

December 19, 2019

Re: *541-571 Linton Blvd., Delray Beach Florida,  
Temporary **Parking** Lot AppUcation*

Delray Village Shoppes, Inc., a Florida corporation (..Owner,,) is the owner of the above-captioned property. <sup>\*</sup>~~Grieco Motors, LLC~~, a Florida limited liability company ("Lessee") has entered into a lease of said property. <sup>\*</sup>Grieco Chevrolet Delray LLC

This letter is consent of Owner to the application of Lessee for a temporary parking lot use on the above-captioned property. Lease area Attachment-A, on the condition that all terms and conditions set forth in Michael S. Weiner's correspondence of December 11, 2019, a copy of which is attached, are incorporated in or imposed by the temporary parking lot use permit.

DELRAY VILLAGE SHOPPES, INC.

Signature: *Mark Walsh*  
Print Name: Mark Walsh  
Its: Vice President

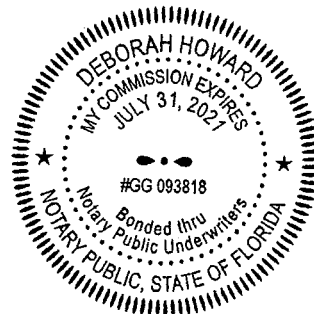
The foregoing instrument was acknowledged before me this 19th day of December, 2019, by Mark Walsh (name), as Vice Pres. (title) of Delray Village Shoppes, Inc., a Florida corporation, on behalf of the company, who is personally known to me or has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

Deborah Howard  
(Printed Name of Notary Public)

*Deborah Howard*  
(Signature of Notary Public)

Commission# 093818 . My Commission Expires: 7/31/2021

(NOTARY s SEAL)



**SACHS SAX CAPLAN**  
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MICHAEL S. WEINER, ESQ.  
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December 11, 2019

**Via Hand Delivery and Email**

City Commission  
City of Delray Beach  
Attention: Ms. Katerri Johnson, City Clerk  
100 NW 1<sup>st</sup> Ave.  
Delray Beach, FL 33444

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

**Re: Temporary Parking Lot Application  
541-571 Linton Blvd., Delray Beach, FL**

Dear Ms. Johnson and Ms. Gianniotis:

Please accept this letter on behalf of the City Commission, which is the granting authority. This letter is the written application for a temporary parking lot use for the property located at 541-571 Linton Blvd., Delray Beach, Florida (the "Property").

The application is made on behalf of Grieco Motors, LLC, the Lessee of the Property ("Applicant"). Enclosed is a check for the total fee of thirteen hundred dollars and no cents (\$1,300.00). This includes the fees for the temporary use (\$300.00) and the waivers (\$1,000.00).

Below is a complete list of the information required for a request for a temporary use pursuant to Sec. 2.4.6(F)(7), Land Development Regulations of the City of Delray Beach ("LDRs"), along with a notation for each item for which Applicant will require a waiver. Following this list, we have included a list of conditions that Applicant proposes as part of the approval of the temporary use.

**I. Required Information**

- a. **Name of Petitioner.** Grieco Motors LLC
- b. **Name of Property Owner and consent therefrom.** Delray Village Shoppes, Inc. See attached consent.
- c. **Location of Site.** 541-571 Linton Blvd., Delray Beach, Florida.

- d. **Purpose, activity to be conducted; site plan with details.** Applicant will use the property for the temporary storage of automobiles. Applicant is in the process of constructing two new automobile dealerships along Federal Highway in Delray Beach, Florida. The simultaneous construction of these two automobile dealerships requires additional off-site storage for inventory. Applicant is seeking a temporary solution due to the fact that upon completion of construction of the two new automobile dealerships, the need for off-site storage will be eliminated. Applicant requests a waiver from the requirement that it submit a site plan.
- e. **Period of Use.** Applicant requests a twelve-month period of use.

**Temporary Parking Lots.**

1. Applicant requests a waiver due to the fact that the Property is outside the geographic areas set forth in Section 2.4.6(F)(3)(e)(1) of the LDRs.
2. Applicant confirms that it is in compliance with the requirement in Section 2.4.6(F)(3)(e)(2) that the lot shall not be used to fulfill minimum off-street parking requirements.
3. As discussed above, Applicant requests a waiver of the requirement in Section 2.4.6(F)(3)(e)(3) that it submit a site plan which includes proposed grade elevations, landscaping and other information. Applicant will be using the property in its current state.
4. Applicant requests a waiver of the requirement in Section 2.4.6(F)(3)(e)(4) that the City Engineer approve the grading plan for the parking lot and that the Parking Management Advisory Board recommend approval of the site plan. As discussed above, Applicant does not plan to repave the lot or submit a site plan. The lot will be for automobile inventory storage purposes only.
5. Applicant requests use of the Property for a twelve-month period, as specified in Section 2.4.6(F)(3)(e)(5).
6. Applicant agrees that the temporary parking lot shall be monitored for compliance with the approved conditions, as described in Section II below, and as required by Section 2.4.6(F)(3)(e)(6).
7. Applicant requests a waiver from the requirement in Section 2.4.6(F)(3)(e)(7) that all rock or gravel surfaces shall be removed or covered with top soil after the expiration of the permit. Applicant does not intend to add any rock or gravel.
8. Specification, as detailed in Section 2.4.6(F)(3)(e)(8):
  - a. Applicant requests a waiver of the specifications detailed in Section 2.4.6(F)(3)(e)(8)(a) of the LDRs related to parking lot surface. As discussed above, Applicant does not intend to resurface the lot.

- b. Applicant intends to operate the lot on the equivalent of an all-valet basis. Only employees will be accessing the lot for the storage of cars.
- c. Applicant requests a waiver of the requirement that wheel stops be provided at the edge of the parking surface. Applicant does not plan to surface the lot.
- d. Applicant requests a waiver from the applicability of the requirements of Section 4.6.9(D)(3) of the LDRs for access to the street system and for the construction of driveway aprons from asphalt or concrete. Due to the unique nature of the parking lot use as storage only, these are inapplicable to Applicant.
- e. Applicant requests a waiver from the landscape strip and/or fence requirements detailed in Section 2.4.6(F)(3)(e)(8)(e) of the LDRs. Applicant intends to maintain the existing landscaping through sprinklers, but does not plan to add additional landscaping. Applicant intends to use a an eight-foot fence with screening.
- f. The parking lot will not be utilized at night.
- g. Trees of four inches or greater diameter at four and one-half feet above the ground shall not be removed.

## **II. Proposed conditions**

Applicant proposes the following conditions for the temporary parking lot use:

- 1) A prohibition on sales activity on the Property.
- 2) A prohibition on advertising on the Property.
- 3) A prohibition on signage around the Property's perimeter.

If you have any questions or if we can provide any additional information, please let us know.

Very truly yours,

SACHS SAX CAPLAN

*/s/ Michael S. Weiner*

Michael S. Weiner

Enclosures: Check for Application Fees  
Owners' Consent