SRS
A Zyscovich Company

To: Alexia Howald
Project Planner
Planning and Zoning Department
City of Delray Beach, FL

Date: June 11th, 2026

Re: 34 NW 6th Ave – CRA Office - Justification Statement for Conditional Use Criteria

Pursuant to LDR 4.4.4.13(C)(4)(c)1., Allowable Uses, within the West Atlantic Neighborhood Commercial Area, establishment or expansion of commercial and mixed-use structures beyond the 150-foot limit may be allowed as a conditional use, subject to the required findings of Section 2.4.6. Additionally, pursuant to LDR Section 4.4.13(C)(3)(c)2., up to 50 percent of the building frontage of the sidewalk level story may be for business, professional, and medical uses/offices; more than 50 percent may be approved as a Conditional Use. The proposed project requires approval for both conditional uses noted above, as the commercial structure is 433' - 2" from Atlantic Ave and 100 percent of the building frontage is intended for business use.

The Narrative below details how this project meets the following findings:

Sec. 2.4.6. - Regulation of Uses.

(A) Establishment of a Conditional Use.

(5) Findings. In addition to provisions of Chapter 3, the City Commission must make findings that establishing the conditional use will not:

(a) Have a significantly detrimental effect upon the stability of the neighborhood within which it will be located.

Response: Development will increase stability of the neighborhood by offering compatible and moderately-scoped office use as a buffer from the commercial district by Atlantic Ave to south and single-family neighborhood across the alley to the north. The total square footage is relatively small, and the business use is not practically divisible.

(b) Hinder development or redevelopment of nearby properties.

Response: Development will promote the development or redevelopment of nearby properties with a project that is appropriately planned and scaled to align with both the south and north CBD and Residential neighborhoods.