



Cover Memorandum/Staff Report

File #: 25-960

Agenda Date: 9/3/2025

Item #: 7.A.1.

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

RESOLUTION NO. 144-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, APPROVING A CONDITIONAL USE TO ALLOW STORAGE OF LIGHT TRUCKS, UP TO, AND INCLUDING TWO-TON TRUCKS, 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 the storage of light trucks, up to and including two-ton trucks and light construction equipment, at 1180 SW 10th Street, as set forth in Resolution No. 144-25.

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)(17) to allow the overnight storage and staging of light trucks and light construction equipment associated with paving operations. All vehicles and equipment will be stored within designated areas outside required setbacks and fully screened from adjacent properties and public rights-of-way through perimeter fencing and landscaping.

The request is intended to legalize existing truck storage operations on the western parcel and bring the site into full compliance with the LDR. The proposed improvements include enhanced perimeter landscaping, secure vehicle parking areas, and circulation 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 truck storage to designated areas that are buffered from adjacent rights-of-way and residential properties through perimeter fencing and landscape buffers 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 mitigation measures to address potential off-site impacts. These measures include maintaining all trucks and equipment in clean and operable condition, prohibiting the long-term storage of derelict vehicles, and ensuring that fleet departures and arrivals are managed to reduce operational noise and disturbance during early morning or late evening hours.

The consolidation of industrial functions under a unified site plan improves 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 Commission should review the analysis provided in the Planning and Zoning Board staff report (page 13), which identifies additional factors for consideration, including whether the level of screening adequately addresses the visual impact of parking trucks near residential properties, whether early morning and late evening fleet operations could result in cumulative noise impacts, and whether the truck storage use contributes positively to the long-term character of the industrial corridor.

The attached Planning and Zoning Board (PZB) staff report provides a full analysis of the request.

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. 144-25 is approved as to form and legal sufficiency.

Funding Source/Financial Impact:

Not applicable.

Timing of Request:

Resolution No. 144-25 will be effective immediately upon adoption and building permits for the internal improvements may be issued.