



October 23, 2018

Pineapple Trail Plat

Plat Statement and Waiver Justification

The Pineapple Trail Plat is the reconfiguration of (2) existing lots of record at 204 NE 10th Street. Lot 15 and Lot 16 (lots) are situated on the corner of NE 10th Street and NE 2nd Avenue. NE 2nd Avenue has recently completed a ROW improvement project with new sidewalks, bike lanes, and landscaping (exhibit-A). The existing lots survey has been provided and the lots are under a Unity of Title. A zoning opinion letter dated April 27, 2018 has also been provided that states the Unity of Title can be dissolved (Exhibit-H). The current lots under R1-A zoning are 50' wide x 125' deep. They are in a North/South configuration facing NE 10th Street. Both lots are pre-existing non-conforming lots with respect to size, width, and frontage. It's important to note that the lots currently have (6) non-conformities. (2) new single-family homes could be constructed on these lots of record.

The reconfiguration of the Lots as depicted in the Pineapple Trail Plat, Lot-1 and Lot-2 (new lots) reduces the non-conformities to (4). Essentially a re-plat lessens the non-conformity of the site. In doing so the (4) remaining non-conformities need to be approved as waiver according to the City of Delray Beach LDR's.

Lot-1 Waiver to LDR Section 4.3.4 Minimum Lot Size of 7,500 sq. ft. required - proposed 6,365 sq. ft.

Lot-2 Waiver to LDR Section 4.3.4 Minimum Lot Size of 7,500 sq. ft. required - proposed 6,000 sq. ft.

Lot-1 Waiver to LDR Section 4.3.4 Minimum Lot width of a corner lot 80' required – proposed 65'

Lot-1 Waiver to LDR Section 4.3.4 Minimum Lot frontage of a corner lot 80' required – proposed 65'

The square footage of the parcel remains the same and is simply reallocated to each new lot. Lot-15 is currently 6,250 sq. ft. and Lot-16 is currently 6,115 sq. ft. for a total of 12,365 sq. ft. The new lot-1 is proposed as 6,365 sq. ft. and new Lot-2 as 6,000 sq. ft. for a total of 12,325 sq. ft. The total square footage has not changed as it has just been slightly redistributed. There are several other lots in the R1-A zone adjacent to this property that are of a similar size.

While the proposed new Lot-2 meets the LDR's for width and depth, the new Lot-1 at 65' wide requires waivers for width and frontage. There are several other lots in the R1-A zone adjacent to this property that are of a similar width and frontage. It's important to note that the existing Lot-15 and Lot-16 are only 50' wide, and the new Lot-1 is 65' wide which is 15' wider.

It's also important to note that the proposed Lot-1 will have an access restriction so that the driveway will need to have access from NE 10th Street. This will allow only (1) driveway onto NE 2nd Avenue which is consistent with the number of driveways allowed under the current lot



configuration. A 5' perpetual sidewalk easement on both streets has been approved by the City Engineering Department and there will also be 5' utility easements along the interior lot lines.

As mentioned earlier, NE 2nd Avenue has recently been upgraded to a beautiful new North/South road with new sidewalks, bike lanes, and landscaping (Exhibit-A). In addition, NE 2nd Avenue is considered a "collector road". According to LDR section 4.3.4 (E) (3) front and frontage, corner lots facing "collector roads" shall have the front considered along the collector road (Exhibit-F). Thus, this plat is allowing the proposed new lots to have their frontage on a road that the LDR's state is considered the frontage.

Also, if you consider the lot configurations as a town planner, you want houses to face the more important ROW rather than having the sides of the houses facing a more important ROW. NE 2nd Avenue is a Collector Road and has hierarchy over NE 10th Street. Most of the new homes being built are facing NE 2nd (Exhibits B and C). In some cases, you can see the impact of the sides of homes along the more important ROW which is landscape screening and the case of one historic home a fence (Exhibits D and E). Fronts of houses, porches, and entries are more inviting along a Collector road, especially since it has become so pedestrian friendly with new sidewalks and bike lanes.

Lastly, the City of Delray approved the Dell Grove Plat (Exhibit-G) in 2013 which was lot reorientations and waivers on NE 12th Street, which is just 2 blocks North of this site on a similar corner lot.

In conclusion, we are requesting a replat of (2) existing lot's to merely change their orientation to their proper frontage according to the LDR's which is NE 2nd Avenue. In doing so, we are lessening a non-conformity of the site from (6) non-conforming items to (4). We are similar to an approved replat that took place 2 blocks immediately North of this site with the same exposure. Finally, this is about good planning. A brand-new pedestrian friendly ROW deserves structures facing it to allow pedestrians and homeowners to interact. Having the sides of homes with fences and large landscape screening facing a main street is not a preferred way to address a new beautiful ROW.

If you should have any additional questions or comments, please contact me at (561) 274-9186.

Richard Jones Architecture Inc.
Richard Jones, AIA, NCARB
Principal