



Waiver Justification for Overhead door relief. Code section 2.4.7(B) (5)

DATE: 9/08/2023

PROJECT: Delray Business Incubator City **FILE NO.:** 2023-159

LOCATION: 905 SW 14th Avenue. **ZONING** LI, Light Industrial.

Project Planner: Alexia Howald, Senior Planner howalda@mydelraybeach.com

John Tice, Architect - Authorized Agent Doug Nicholson - Applicant

GS Deerfield, LLC - Property Owner

Description: A new 20,216 square foot Light Industrial Office / Inventory building.

Justification:

The existing site is less than 200 feet deep and has on it a centrally placed office / warehouse building with 3 overhead doors facing SW 14th Ave. and 3 overhead doors facing SW 13th Ave. The existing building was constructed 1991 and we found no special provision to allow or not allow this design. Because of the existing configuration, allowed use; and so on, there is no other practical opportunity for the new development to not face the overhead doors to the two Streets SW13th and 14th. Overhead doors are integral to the allowed used and the site geometry is limited.

Early meetings with City Staff acknowledged this fact. We have designed the building to not have a "Rear Elevation" and treat all facades with care and design elements such that we have three fronts and one side elevation.

Besides using color and material to blend with the existing building, we have used canopies and proportion to create a harmonious development strategy.

Thank you

John E. Tice

VP GHA ar14771