



## Cover Memorandum/Staff Report

File #: 26-0167

Agenda Date: 3/9/2026

Item #: 7.E.

**TO:** Mayor and Commissioners  
**FROM:** Anthea Gianniotis, Development Services Director  
**THROUGH:** Terrence R. Moore, ICMA-CM  
**DATE:** March 9, 2026

RESOLUTION NO. 22-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, FINDING THAT A BUILDING MATERIAL SUPPLY BUSINESS WITH OUTDOOR STORAGE OF ROOFING MATERIALS AND ACCESSORY OVERNIGHT TRUCK STORAGE IS AKIN TO A LUMBERYARD AND APPROVING A CONDITIONAL USE; APPROVING A LEVEL 4 SITE PLAN AND LANDSCAPE PLAN AT 1127 POINSETTIA DRIVE, AS MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES AND THE COMPREHENSIVE PLAN OF THE CITY OF DELRAY BEACH; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (QUASI JUDICIAL)

### **Recommended Action:**

Consider Resolution No. 22-26, a request finding that a building material supply business with outdoor storage of roofing materials and overnight truck storage is akin to a "lumberyard" and approving a conditional use and approving a Level 4 Site Plan and Landscape Plan at 1127 Poinsettia Drive.

### **Background:**

The attached Planning and Zoning Board (PZB) report provides a history of the use of the site since its annexation into the City in 1988. The property has a history of both approved conditional uses that include outside storage uses and issues of outdoor storage areas expanding, without approvals. The current tenant, ABC Supply Company, Inc. describes itself on its website as, "*a major, private American roofing supply company based in Beloit, Wisconsin. It also sells windows, gutters, and siding for residential and commercial buildings and is the largest roofing and vinyl siding wholesale distributor in the United States*" (source: [www.abcsupply.com](http://www.abcsupply.com)).

The Mixed Industrial Commercial (MIC) Zoning District *was created to provide for a mix of industrial, commercial, and office use in a single zoning district. The uses allowed are intended to enhance employment opportunities in the industrial, manufacturing and trade sectors, with supporting business and professional office functions.* Pursuant to LDR Section 4.4.19(D)(2), a range of uses area allowed as conditional uses that are similar to building materials, including a "lumberyard". The Director has interpreted the use of storing and distributing building material supplies as akin a "lumberyard" as the term is not defined and regulates a specific building material. Therefore, the proposed roofing materials business requires a conditional use and outside storage shall meet LDR Section 4.6.6(C)(2), which states, "*Outside storage. Materials and equipment stored outside must be screened from view from adjacent public rights-of-way in a manner approved by the Site Plan Review*

*and Appearance Board. Outside storage may not be located within a required setback area. It is not intended that sales or customer service be conducted in an area designated for storage."*

The subject property has an existing 25,600-square-foot warehouse (built in 2001), and 10,716 square feet of outdoor storage to the east (on the portion of the property that was previously a separate parcel). 5,518 square feet of additional outdoor storage is proposed to be added on the west side of the parcel as part of this request.

The current request is for a Level 4 Site Plan, Landscape Plan, and Conditional Use approval to operate a building materials supply business with outside storage of roofing materials at the subject property. The proposed improvements include enhanced perimeter landscaping, fencing, with additional landscape buffers to mitigate the impacts on the existing nonconforming residential use on the east side and southeast. No changes to the Architectural Elevations of the existing building are proposed.

The request includes the accessory storage of four trucks not over 100 feet long, 14 feet wide, and 15 feet high. Pursuant to LDR Section 4.4.19(C)(4), *the storage of equipment is allowed as an accessory use of equipment, or materials, within a structure or in an approved outside locations.* The property has an existing distribution warehouse use and is requesting additional outdoor use area.

The site plan improvements are minor and would have qualified for administrative approval, if a conditional use for the use operation was not needed. The site plan meets the setbacks and landscape buffer regulations, parking, traffic circulation, dust, sound, and wellfield protection standards. The Landscape Plan provides the required landscape buffers and a full analysis is provided in the attached PZB report.

Traffic. A letter from an engineer was submitted (dated March 09, 2024) indicating the proposed use will not produce additional traffic to and from the site, but the letter does not meet professional standards for a traffic statement (letter attached). However, the previously approved use was warehouse and distribution; the Board can consider if the previous and proposed uses are similar enough to proceed without a full traffic statement.

#### 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.

The proposed conditional use is located within an established industrial corridor with land use designation of Commerce and is consistent with the intent of the Commerce Land Use and the Mixed Industrial and Commercial (MIC Zoning District. The site plan demonstrates compliance with applicable development standards for mitigating outside storage areas and truck parking with landscape buffers proposed along the north, east, west and south property boundaries.

To further safeguard the residential uses adjacent to the east, the Planning and Zoning Board recommended, as a condition of approval, the installation of an additional landscape hedge next to

the eastern property boundary. The applicant has agreed to this enhanced perimeter screening and the attached Landscape Plan has already been adjusted.

The attached Planning and Zoning Board (PZB) staff report provides a full analysis of the request. The City Commission should consider whether the proposed landscape buffers with enhanced landscape sufficiently screen the site from the adjacent residential parcels.

On January 26, 2026, the PZB heard the subject request and recommended approval by a vote of 7 to 0.

**City Attorney Review:**

Approved as to form and legal sufficiency.

**Funding Source/Financial Impact:**

Not applicable.

**Timing of Request:**

Resolution No. 22-26 will be effective immediately upon adoption.