



Cover Memorandum/Staff Report

File #: 25-959

Agenda Date: 9/3/2025

Item #: 7.A.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: September 3, 2025

RESOLUTION NO. 143-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, APPROVING A CONDITIONAL USE TO ALLOW CONCRETE PRODUCTS MANUFACTURING, INCLUDING OUTDOOR STORAGE OF AGGREGATE MATERIALS AT 1180 SW 10TH STREET WITHIN THE INDUSTRIAL ZONING DISTRICT, AS MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF DELRAY BEACH; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (QUASI-JUDICIAL)

Recommended Action:

Review and consider a conditional use request to allow concrete products manufacturing, including outdoor storage of aggregate materials, at 1180 SW 10th Street, as set forth in Resolution No. 143-25.

Background:

The subject property, consists of two contiguous parcels totaling approximately 4.865 acres located at 1180 SW 10th Street, within the Industrial (I) zoning district and Industrial Future Land Use designation. The property is owned by GCG Real Estate Holdings, LLC and is currently used by All County Paving for industrial operations, including administrative offices, equipment staging, and indoor storage of construction-related materials.

The applicant seeks a Conditional Use approval pursuant to Land Development Regulations (LDR) Section 4.4.20(D)(3) to allow the outdoor storage of paving-related aggregate materials, such as gravel, sand, and asphalt millings, within containment bins and a vertical dry-material silo. No on-site manufacturing or batching is proposed.

The request is intended to legalize existing outdoor storage operations on the western parcel and bring the site into full compliance with the LDR. The proposed improvements include enhanced perimeter landscaping, fencing, and dust-control measures to mitigate potential impacts on adjacent properties.

LDR Section 2.4.6(A)(5), Establishment of a Conditional Use: 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; nor*
- b) Hinder development or redevelopment of nearby properties.*

Conditional Use Analysis

The proposed conditional use is located within an established industrial corridor and is consistent

with the intent of the Industrial (I) Zoning District. The site plan demonstrates compliance with all applicable development standards by confining aggregate storage to designated areas that are buffered from adjacent rights-of-way and residential properties through perimeter fencing and landscape buffers proposed along the north, west, and south property boundaries.

To further safeguard the residential neighborhood located across SW 10th Street, the Planning and Zoning Board recommended, as a condition of recommending approval, the installation of an additional landscape hedge at the outside of the northern property boundary. This enhanced perimeter screening, in combination with the landscape buffers and fencing, provides additional mitigation of visual and aesthetic impacts on the nearby residential neighborhood.

The applicant's attached narrative further outlines a series of mitigation measures to address potential off-site impacts. These include maintaining moisture in the stored aggregate materials to control dust emissions, confining all materials within designated containment bins and silos, and ensuring that no outdoor storage encroaches into required setbacks. The narrative also commits to routine inspection and maintenance of storage areas, enforcement of truck circulation patterns that limit off-site disturbance, and adherence to wellfield protection and environmental controls.

The consolidation of industrial functions under a unified site plan enhances internal circulation and defines outdoor activity areas, thereby reducing potential conflicts with surrounding properties. No encroachments into required setbacks or adjacent parcels are proposed.

The attached Planning and Zoning Board (PZB) staff report provides a full analysis of the request, including additional factors for evaluation (page 11). The City Commission should consider whether the proposed landscape buffers and enhanced hedge sufficiently screen the site from the adjacent residential neighborhood, whether the proposed dust control and moisture management practices are adequate to minimize potential air quality impacts, and whether the location and height of aggregate storage areas are compatible with surrounding properties and the overall character of the corridor.

On July 21, 2025, the PZB heard the subject request and recommended approval by a vote of 6 to 0, subject to the installation of a hedge along the outside of the north perimeter fence.

City Attorney Review:

Resolution No. 143-25 is approved as to form and legal sufficiency.

Funding Source/Financial Impact:

Not applicable.

Timing of Request:

Resolution No. 143-25 will be effective immediately upon adoption and building permits for the internal improvements may be issued.