

January 13, 2026

City of Delray Beach
Attn: Patrick Figurella
434 S Swinton Ave
Delray Beach, FL 33444

RE: Magnolia Place – Turf Drainage

The use of artificial turf for the 10-unit duplex development, Magnolia Place, located at 130-176 SE 1st Avenue will comply with the Delray Beach LDR, 4.616(12) as it relates to drainage. Below are the limitations from the LDR for the use of Artificial Turf as related to drainage and explanations of compliance with these sections.

- (12) (a) (iii) Artificial turf is considered pervious – *As the use of artificial turf is considered pervious, this will not affect drainage calculations.*
- (continued)but cannot be used within permanent drainage features, including ponds and swales. *Not Applicable. All required on-site retention is provided via underground exfiltration trenches.*
- (12)(c)(iv) Artificial turf shall be installed over a subgrade that provides positive drainage... *The artificial turf is installed over gravel base.*
- (12)(c)(v) minimum permeability of 30 inches per hour per square yard *Per attached manufacturer's permeability test, the test infiltration rate is >100 in/hr*

As demonstrated the use of Artificial Turf is in compliance with the Delray Beach LDR's as it relates to the drainage improvements for Magnolia Place.

Certified By:
EnviroDesign Associates, Inc.

Joseph A. Pike, P.E., Pres
FL Registration No. 42696
FL Certificate of Authorization #6506