were dedicated. Within this section of NE 1st Street, between NE 5th and 6th Avenues, only 50' of right-of-way exists. With Town Square redevelopment on



the south side of NE 1st Street, which contains townhomes along NE 1st Street, the 2.5' dedication of right-of-way was not required.

As provided for in LDR Section 5.3.1(B) **Standard improvements**, standard right-of-way improvements will be provided in accordance with the Goals, Objectives, and Policies of the Mobility Element and the design standards set forth in Sections [6.1.2](#) and [6.1.3](#). Most of the minimum 15' wide streetscape improvements will be within the existing right-of-way with the balance provided via a Pedestrian Clear Zone easement, which is permissible per the LDRs and common with the redevelopment of properties in the CBD. The streetscape improvements will include herringbone pattern pavers consistent with City standards.

The subject property is only 50' wide. In order to accommodate the requirement to provide a 10' building separation from the existing restaurant to the north with windows facing the north property line (ref. LDR Section 4.4.13(D)(1)(b)(2)a.&b.), the proposed mixed-use building will be set back 7.5' from the north property line, which exceeds the 0'-5' permitted. Dedication of the right-of-way would require a waiver variance to reduce the building setback requirement from the 10' minimum to 7.5'. City utilities and improvements are sufficiently accommodated within the existing public right-of-way.

The 55' right-of-way for NE & SE 1st Street dates to when the City obtained jurisdiction of E. Atlantic Avenue, from Swinton Avenue to E. 5th Avenue from FDOT, in conjunction with the E. Atlantic Avenue streetscape improvements and to prevent widening of E. Atlantic Avenue to 4-lanes in the 1980s. As a result, NE 1st Street was one-way westbound (Hurricane Evacuation route) and SE 1st Street was one-way eastbound functioning as a "bypass" to Atlantic Avenue through downtown. The Downtown Delray Beach Master Plan adopted in 2002 called for conversion of the 1st Street one-way pairs back to two-way traffic. The associated improvements were constructed in the mid-2000s. Consideration should be given to modifying Table MBL-1 "Street Network and Classification and Improvements" of the Mobility Element, to only requiring the 55' right-of-way for the portion of NE 1st Street from Swinton Avenue to Pineapple Grove Way and SE 1st Street, between SE 5th and 6th Avenues.

Table MBL-1 Street Network Classification and Improvements					
STREET NAME	LIMITS	CLASSIFICATION	JURISDICTION	ULTIMATE RIGHT-OF-WAY	NUMBER OF ULTIMATE THRU LANES
N.E. 1st Street	Swinton Avenue to Federal Highway (N.E. 6th Avenue)	Collector	City	55'	2
S.E. 1st Street	Swinton Avenue to Federal Highway (S.E. 6th Avenue)	Collector	City	55'	2

Based upon the above, Glacier Bay Properties, LLC respectfully requests the City Engineer and Development Services Management Group (DSMG) grant the reduction of the required right-of-way width for this section of NE 1st Street from 55' to 50', subject to the dedication of a Pedestrian Clear Zone Easement, as necessary.

Attached are the location map, survey and site plan for your review.

Should you have any questions, please contact me at 561.573.1486 or jcostello@jcplanningsolutions.com.

Thank you for your consideration.

Sincerely,



Jeffrey A. Costello, AICP, FRA-RP, Principal
JC Planning Solutions, LLC



LOCATION MAP



SITE PLAN

