



May 21, 2025

Honorable Mayor Carney and City Commissioners  
City of Delray Beach  
100 NW 1<sup>st</sup> Avenue  
Delray Beach, Florida 33444

**Re: Sponsorship Letter - Amendment to Land Development Regulations –  
LI (Light Industrial) zoning district regulations**

This LDR Amendment Sponsorship Request letter is respectfully submitted on behalf of Wallace Drive, LLC, owners of the property located at 1215 Wallace Drive, Delray Beach, FL 33444 (PCN:12-43-46-20-01-030-0040), for an Amendment to Land Development Regulations Section 4.4.26(B)(Principal uses and structures permitted) to include Service Industry uses per LDR Section 4.4.20(B)(5) of the I (Industrial) zoning district regulations.

***Pursuant to LDR Section 2.4.7 – Amendments to the Land Development Regulations (2) Privately Initiated Amendments.*** Members of the public may request an amendment pursuant to the following procedures:

***(a) Sponsorship.***

- 1. At least one member of the City Commission shall sponsor the proposed amendment at a public meeting for formal presentation of the request at a City Commission Workshop for consideration.*
- 2. At the workshop meeting, at least three Commissioners must support the request. Applications for a privately initiated amendment shall only be accepted by the Development Services Department after consideration and support at a City Commission Workshop and must be submitted within 90 days of the City Commission Workshop where the amendment was sponsored.*

At its meeting of April 8, 2025, Commissioner Long sponsored an amendment to the LI (Light Industrial) zone district regulations to include Service Industry uses as described in Section 4.4.20 (B)(5) of the I (Industrial) zone district, which are listed below:

- Land Development Services (eg., surveying, soils testing, mapping, architectural, engineering).
- Contractor and Trade Services (e.g. general contractor, electrician, plumbers, heating and air-conditioning specialists, swimming pool maintenance, landscaping services, exterminators, equipment and tool rental).
- Repair of office equipment (e.g., typewriters, computers, data processing equipment).
- Business Services (e.g. typewriters, computers, data processing equipment).
- Limousine Service.
- Gun Ranges (indoor).
- Food preparation and/or processing, including but not limited to bakeries and catering operations.

The Service Industry uses listed in LDR Section 4.4.20(B)(5) provide an off-site service but maintain inventory, storage and an office at a central location,



The consensus of the City Commission was to schedule the LDR Amendment request for the June 10<sup>th</sup> City Commission workshop meeting.

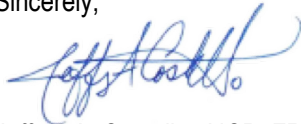
The City Commission's support is respectfully requested to allow formal submittal of an application to Amend the Land Development Regulations for consideration of the proposed amendment at public hearings of the Planning and Zoning Board and City Commission.

The proposed LDR Amendment further supports the Neighborhood, Districts and Corridors and Economic Prosperity, Elements of the City's Comprehensive Plan further support the retention of the Commerce land uses, employment opportunities, and diversification of the City's economy. The LDR Amendment will provide additional flexibility for LI zoned properties to encourage economically viable industrial developments while discouraging the redevelopment to residential uses that could occur per the Live Local Act.

Attached is the Justification Statement, which will be included with the formal application submittal.

Please contact me should you have any questions or require additional information. Thank you for your consideration.

Sincerely,



Jeffrey A. Costello, AICP, FRA-RP, Principal  
JC Planning Solutions, LLC

