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City of Delray Beach  
Development Services Dept.  
Planning & Zoning Div.

MICHAEL S. WEINER, ESQ.  
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November 21, 2018

**Via Hand Delivery**

City Commission  
City of Delray Beach  
Attention: Ms. Katerri Johnson, City Clerk  
100 NW 1<sup>st</sup> Ave.  
Delray Beach, FL 33444

Mr. Tim Stillings  
Director, Planning & Zoning  
City of Delray Beach  
100 NW 1<sup>st</sup> Ave.  
Delray Beach, FL 33444

**Re: 2501 S. Federal Highway, Delray Beach, Florida,  
Temporary Parking Lot Application**

Dear Ms. Johnson and Mr. Stillings:

Please accept this letter on behalf of the City Commission, which is the granting authority. This letter is the written application for a temporary parking lot use for the property located at 2501 S. Federal Highway, Delray Beach, Florida (the "Property").

The application is made on behalf of Grieco Motors LLC, the Owner of the Property ("Applicant"). Enclosed is a check for the total fee of thirteen hundred dollars and no cents (\$1,300.00). This includes the fees for the temporary use (\$300.00) and the waivers (\$1,000.00).

Below is a complete list of the information required for a request for a temporary use pursuant to Sec. 2.4.6(F), Land Development Regulations of the City of Delray Beach ("LDRs"), along with a notation for each item for which Applicant will require a waiver. Following this list, we have included a list of conditions that Applicant proposes as part of the approval of the temporary use.

**I. Required Information**

- a. **Name of Petitioner.** Grieco Motors LLC
- b. **Name of Property Owner and consent therefrom.** Grieco Motors LLC. See attached consent.
- c. **Location of Site.** 2501 S. Federal Highway, Delray Beach, Florida.

- d. **Purpose, activity to be conducted; site plan with details.** Applicant will use the property for the temporary storage of automobiles. Applicant is in the process of obtaining the necessary approvals to construct two new automobile dealerships along Federal Highway in Delray Beach, Florida. The simultaneous construction of these two automobile dealerships requires additional off-site storage for inventory. Applicant is seeking a temporary solution due to the fact that upon completion of construction of the two new automobile dealerships, the need for off-site storage will be eliminated. Applicant requests a waiver from the requirement that it submit a site plan. Enclosed is a survey of the property.
- e. **Period of Use.** Applicant requests a twenty-four month period of use.

### **Temporary Parking Lots.**

1. Applicant requests a waiver due to the fact that the Property is outside the geographic areas set forth in Section 2.4.6(F)(3)(e)(1) of the LDRs.
2. Applicant confirms that it is in compliance with the requirement that the lot shall not be used to fulfill minimum off-street parking requirements.
3. As discussed above, Applicant requests a waiver of the requirement that it submit a site plan which includes proposed grade elevations, landscaping and other information. The property is currently paved, and Applicant will be using the property in its current state.
4. Applicant requests a waiver of the requirement that the City Engineer approve the grading plan for the parking lot and that the Parking Management Advisory Board recommend approval of the site plan. As discussed above, Applicant does not plan to repave the lot or submit a site plan. The lot will be for automobile inventory storage purposes only.
5. Applicant requests a waiver of the one-year period as to temporary use. Applicant requests use of the Property for a twenty-four month period.
6. Applicant agrees that the temporary parking lot shall be monitored for compliance with the approved conditions, as described in Section II below.
7. Applicant requests a waiver from the requirement that all rock or gravel surfaces shall be removed or covered with top soil after the expiration of the permit. Applicant does not intend to add any rock or gravel.
8. Specifications:
  - a. Applicant requests a waiver of the specifications detailed in Section 2.4.6(F)(3)(e)(8)(a) of the LDRs related to parking lot surface. As discussed above, Applicant does not intend to resurface the lot.

- b. Applicant intends to operate the lot on the equivalent of an all-valet basis. Only employees will be accessing the lot for the storage of cars.
- c. Applicant requests a waiver of the requirement that wheel stops be provided at the edge of the parking surface. Applicant does not plan to surface the lot.
- d. Applicant requests a waiver from the applicability of the requirements of Section 4.6.9(D)(3) of the LDRs for access to the street system and for the construction of driveway aprons from asphalt or concrete. Due to the unique nature of the parking lot use as storage only, these are inapplicable to Applicant.
- e. Applicant requests a waiver from the landscape strip and/or fence requirements detailed in Section 2.4.6(F)(3)(e)(8)(e) of the LDRs. Applicant intends to maintain the existing landscaping through sprinklers, but does not plan to add additional landscaping or to construct a fence.
- f. The parking lot will not be utilized at night.
- g. Trees of four inches or greater diameter at four and one-half feet above the ground shall not be removed.

## II. Proposed conditions

Applicant proposes the following conditions for the temporary parking lot use:

- 1) A prohibition on sales activity on the Property.
- 2) A prohibition on advertising on the Property.
- 3) A prohibition on signage around the Property's perimeter.

If you have any questions or if we can provide any additional information, please let us know.

Very truly yours,

SACHS SAX CAPLAN

*/s/ Michael S. Weiner*

Michael S. Weiner

Enclosures: Check for Application Fees  
Owners' Consent  
Survey