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January 2, 2020

Ms. Anthea Gianiotos
Director, Planning and Zoning Department
City of Delray Beach
100 N.W. 1st Avenue
Delray Beach, FL 33444

In Re: Justification Letter/Replat/1060 Del Harbour Drive

Dear Director Gianiotos:

Pursuant to Land Development Regulations ("LDR") Section 4.3.1 (D), this letter serves as justification for establishing lot sizes less than the required minimum lot sizes pursuant to a replat of above-captioned property.

By way of background, the replat will be combining two (2) residential lots, each with a different zoning classification. The western lot (Lot 2) is currently zoned "RL" (low-density residential) (the "RL Lot"), and the eastern lot (Lot 1) is currently zoned "RM" (medium-density residential) (the "RM Lot").

Under the current zoning, Staff has acknowledged that, by right, a duplex consisting of two (2) residential dwellings may be constructed on the RL Lot and three (3) residential dwellings may be constructed on the RM Lot (for a total of five residential lots).

Please note that the proposed replat **will not increase** the density of the two lots; as you will note from the submission, it is the intention to still construct two (2) residential dwelling units on the RL Lot and three (3) residential dwelling units on the RM Lot.

It was originally contemplated that the residential units would be constructed in the form of attached townhomes: a duplex on the RL Lot and a triplex townhome development on the RM Lot. After discussions with Staff, it was decided that a much better approach would be to construct five (5) detached single-family homes because this is more consistent with the existing zone plan and more desirable to the neighbors with whom we have spoken.

However, because we are consolidating in a single plat two (2) lots, each with different zoning classifications, the LDRs require the integrity of the RL and RM zoning classifications be observed on each of the lots. This results in the creation of lots with less than the required 7,500 square feet which

is more than justified given the objective of creating detached, rather than attached, residences. Indeed, aside from continuity with the existing zone plan, these detached dwellings make for light, views and open space and the general feeling of less density.

As such, the RL portion of the Plat will have two lots (Lots 4 and 5) with lot sizes of 5,255 sq. ft. and 5,257 sq. ft., respectively. The "RM" portion of the Plat will have three lots (1,2,3), with lot sizes of 4,921 sq. ft., 4,752 sq. ft., and 4,753 sq. ft., respectively. We so note because it is required to actually show the lot line separating the two contiguous lots of different zoning. Our submission also includes the proposed site plan illustrating the locations of the five (5) individual detached residential dwelling units.

It is important to point out that, even with the reduced lot sizes, ALL setbacks have been met; the "Open Space" requirement of 25% has been increased to 43% - 48% (depending on model/lot); and height will be approximately 33'8" (less than the maximum of 35'.

We believe that this meets the objectives of the City and the land development regulations which strive to create neighborhoods with spacing between the houses, and having a generally less-dense appearance.

Therefore, we believe that this development application which creates the "non-conformity" in lot sizes is both necessary and appropriate, and will result in a development with a much greater neighborhood "feel".

For the foregoing reasons, we respectfully request that the plat be approved, as submitted.

Sincerely,

Carney Stanton, P.L.

By:


Thomas F. Carney, Jr.

SETBACKS RL (R-1-A)	REQUIRED	PROVIDED
FRONT	25'	25'
SIDE (INTERIOR)	7 1/2'	7 1/2'
SIDE (STREET)	15'	15'
REAR	10'	10'

LOT 1 (R-1-A) SINGLE FAMILY	MIN. LOT SIZE (sq.ft.)	MIN. LOT WIDTH (ft.)	MIN. LOT DEPTH (ft.)	MIN. OPEN SPACE (%)	MIN. LOT FRONTAGE (ft.)	MAX. LOT COVERAG E (%)	MAX. BUILDING HEIGHT (ft.)
REQUIRED	7,500	60	100	25% (1,230.5 SF)	60	N/A	35
PROVIDED	4,922	53'-7" / 45'	100.15'	48.66% (2,395 SF)	53.7'	N/A	±33'-8"

Lot 2 (R-1-A) SINGLE FAMILY	MIN. LOT SIZE (sq.ft.)	MIN. LOT WIDTH (ft.)	MIN. LOT DEPTH (ft.)	MIN. OPEN SPACE (%)	MIN. LOT FRONTAGE (ft.)	MAX. LOT COVERAG E (%)	MAX. BUILDING HEIGHT (ft.)
REQUIRED	7,500	60	100	25% (1,252 SF)	60	N/A	35
PROVIDED	4,752	47.5	100.1'	43.8% (2,195.5 SF)	47.5'	N/A	±33'-8"

Lot 2 (R-1-A) SINGLE FAMILY	MIN. LOT SIZE (sq.ft.)	MIN. LOT WIDTH (ft.)	MIN. LOT DEPTH (ft.)	MIN. OPEN SPACE (%)	MIN. LOT FRONTAGE (ft.)	MAX. LOT COVERAG E (%)	MAX. BUILDING HEIGHT (ft.)
REQUIRED	7,500	60	100	25% (1,252 SF)	60	N/A	35
PROVIDED	4,753	47.5	100.1'	43.8% (2,195.5 SF)	47.5'	N/A	±33'-8"

Lot 4 (R-1-A) SINGLE FAMILY	MIN. LOT SIZE (sq.ft.)	MIN. LOT WIDTH (ft.)	MIN. LOT DEPTH (ft.)	MIN. OPEN SPACE (%)	MIN. LOT FRONTAGE (ft.)	MAX. LOT COVERAG E (%)	MAX. BUILDING HEIGHT (ft.)
REQUIRED	7,500	60	100	25% (1,252 SF)	60	N/A	35
PROVIDED	5,255	52.5'	100.1'	43.8% (2,195.5 SF)	52.5'	N/A	±33'-8"

Lot 5 (R-1-A) SINGLE FAMILY	MIN. LOT SIZE (sq.ft.)	MIN. LOT WIDTH (ft.)	MIN. LOT DEPTH (ft.)	MIN. OPEN SPACE (%)	MIN. LOT FRONTAGE (ft.)	MAX. LOT COVERAG E (%)	MAX. BUILDING HEIGHT (ft.)
REQUIRED	7,500	60	100	25% (1,252 SF)	60	N/A	35
PROVIDED	5,257	52.5'	100.1'	43.8% (2,195.5 SF)	52.5'	N/A	±33'-8"