



September 12, 2019

Ms. Christine Stivers, Senior Planner
Development Services
City of Delray Beach
100 NW 1st Avenue
Delray Beach, FL 33444

RE: Corey Isle Replat – Section 4.3.1(D): Lot Area and Width Justification Statement

Dear Ms. Stivers,

Please accept this letter on behalf of the Delray Beach Community Redevelopment Agency (CRA) requesting a Replat of five (5) lots in the Southwest Neighborhood (Block 8/Lots: 26, 27, 28, 29, 30). The subject properties are located in the northwest corner of SW 4th Street and SW 7th Avenue and have an existing land use designation of Low Density Residential (LDR) and a compatible zoning designation of residential (R-1-A).

The request to replat is part of the overall Corey Isle Single Family Residential Workforce Housing Redevelopment Project. Once the future project is completed, there will be a total of nine (9) single family residential dwelling units facing SW 7th Avenue, and one (1) additional single-family residential dwelling unit located at 238 SW 6th Avenue.

Currently, four (4) of the existing five (5) lots each have a width of twenty-five (25) feet, and one (1) of the existing five (5) lots has a width of 31.52'. The existing five (5) lots will be combined and reconfigured into two (2) lots in order to construct two (2) single family residential dwelling units as part of the Corey Isle Workforce Housing Redevelopment. Future Lot 1 will have a lot area of 5,826 square feet and a lot width of 45' and Lot 2 will have a lot area of 7,338 square feet and a width of 57.9'. Although the Delray Beach Land Development Regulations require the lot area to be 7,500 square feet and have a lot width of 60'/80', the proposed replat reduces the nonconformity significantly. Further, the replat will allow for the best and highest use of the land, as compared to its current state.

Consequently, Section 4.3.1(D) allows the creation of nonconforming lots for Workforce Housing, provided, the minimum lot area is 4,000 square feet and has a minimum lot width of forty (40) feet. This request meets these criteria for approval of the requested replat.

Please feel free to contact me with any questions you may have or if you would like to discuss the proposed request.

Sincerely,

Tara Toto
Project Manager