

Julian Gdaniec, Senior Planner
City of Delray Beach
100 N.W. 1st Avenue
Delray Beach, Florida 33444

September 22, 2025

**RE: Delray Hyundai-Genesis Dealership – Level 4 Site Plan
CITY FILE NO.: 2025-065**

Dear Mr. Gdaniec,

In response to your email dated August 25th, 2025, please see the attached aerial plans and explanation that confirms the site has been utilized for over 11 plus years as an automobile staging/ storage site. This provides a visual exhibit as back up to the relief request pursuant to the provision in LDR Section 4.4.10(H). This exhibit is being provided to clarify the current status of landscaping within the subject site. Staff has commented that there are existing (informal landscape buffers) around the site. If one views an aerial there does appear to be “green” around portions of the perimeter of the property. However, upon visiting the site it has become apparent that the green showing on the aerial is mostly vegetation on the adjacent properties that is hanging over the property line.

The sheet showing the existing condition in the attached exhibit has photos of the existing property lines inserted to show the condition along the property line. There is gravel or paving right up to adjacent property fences in a majority of the perimeter of the property. The area along the north east property line has grass adjacent to the property line that can be seen on the associated exhibit photo. The western portion of the north property line appears to have green areas, however on the ground there is gravel to the property line and the green seen on the aerial is vegetation overhang from adjacent property trees. On the eastern part of the site, there is a grassed area adjacent to Federal Highway which is the area to be dedicated to FDOT for right of way, therefore that area is not counted in the existing or the proposed exhibits. Along the west property line there is actual paving right up to the property line so there is no green area on the western portion of the site.

The plan sheet showing the proposed landscape areas overlays the proposed perimeter landscape strips in green and the proposed interior landscaping in blue. Additionally, in yellow, it is proposed to landscape the right of way along Dixie Highway to provide additional screening for the rear of the proposed project and to discourage loading and unloading within the right of way.

On the existing condition exhibit the actual perimeter area that is green is along the north east portion of the property. This area is approximately 1,120 square feet. There is no other green area within the property.

The proposed plan will provide landscape strips on all sides of the property including a 10 foot wide landscape buffer along Federal Highway that is mandated as a Special Landscaped Area as per LDR Section 4.3.4(H)(6)(b)(2). The proposed plan will provide perimeter and internal landscaping for a total of 15,791 square feet of landscaped area within the overall property or 11% (15,791 square feet) of the property as opposed to a little less than 1% (1,120 square feet) that currently exists on site. In addition, it is proposed to landscape 8,935 square feet of the Dixie Highway right of way adjacent to the west side of the property (This area is not included in open space calculations)

The attached exhibits clearly show an increase in green space when comparing the existing condition to the proposed plan. The exhibit supports the reduction of open space by providing an increase in proposed open space pursuant to the provision in LDR Section 4.4.10(H).

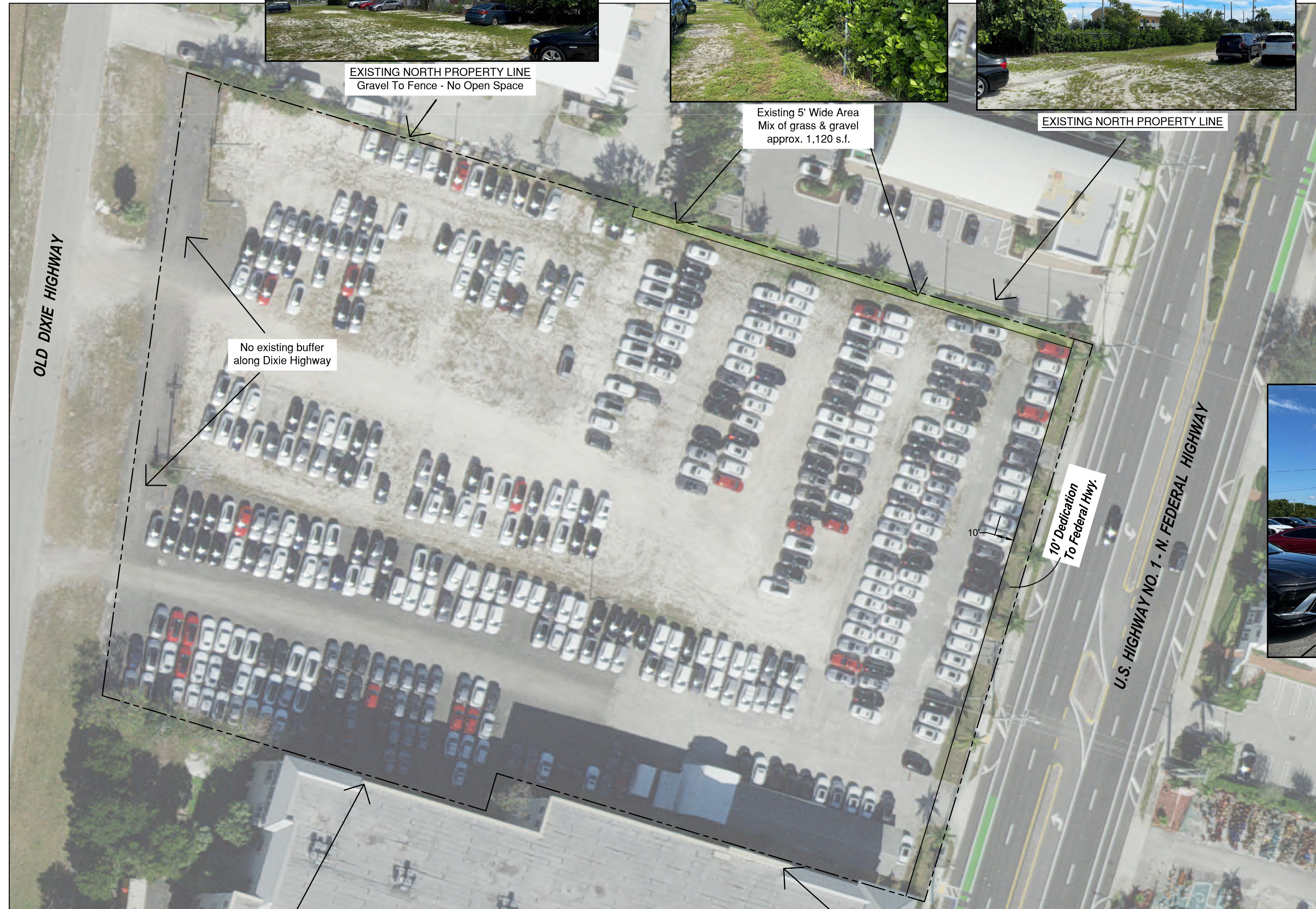
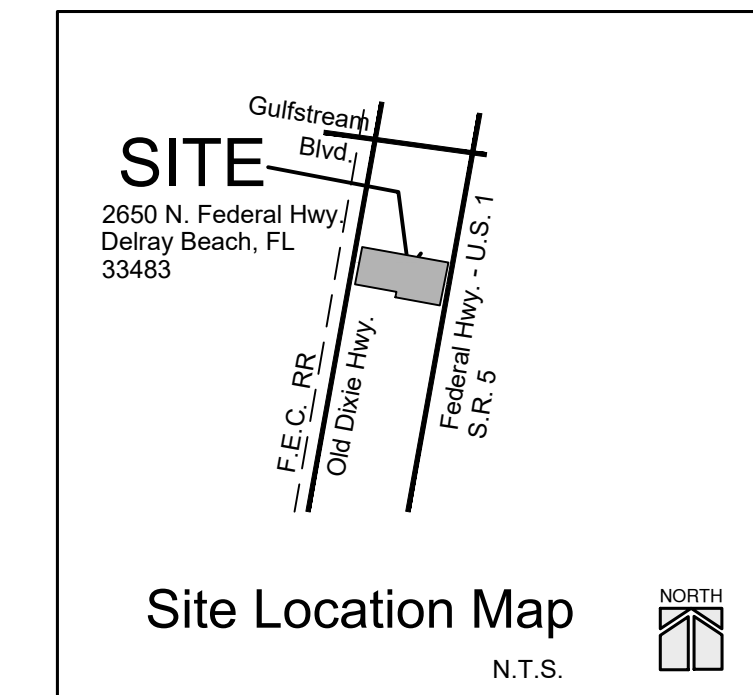
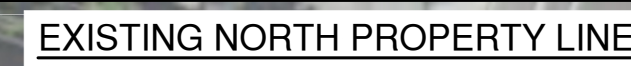
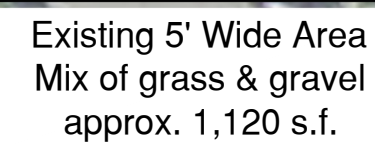
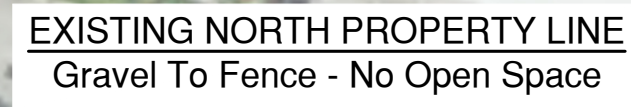
Please feel free to call if you have any questions.

Sincerely,

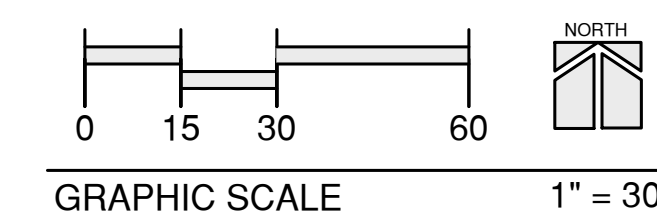
Covelli Design Associates, Inc.

A handwritten signature in blue ink, appearing to read "Michael J. Covelli". The signature is fluid and cursive, with the first name "Michael" and last name "Covelli" clearly distinguishable.

Michael J. Covelli, ASLA/ AICP



FEDERAL HIGHWAY FRONTAGE
No On Site Open Space

[illegible]

**Covelli
Design
Associates Inc.** LA 0000667
covelldesign.com

7050 West Palmetto Park
Road Suite 15-274
Boca Raton, Florida 33433
561-910-0330

Urban Planning ♦ Landscape Architecture

Existing Open Space

Hyundai-Genesis Delray

Delray Beach Florida

Date	09-03-2025
Scale	As Noted
PN#	1347

Drawing No.
1
OF 2

