



August 23, 2019

City of Delray Beach
Site Plan Review and Appearance Board
100 NW 1st Avenue
Delray Beach, Florida 33444



RE: Request for Waiver of LDR Section 4.6.16(H)(3)(d);
Florida Medical Center Delray, File 2019-234

Dear Board Members:

The Applicant hereby requests a waiver to LDR Section 4.6.16(H)(3)(d) which states:

A landscaped barrier shall be provided between the off-street parking area or other vehicular use area and abutting properties. The landscape barrier may be two feet at the time of planting and achieve and be maintained at not less than three nor greater than six feet in height to form a continuous screen between the off-street parking area or vehicular use area and such abutting property. This landscape barrier shall be located between the common lot line and the off-street parking area or other vehicular use area in a planting strip of not less than five feet in width that is free of any vehicular encroachment, including car overhang. Duplexes may be permitted to reduce the perimeter planting strip to two and one-half feet in width incases where lot frontage is less than 55 feet. In addition, one tree shall be provided for every 30 linear feet of such landscaped barrier or fraction thereof.

The Applicant is unable to adhere to the technical requirement of this LDR due to previously approved and still existing driveway which runs east and west along the northern common lot line of the proposed project. The driveway services the adjacent shopping center and the medical office building to the north. Moreover, the driveway is subject to numerous ingress/egress easements which prohibits the relocation of such driveway. Due to the location of this driveway, there is no place to install a landscaped barrier between the driveway and the common lot line. Any landscape would have to be installed into asphalt and would block parking and completely restrict access to the medical office to the north.

The intention of this LDR is to create screening for internal parking and other vehicular use areas of a proposed project. But for the location of this existing driveway, the proposed project has aligned itself with the intention of this code provision. Hypothetically, if the driveway was a public right-of-way, the proposed project would be compliant with this LDR due to its adequate landscape barrier between the parking lot and the hypothetical public right-of-way. Therefore, the Applicant respectfully requests a waiver to LDR Section 4.6.16(H)(3)(d).

Respectfully,


David F. Milledge