

Kia Delray
Waiver Request and Justification – Shower Reduction
Submitted: July 22, 2025

INTRODUCTION

Myers Auto Group DK, LLC (“Applicant”) is the owner of the +/- 3.07 acre property located at 2255 S Federal Highway (PCN 12-43-46-28-07-021-0010), which is generally located on the east side of South Federal Highway approximately 0.3 miles south of Linton Boulevard (“Property”), within the City of Delray Beach (“City”). The Property is designated GC, General Commercial, on the City’s Future Land Use Map, and located within the AC, Automotive Commercial, zoning district. The Property is currently developed as an older Kia car dealership (developed in the mid-1980s), which is in need of modernization.

The Myers Auto Group is a family owned and operated dealership that is committed to redefining the automotive experience one relationship at a time by providing a superior product at an attainable price. The Kia Delray dealership provides a wide selection of new and pre-owned vehicles, as well as a high quality service center for repairs and routine maintenance.

At this time, Applicant intends to redevelop the Property with a modern Kia car dealership that provides expanded car inventory and services to the City’s growing population. The Project will consist of a 42,228 square foot building, which includes a 2,936 square foot Service Shop area for quick service activities (7 service bays), a 10,747 square foot first floor showroom including 2,600 square feet of display area, as well as a 1,786 square foot second floor administration area. In addition, there will be a 6,177 square foot Reception Drive, 2,931 square foot Parts Department, and 17,651 square foot internal Service Shop (25 service bays), as well as restrooms and ancillary offices. Parking will be a combination of regular spaces and ADA accessible spaces for customers, employees, inventory, display, and service with a total of four hundred thirty-four (434) parking spaces provided where one hundred fifty-nine (159) spaces are required. Lastly, the Project will feature a three (3) story garage to help meet the parking demand of the use.

Further, although there has never been demand for bike-to-work or related showering opportunities in the +/- 40 year operation of the dealership and Applicant does not anticipate that employees or customers will bicycle to work or utilize showers within the facility, the Project is designed to include six (6) Type I bicycle parking spaces where six (6) are required, eight (8) Type II bicycle parking spaces where eight (8) are required, and one (1) shower where eight (8) are required.

REQUEST

As noted above, it is highly unlikely that Kia car dealership employees will bicycle to work on the heavily trafficked Federal Highway corridor or utilize showers. As such, in order to facilitate the proposed redevelopment, Applicant respectfully requests approval of the following waiver:

Waiver from the City's Land Development Regulations ("LDR") Table 4.6.9(C)-1 to provide one (1) shower in lieu of the eight (8) showers required. ("Waiver")

Pursuant to the City's LDR Section 2.4.11(B)(5), Applicant will demonstrate below that the requested waiver complies with the City's criteria such that granting of the waiver:

(a) Granting the Waiver will not adversely affect the neighboring area.

Granting the Waiver will not adversely affect the neighboring area. The Waiver relates only to the internal requirement for showers associated with bicycle commuting and does not impact surrounding properties in terms of traffic, noise, or land use compatibility. As noted above, there has not been demand for showers in the +/- 40 year history of the car dealership. As such, the one (1) shower proposed will be more than sufficient to account for any potential employees who choose to cycle to work in the future. The provision of a shower, or lack thereof, does not have any impact on the neighboring area.

(b) Granting the Waiver will not significantly diminish the provision of public facilities.

Granting the Waiver will not significantly diminish the provision of public facilities. Although the Applicant does not anticipate any demand from employees for a shower, the Project is designed to provide one (1) shower for any employees who may choose to cycle to the car dealership. This provision reasonably reflects actual demand, given that only 0.3% of workers in the City aged 16 and older commute by bicycle according to the American Community Survey 5-Year Estimates, Table S0801: Commuting Characteristics by Sex (2023). As such, the proposed shower is anticipated to exceed the demand and will not diminish the provision of public facilities.

(c) Granting the Waiver will not create an unsafe situation.

Granting the Waiver will not create an unsafe situation. The dealership is located along a heavily trafficked arterial roadway, which is not conducive to safe or practical bicycle commuting. Providing one (1) shower in lieu of eight (8) is more than sufficient to accommodate the very limited potential demand and does not compromise safety in any way.

(d) The Waiver 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.

This Waiver does not constitute a special privilege in that the same waiver would be granted under similar circumstances. In fact, the City granted an even greater waiver to the Ford dealership located south of the Property where no showers were provided. As such, the City has demonstrated that the same or greater relief would reasonably be granted if another applicant with a similarly configured property on a major arterial roadway were to request such a waiver. This supports the fair and consistent application of the City's land development standards.