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February 13, 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: Arnold Residence
424 Palm Trail
Right-of-way Reduction Request

Dear Patrick:

Please accept this request letter on behalf of Jay and Nancy Arnold for the Reduction of the Right-of-way Width for the rear alley and to allow to remain "as-is" at 16'-0".

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.

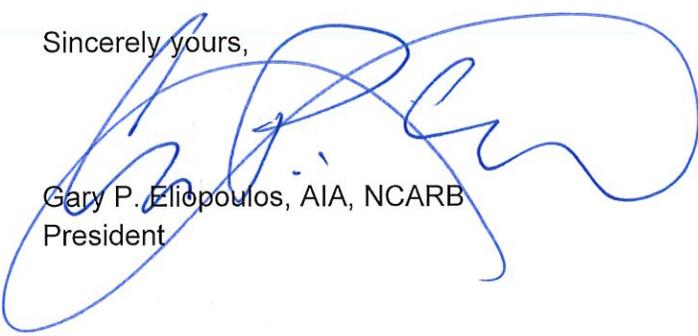
The rear alley existing R.O.W. is 16'-0". The alley is unimproved, abutting the rear yards of 10 properties (five on the east and five on the west). This additional 2'-0" R.O.W. will serve no public purpose and would not be expanded or improved in the future unless all 10 homes are demolished.

Based upon the above, Mr. and Mrs. Arnold respectfully request the City Engineer and Development Services Management Group (DSMG) grant the reduction of the required right-of-way width for the rear alley to remain at 16'-0" in width.

Attached are the location map (aerial photo, site photos), survey for your review.

Should you have any questions, please feel free to contact me at our office (561) 276-6011.

Sincerely yours,



Gary P. Eliopoulos, AIA, NCARB
President