

JUSTIFICATION STATEMENT FOR WAIVER REQUEST

1820 S. Federal Highway, Delray Beach, FL 33483

Proposed Use: Commercial Bank (2,140 SF)

Request: Waiver from LDR Section 4.4.12(F)(2) – Minimum Building Size Requirement (6,000 SF)

To:

City of Delray Beach

Development Services Department – Planning & Zoning Division

100 NW 1st Avenue

Delray Beach, FL 33444

Date: 06/05/2025

Subject: Waiver Request in Accordance with LDR Section 2.4.11(C) for Proposed Commercial Bank

Dear Planning and Zoning Staff,

On behalf of the applicant 1820 Federal Delray LLC, we respectfully submit this request for a waiver from Land Development Regulations (LDR) Section 4.4.12(F)(2), which establishes a minimum floor area of 6,000 square feet for new commercial buildings within the GC (General Commercial) zoning district.

The proposed development consists of a 2,140 square foot commercial bank with associated drive-through facilities and surface parking, located at 1820 S. Federal Highway. The waiver is requested to allow this reduced building size, which is appropriate and proportional for the intended banking use.

As required under LDR Section 2.4.11(C), we provide the following findings in support of this request:

1. Consistency with the Comprehensive Plan

The proposed development is consistent with the City's Comprehensive Plan, including the Future Land Use designation of General Commercial. The bank use supports goals related to promoting economic development, infill/redevelopment, and providing financial services to

residents and businesses within the area. The scale and layout of the proposed facility reflect the existing development pattern along South Federal Highway and contribute to the ongoing revitalization of the corridor.

2. Compliance with Applicable LDRs

Except for the minimum building area requirement, the proposed development complies with all applicable provisions of the City's Land Development Regulations, including setbacks, landscaping, site design, architectural standards, parking, and access. The proposal has been designed to respect urban design guidelines and create a pedestrian-friendly street frontage.

3. Compatibility with Surrounding Area

The proposed 2,140 SF building is compatible with the surrounding uses, which include a mix of commercial and service-oriented businesses. Many nearby structures are of similar. The reduced building size is contextually appropriate and will have no adverse visual or operational impacts on adjacent properties. Site planning considerations—including building orientation, buffering, and drive aisle placement—have been addressed to maximize compatibility.

4. No Adverse Impact on Public Health, Safety, or Welfare

The proposed bank facility will not result in adverse impacts to the public health, safety, or welfare. Rather, it will provide a needed public service and contribute to the economic health of the area. The smaller footprint reduces trip generation, impervious surface area, and demand on public infrastructure compared to a larger-scale commercial building.

5. Adequacy of Public Services and Facilities

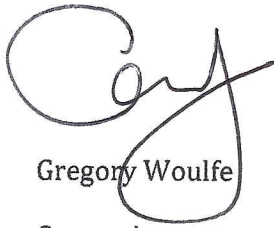
All necessary public services—including water, sewer, drainage, fire protection, and transportation access—are available and adequate to support the proposed use. No increase in infrastructure capacity is required. The site plan reflects best practices for vehicular access, fire safety, and utility connections.

Conclusion

The proposed 2,140 SF bank building represents a reasonable and well-justified request for relief from the 6,000 SF minimum building size requirement. The scale of development is consistent with the character of the corridor, and the use provides essential financial services with minimal impact. Approval of this waiver will allow appropriate redevelopment of a vacant commercial parcel and contribute positively to the urban fabric of South Federal Highway.

We respectfully request favorable consideration of this waiver and look forward to working with City staff during the application review process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gregory Woulfe', with a large, stylized 'G' and a long, sweeping underline.

Gregory Woulfe

Owner Agent

1820 Federal Delray, LLC.

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954.529.8277