



May 30<sup>th</sup>, 2025

City of Delray Beach  
Development Services Department  
100 NW 1<sup>st</sup> Avenue  
Delray Beach, FL 33444

RE: Park Ten Waiver (SW 15th Avenue & 1405 Poinsettia Drive Delray Beach, FL 33444;  
PCN 12434620370000010 & 12434620450010000)

Dear Sir or Madam,

PLANW3ST is representing applicant THE SENECA GROUP LLC in pursuit of approval for the above-referenced property and application. The property is an overall 741,923 sq. ft. (17.03 acres), located on the east side of I-95, on the south side of SW 10<sup>th</sup> Street within the City of Delray Beach (refer to **EXHIBIT A** included with this narrative). The property currently houses a combined 276,558 sq. ft. warehouse complex. The applicant intends to modify a portion of the parking lot to accommodate an additional 16 parking spaces. The project limits are the same as those shown on approved permit 83-8578.

The Zoning Designation is I Industrial District, and the Land Use Designation is IND Industrial, which allows industrial use. The use is not changing and no other changes to the site are proposed. The project limits area, per code, requires 62 parking spaces whereas 139 were approved under permit 83-8578. With the additional 16, the proposal intends to have a total of 155 parking spaces.

This proposal includes modifications to existing development that do not increase building square footage and are generally limited to landscaping and hardscaping. With the additional parking spaces proposed, the southern parking row head-to-head landscaped area reduces from 5.4 feet to 6 inches, which is the purpose of this waiver request from **Article 4.6, Section 4.6.16(H)(3)(k)**. We hereby request to reduce the landscape strip between abutting parking tiers to 6 inches (0.5 feet), and eliminate the hedge requirement in portions that measure less than 2 feet.

## **ARTICLE 4.6. - SUPPLEMENTAL DISTRICT REGULATIONS**

...

### **Sec. 4.6.16. - Landscape regulations.**

...

#### *(H) Minimum landscape requirements.*

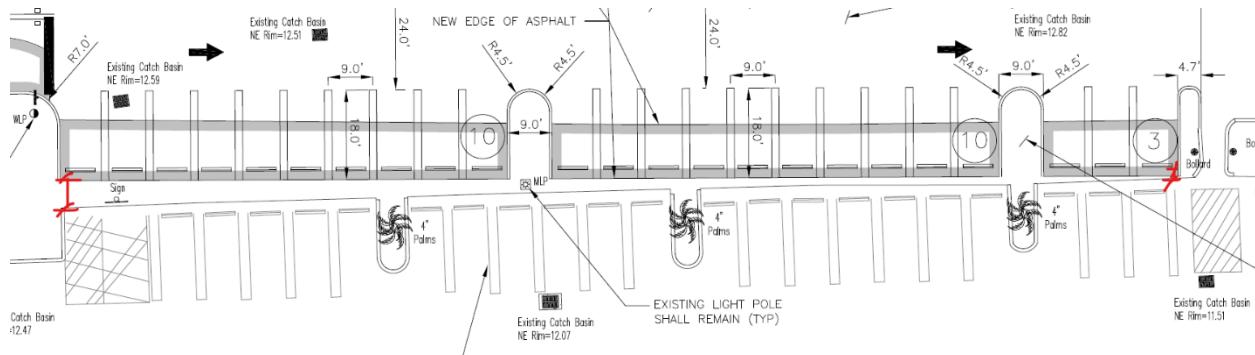
...

#### *(3) New multiple family, commercial, and industrial development.*

...

*(k) Whenever parking tiers abut, they shall be separated by a minimum five-foot wide landscape strip. This strip shall be in addition to the parking stall and be free of any vehicular encroachment, including car overhang. In addition, a two-foot hedge shall be installed within this landscape strip and run the entire length of the strip. Pedestrian walkways are permitted to allow passage through the hedge. Nonmountable curbs are not required for these landscaping strips, providing carstops are provided.*

Please see below a snapshot of the area that this waiver request pertains to:



We understand that a Waiver shall only be approved on a finding that the request as proposed meets the following standards in accordance with Sec. 2.4.11(B)(5) and we believe we meet them all:

(a) Shall not adversely affect the neighboring area;

*The proposed modification is in the interior of the site and is not visible from any street or adjacent property. The special condition that exists is the fact that the modification is proposed to an existing property, with existing site conditions that need to be maintained to the maximum extent possible. Additionally, the proposed scope of work does not trigger an overall site parking and landscape update. The project limits meet code and the site remains in the same function, with the same use, and maintains the same site circulation. Additionally, permit 83-8578 shows parking in the same area as we are proposing it, only with a different layout.*

(b) Shall not significantly diminish the provision of public facilities;

*The proposed parking lot modification does not diminish public facilities and in fact improves the drainage of the area. The additional parking will service the uses within the complex. Several of the warehouse businesses operate with fleet vehicles, thus additional parking is necessary. As previously mentioned, parking meets code and there are no defined pervious area minimums for this district. Other properties or projects may request parking reductions, whereas we are requesting to add parking over and above minimums.*

*Allowing an additional 16 parking spaces on this site is not conferring a special privilege on this property. Since the proposal is in the interior of the site and not visible from adjacent streets or adjacent properties, this request has no impact to the surroundings. Additionally, several areas throughout the complex provide surplus landscaping that offsets the landscape reduction in this request.*

(c) Shall not create an unsafe situation;

*As previously mentioned, the proposal is located in the interior of the site and not visible from adjacent streets or adjacent properties; therefore, this request has no impact to the surroundings. The proposal assists in avoiding code violations and*

*parking of vehicles in unauthorized areas on the site, which provide for a safer and more organized parking and circulation layout.*

(d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

(e) Within the CBD, the following additional findings apply:

1. The waiver shall not result in an inferior pedestrian experience along a Primary Street, such as exposing parking garages or large expanses of blank walls.
2. The waiver shall not allow the creation of significant incompatibilities with nearby buildings or uses of land.
3. The waiver shall not erode the connectivity of the street and sidewalk network or negatively impact any adopted bicycle/ pedestrian master plan.
4. The waiver shall not reduce the quality of civic open spaces provided under this code.

*The property is not located within the CBD. Additionally, the existing site conditions or parking demand are not a result of the actions of the owner since the parking calculations seem to have changed since the property was initially developed. Businesses that rely on fleet vehicles taking up parking spaces do not violate code if the overall complex provides the minimum number of parking spaces per code. Within this project limit, the required number of spaces (62) is far less than what was approved (139) and what is being opposed (155).*

*In order to avoid code violations and parking of vehicles in unauthorized areas on the site, this proposal is the minimum waiver that will make possible the reasonable use of the land. No previous site plan approval was found (via Public Records Request) for the complex, only for this portion; however, even if the site as it is developed today does not meet the parking requirements for the overall complex, the additional parking spaces being proposed do bring the site up to a closer level of code compliance.*

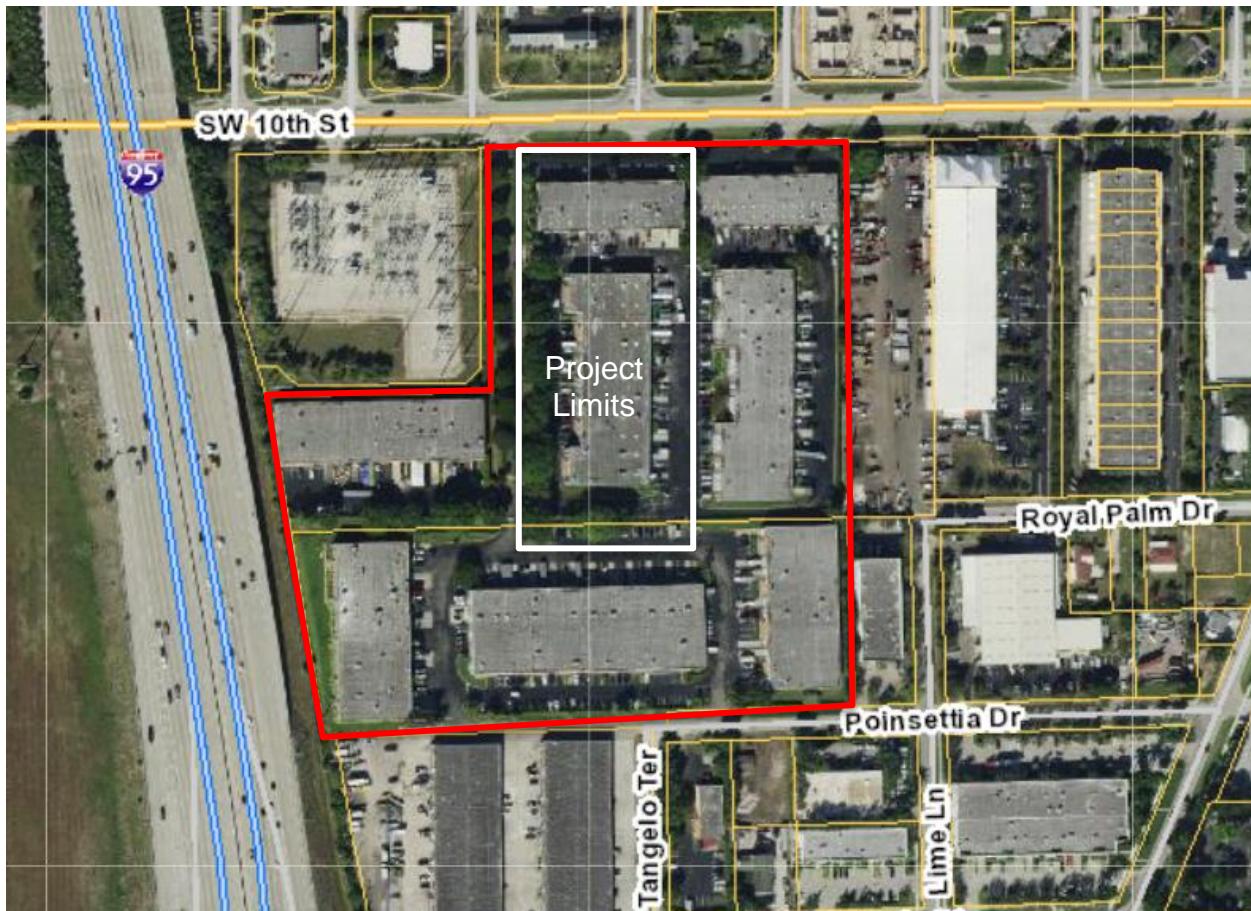
Thank you for your consideration. We respectfully request you allow the owner to add parking as justified above.

Please do not hesitate to contact me with any questions.



Paola A. West, AICP, ISA CA  
President

## EXHIBIT A

Location Map

Owner:	SENECA GROUP
PCN:	12434620370000010
Location:	1065 SW 15TH AVE
PCN:	12434620450010000
Location:	1405 POINSETTIA DR