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June 15, 2020

CITY COMMISSION
Planning & Zoning Board
100 NW 1st Avenue
Delray Beach, Florida 33444

Re: **Request for Waiver of LDR Section 5.3.1(D)(2), Right-of-Way Dimensions
Pineapple Road Plat**

Dear Board Members:

The applicant hereby requests a waiver to LDR Section 5.3.1(D)(2) which states:

Local Streets, private or public with or without curb, except as otherwise provided in the Comprehensive Plan, are required to have a minimum width of 50 feet. A reduction in the required right-of-way width may be granted by the body having the approval authority (City Commission) of the associated development application in developments in which new streets are created.

The applicant is unable to adhere to the technical requirement of this LDR and has requested a reduction for the proposed new ingress and egress tract, Tract A – Pineapple Road, to a minimum of 40 feet in width throughout the entire length of the proposed tract.

The standard code requirement of a minimum right-of-way width of 50 feet is required to accommodate certain improvements between the property lines such as, two traffic lanes, sidewalks, parallel parking spaces and swale areas for drainage purposes. The proposed Tract A accommodates a 20 foot paved roadway, four foot wide sidewalks, and swale areas. The required improvements and infrastructure to serve 6 single family dwellings can be effectively accommodated within the proposed 40 ft. private right-of-way.

The requested waiver is internal to a six lot development and should have no direct effect on the neighboring areas. Although the required width is below the minimum standards, sidewalk paths are accommodated along the north side of the proposed Tract A, adjacent to the proposed lots. The road width is 20 ft wide, which is the minimum standard. The proposed road system provides access to the 6 proposed lots and does not provide access to other neighborhoods or streets. Although the properties to the south (Beacon Plat Subdivision) abut the proposed Tract A area, access cannot be taken by those units as Tract A is dedicated as a private street to be owned and maintained by the subject development.

Sincerely,

MILLER LAND PLANNING, INC.

Bradley D. Miller, AICP
President

