

ROKA HULA

In-lieu of Parking

290 East Atlantic, LLC, a Florida limited liability company (“Owner”) is the owner of real property located at 270 E. Atlantic Avenue in Delray Beach (the “Property”) and is a part of the Avenue East Retail Condominium. Roka Hula, a new restaurant tenant (“Tenant”), has recently received administrative approval via File No. 2025-151 allowing exterior elevation modifications, reconfiguration of storefront windows and doors, and the replacement and extension of canvas awnings.



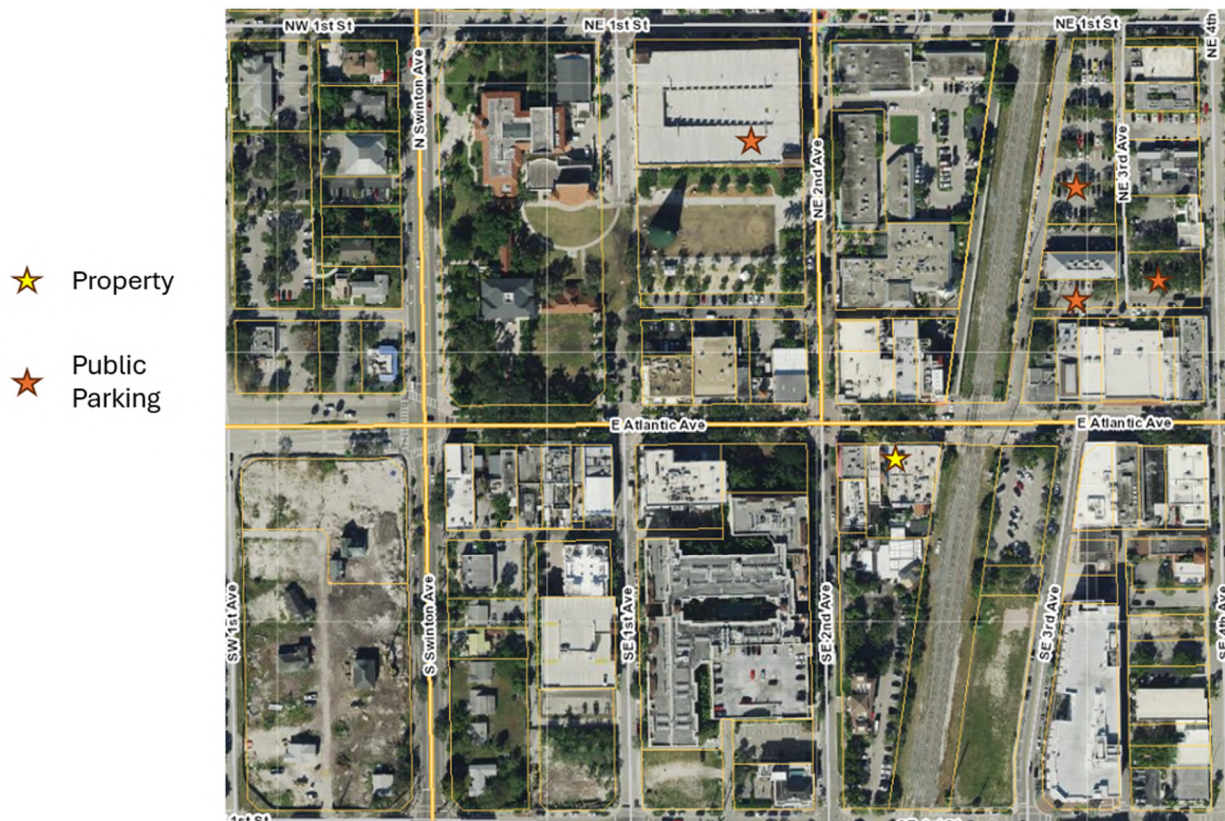
The Property is a corner unit which has frontage along Atlantic Avenue and along a partially enclosed breezeway. Historically, outdoor seating was provided along both frontages, and as part of Roka Hula’s operation this additional breezeway seating is requested to be utilized by Tenant. Since the prior restaurant tenant did not enter into an in-lieu parking agreement with the City of Delray Beach, Roka Hula must now submit the instant request.

Now therefore, the Owner requests approval pursuant to LDC Section 2.4.11(F) allowing the additional outdoor seating as reflected on the enclosed site plan exhibit and associated

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tabular data. Moreover, this request offsets the minor parking demand generated from a new walk-in cooler, which is located behind the Tenant's unit.

As the Property is located along Atlantic Avenue, public parking is available in many nearby areas such as along Atlantic Avenue and SE 2nd Avenue. There is also a public surface parking area to the northeast approximately 300 feet away, as well as, a public parking garage which is approximately 500 feet to the northwest. Further, there are private-paid parking lots immediately to the east of the Property and to the southwest. Based on the proposed four (4) parking space offset, the nearby parking areas could easily satisfy this minor increase in parking demand.



Consistent with LDC Section 2.4.11(F)(5)(b) & (c), the proposed request allows for new investment in the West Atlantic Neighborhood as this would allow a new, vibrant restaurant tenant to utilize the space and further activate the pedestrian experience along Atlantic Avenue. The Owner's request does not demolish any existing structures and is only to offset the additional parking demand created by the new walk-in cooler and the outdoor seating along the breezeway. We look forward to working with staff in addressing any concerns that you may have.