

RESOLUTION NO. 65-25

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, APPROVING A MAJOR SUBDIVISION APPLICATION FOR A FINAL PLAT FOR A SUBDIVISION KNOWN AS “STAMM 1201 GEORGE BUSH BLVD,” FOR THE PROPERTY LOCATED AT 1201 GEORGE BUSH BOULEVARD, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, 1201 George Bush Blvd, LLC (“Owner”), is the owner of a parcel of land measuring approximately 0.3975 acres located at 1201 George Bush Boulevard (“Property”), as more particularly described in Exhibit “A”; and

WHEREAS, the Owner designated Neil Schiller, Esq., of Government Law Group (“Applicant”), to act as its agent; and

WHEREAS, the City of Delray Beach, Florida (“City”), received an application for a Major Subdivision (File No. 2023-189) from the Applicant to subdivide the Property into a three-lot subdivision known as “Stamm 1201 George Bush Blvd”, as reflected in Exhibit “B”; and

WHEREAS, the Property is zoned Residential Medium (RM) and is currently developed with a one-story, 3,984 square foot office building; and

WHEREAS, if the Property is subdivided into three lots, nonconformities would be created regarding the existing office building; and

WHEREAS, Section 5.1.3 of the City of Delray Beach Land Development Regulations (“LDR”) requires a plat for the subdivision of any lot, tract, or parcel of land; and

WHEREAS, Section 5.1.6(A) of the LDR states that all subdivisions shall conform with, at least, the minimum zoning regulations applicable to the property being subdivided and a nonconforming situation cannot be created through the act of subdivision; and

WHEREAS, LDR Section 2.4.8(B)(1), requires the major subdivision process to be first considered by the Planning and Zoning Board with final consideration by the City Commission; and

WHEREAS, pursuant to LDR Section 2.4.8(B)(3)(d), the Planning and Zoning Board considered the request at a public hearing on March 17, 2025, and voted 7 to 0 to recommend approval to the City Commission; and

WHEREAS, the City Commission considered the major subdivision request on April 8, 2025, and has considered the respective findings as set forth in the Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein by this reference.

Section 2. The City Commission approves the Major Subdivision Application for a three-parcel subdivision known as “Stamm 1201 George Bush Blvd”, as reflected in Exhibit “B”, for the Property described in Exhibit “A”, which are incorporated herein.

Section 3. This Resolution shall be effective upon issuance of the Certificate of Completion (“Certificate”) associated with the Demolition Permit for the Property. Upon issuance of the Certificate, the Mayor shall execute the plat on behalf of the City.

Section 4. The plat shall be recorded pursuant to procedures as set forth by the City Clerk. In accordance with LDR Section 2.4.4(F)(4)(a), the final plat must be recorded within 18 months of the approval date of the City Commission meeting. If the final plat is not recorded within 18 months from the approval date, the approval expires.

Section 5. The City Clerk, or designee, is directed to send a certified copy of this Resolution to Neil Schiller, Esq., Government Law Group, at 137 NW First Avenue, Delray Beach, Florida. 33444.

Section 6. All resolutions or parts of resolutions in conflict herewith shall be and hereby are repealed.

Section 7. This Resolution shall be effective upon the issuance of the Certificate.

PASSED AND ADOPTED in regular session on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

\_\_\_\_\_  
Alexis Givings, City Clerk

\_\_\_\_\_  
Thomas F. Carney, Jr., Mayor

Approved as to form and legal sufficiency:

\_\_\_\_\_  
Lynn Gelin, City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LOT 6 AND THE SOUTHERLY 54.5 FEET OF LOT 7, BLUE SEAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 185, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

