



**Waiver Justification** for Minimum Bay size. Code section 4.4.26 (H) (3)

**DATE:** 5/24/2024

**PROJECT:** Delray Business Incubator City **FILE NO.:** 2023-159

**LOCATION:** 905 SW 14th Avenue. **ZONING** LI, Light Industrial.

Project Planner: Alexia Howald, Senior Planner [howalda@mydelraybeach.com](mailto:howalda@mydelraybeach.com)

John Tice, Architect - Authorized Agent Doug Nicholson - Applicant

GS Deerfield, LLC - Property Owner

**Description:** A new 20,216 square foot Light Industrial Office / Inventory building.

**Justification:**

The code minimum bay size of 4000 square feet is being requested to be a minimum of 1000 square feet. The reason for this is simple in that the concept is to inspire and attract small and start-up type business which can more easily afford a smaller space lease.

The type of business which would work well in this location are small business which need small offices and small inventory areas. Business which have few employees at this location but may have workers or sales or installation people off site in the community. These can be home or office info tech, or home improvement type companies as examples.

The past few years have seen a strong growth on new start-up business that have outgrown their owner's homes and need a commercial space which also may have an inventory or supply area. The Delray Business Incubator project is the ideal location for many types of compatible business uses. Information Technology to small home improvement type business.

We have done our research and spoken with many key people in the city including Rene Jadusingh of the CRA. We have support for these more affordable spaces. We currently have ten bays which can be leased in part of multiples depending on the need and growth of the business.

Thank you

John E. Tice

VP GHA ar14771