



Silverball Retro Arcade
19 NE 3rd Avenue
Delray Beach, FL 33483

~~April 14, 2025~~
~~May 9, 2025~~
~~August 18, 2025~~
~~August 26, 2025~~
~~October 13, 2025~~
November 26, 2025

The Applicant respectfully requests Conditional Use and Level 2 Site Plan approval from the City of Delray Beach, Florida for a 874 SF interior expansion to the 2nd floor. A pre application meeting with city staff and the applicant was held in January 2025 and the applicant is now providing documents for review of the site plan and conditional use documents.

SITE HISTORY

In 2016, the Silverball museum (7,697 sf) received a conditional use approval to expand the business from vintage arcade games to include a full liquor bar and food service. In 2019, a modification to the conditional use was approved to increase square footage from 7,697 to 8,325 square feet (628 sf) for a 2nd floor allowing for observation below.

At that time, the establishment provided the required off-street parking for the restaurant and lounge portion at 6 spaces per 1,000 square feet of gross floor area – which was fulfilled through the parking in-lieu fee. The business has been operating since then as a full service arcade. Now the applicant is proposing to expand the 2nd floor area for patrons to view the games “from above.”

REQUEST

The applicant is proposing an 874 SF interior addition to the 2nd floor area over the existing 1st floor for a total of 9,199 SF. The use of the proposed space is to expand area for billiards/similar games tables. No exterior work included in the scope of work.

The food and bar service are limited to specific areas on both floors of the building for a total of 1,444 square feet. Although food is not allowed in the pinball machine area, the determination was made that up to 10% of the floor area would be permissible for drinking. Therefore, ten percent of the remaining 6,358 square feet of floor area (874 sf) was included in the total food and bar service area to calculate the total parking requirement.

The 2019 2nd floor improvements added 874 sf with 10% of that area applied to the parking obligation; no additional parking was required, but this resulted in a total of 2,038 sf that was subject to the parking requirement of 6 spaces per thousand.

With the proposed addition of 874 sf to the 2nd floor, the 10% the addition will be applied for parking purposes. Therefore, a total of 87.4 sf will be counted towards the 2,038 sf area of food and bar service for a total of 2,125 sf. Therefore, the total parking calculation is 12.75 spaces.

The applicant is requesting that the additional parking demand be met by applying CBD Parking Standards in *LDR Section 4.4.13(I)(2)(c)*. *When the parking requirements are applied to new development or expansion of an existing use, which results in the requirement of only one new parking space, a one space exemption shall be allowed. This exemption may only occurrence per property.*

OCCUPANCY:

Occupancy will be established during building permit review

REQUIRED FINDINGS:

Pursuant to Section 3.1.1 (Required Findings),

FUTURE LAND USE MAP

The subject property has a Future Land Use Map designation of CC (Commercial Core), and a zoning designation of CBD (Central Business District). The CBD zoning is consistent with the Commercial Core FLUM designation. The primary use is that of a Commercial Recreational facility, which is listed as a Conditional Use in the CBD district per LOR Table 4.4.13(A). The cafe/bar, on-site entertainment and event rental uses are permitted uses within the CBD zoning district. Therefore, the proposed modification to the mezzanine is in compliance.

CONCURRENCY

The development proposal expands on an existing pinball and vintage arcade museum by adding a cafe/bar, on-site entertainment and event rental component. As described in Appendix "A", a positive finding of concurrency can be made as it relates to applicable standards such as water and sewer, streets and traffic, drainage and solid waste.

CONSISTENCY

A review of the objectives and policies of the adopted Comprehensive Plan policies and the site was conducted and the following applicable objectives and policies were found:

Policy NDC 1.1.14: Continue to require that property be developed or redeveloped or accommodated, in a manner so that the use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

Objective NDC 2.2 Downtown and Surrounding Neighborhoods. Protect and enhance the “Village by the Sea” character of the downtown and neighborhoods located east of I-95. The Central Business District (CBD) and surrounding neighborhoods, including A-1-A, Seacrest and Swinton Avenue represents the essence of what is Delray Beach i.e. a "village by the sea". The continued revitalization of the CBD is essential to achieving the overall theme of the City's Comprehensive Plan by managing growth and preserving the charm. The existing 7,697 sq. ft. building and the proposed 2nd floor expansion will enhance the existing museum, complementing adjacent commercial land uses. This use furthers the theme of the CBD.

SECTION 2.4.5(E), REQUIRED FINDINGS FOR CONDITIONAL USE:

Pursuant to Section 2.4.5(E)(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;

The proposed modification to the mezzanine area is inside the existing building and therefore, will not have any detrimental effect upon the neighborhood.

B. Nor that it will hinder development or redevelopment of nearby properties.

The interior modification proposed will not hinder development or redevelopment or cause any adverse impact to any nearby properties.

IN SUMMARY

On October 4, 2016, the City Commission approved the Silverball Museum for commercial recreation.

Now the applicant is coming before the City Commission to request modifications to the interior of the existing building. Since the 2016 City Commission approval, the applicant has had ample time to review their business practices as well as industry trends. In order to remain relevant in the commercial recreational business (arcades), the applicant is suggesting a change to the prior approval. The original approval included six (6) conditions: Condition six (6) notes *any modification to the use other than less intense use as determined by City Staff shall result an amendment to the Conditional Use application and a requirement for City Commission approval.*

The applicant also requests eliminating Condition #3. Eliminating this condition will allow the applicant to better adjust to best business practices associated with the arcade industry and be more “limber” in addressing new gaming and industry trends.

Note: Occupancy will be established during building permit review, as discussed on 11-19-25 meeting

In adding a modification to the 2nd floor, the applicant respectfully requests a new conditional use approval as stated in the application.