

SACHS SAX CAPLAN

ATTORNEYS AT LAW

SUITE 200
6111 BROKEN SOUND PARKWAY NW
BOCA RATON, FLORIDA 33487

TELEPHONE (561) 994-4499
DIRECT LINE(561) 237-6819
FACSIMILE (561) 994-4985

MICHAEL S. WEINER, ESQ.
mweiner@ssclawfirm.com

October 30, 2019

Via Electronic Delivery

Ms. Anthea Gianniotis
Director, Development Services
City of Delray Beach
100 NW 1st Ave.
Delray Beach, FL 33444

**Re: Grieco Parking, Similarity of Use Determination
15 SE 10th St., Delray Beach Florida**

Ms. Gianniotis:

Please accept this letter as a request for a Similarity of Use Determination pursuant to Section 4.3.2(C)(2) of the City of Delray Beach Land Development Regulations (the “LDR’s”) for the property located at 15 SE 10th St., Delray Beach, Florida (the “Property”).

Grieco Motors LLC (the “Applicant”), submitted a Conditional Use Application for the Property on August 26, 2019. This application requested use of the Property as a privately-operated parking lot. At a meeting on September 24, 2019 with Ms. Debora Slaski, Mr. Scott Pape, and Mr. Steve Tobias, Applicant received word that the Development Services Department would require a formal request for a Similarity of Use as part of this request. Applicant interpreted this direction as a decision of the Director pursuant to Section 1.4.1(C) of the LDR’s. Accordingly, Applicant submits this letter as a formal request for a Similarity of Use Determination pursuant to Section 4.3.2(C)(2) of the LDR’s.

Section 4.4.21(D)(4) of the LDR’s allows “privately-operated parking lots” as a conditional use allowed in the Community Facilities (“CF”) Zoning District. Applicant intends to use the Property as a parking lot for private use by the Applicant to park inventory vehicles. Accordingly, we request a determination that the intended use is similar to the “privately-operated parking lots” use allowed in the LDR’s. As support for this request, Applicant notes the following similarities between the intended and allowed uses:

- The use involves the parking of cars.
- Cars will be driven individually to the lot to be parked.

- A private operator will determine which cars can be parked on the lot.
- A gate will secure access to the lot when not in use.

The distinction between the intended use by Applicant and the typical private parking lot use is that the vehicles will all be owned by a single entity instead of ownership by various entities. In all other respects, the use is identical.

Pursuant to Section 4.3.2(C)(2) of the LDR's, we are requesting a determination of similarity of use that would authorize the proposed use of the Property. If I can provide any additional information, please let me know.

Very truly yours,

/s/ Michael S. Weiner

Michael S. Weiner

CC: Ms. Debora Slaski, via Email
Mr. Scott Pape, via Email