

PZ-000028-2025

Re: Application for In-Lieu Parking  
"Cru", 151 NE 2nd Avenue,  
Delray Beach, FL 33444

To:

City of Delray Beach  
Planning and Zoning Department  
100 NW 1st Avenue,  
Delray Beach, FL 33444

From:

William Tagland Architecture  
& 149 2nd Avenue Properties LLC

Date: 8/28/25

On behalf of Cru Restaurant, located at 151 NE 2nd Avenue, Delray Beach, FL 33444, this letter is submitted in support of an application for in-lieu parking pursuant to Section 2.4.11(B)(5) of the City of Delray Beach LDR. The proposed project is an approximately 1800 sq/ft restaurant with indoor seating for 46 and no outdoor seating. Based on the City's parking ratio for restaurant uses, the project requires 11 (10.62) spaces, of which 1 is provided on-site, with the remaining 10 requested through the in-lieu program.

1. Comprehensive Plan Consistency: This project supports the Downtown Master Plan vision for a walkable, mixed-use environment with active ground-floor uses. We will be integrating quality materials and a warm, contemporary style will fit seamlessly with the streetscape.
2. Zoning Compliance: 151 NE 2nd Avenue is located in the CBD Central Core zoning district, where restaurants are a permitted use. This project complies with all dimensional, design (*Classic Tradition*), and operational standards.
3. LDR Compliance: Meets all applicable LDR requirements, including refuse, lighting, and signage. Parking to be satisfied through the city's in-lieu parking program offered and meets the requirements/eligibility guidelines outlined in LDR 4.6.9 (G)
4. Compatibility: Scale, architecture, and operations are compatible with surrounding retail and dining uses along 2nd Avenue. No outdoor seating will be applied for, ensuring minimal impact to adjacent businesses.
5. Public Welfare: This project will not be injurious to the area. Operations will comply with all city codes for hours, noise, and delivery. This will be an upscale concept only- not a "restaurant-turn-nightclub" once the sun goes down.
6. Traffic Impacts: Minimal traffic impact due to its' walkable location, nearby public parking (maps included below), and dining hours being spread out (no spikes).
7. Environmental Impacts: No adverse environmental effects here. The project will incorporate efficient fixtures and waste-reduction practices.

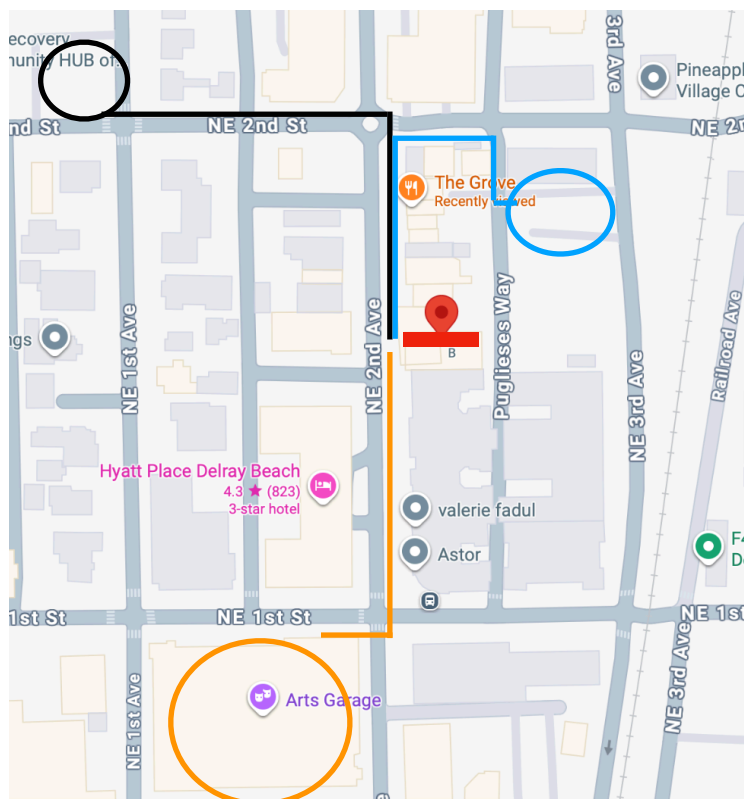
2.4.11 (F)(5)




- (a) Multiple parking lots located <1320 ft from building front door, along a pedestrian route, shown below.
- (b) Number 3. Is satisfied: *"Adaptive reuse or expansion of an existing building resulting in a building not more than a total of two stories in height."*
- (c) This requirement is also satisfied: This will not facilitate development that will demolish the further outlined types of structures with CBD or OSSHAD zoning.

The Site Plan depicts 5 parking spaces, however, the in-lieu request is only utilizing one of the spaces. 151 Ne 2nd Avenue is a bay in a larger parcel, shared with another existing tenant (art gallery). The entire building size is 4750 sq/ft, so this bay being 1800 sq/ft should proportionately be entitled to 1.89 spaces. However, for the sake of trying to move the process along, we are seeking 1 space to be recognized as existing.

This request satisfies all findings required under LDR Section 2.4.11(B)(5). Adequate public parking is readily available nearby; the site cannot reasonably accommodate on-site parking; the acceptance of the application will contribute fairly to the City's managed parking fund; and the project advances the goals of the Comprehensive Plan without creating adverse impacts. Approval of this request would be consistent with both the letter and spirit of the City's LDRs.

Respectfully submitted,  
William Tagland Architecture



-  Distance from site to Arts Garage, less than 450 feet.
-  Distance from site to Banker's Row Parking Lot, less than 550 feet.
-  Distance from site to parking lot adjacent to electrical substation, between Pugliese Way and NE 3rd Avenue, less than 550 feet.