

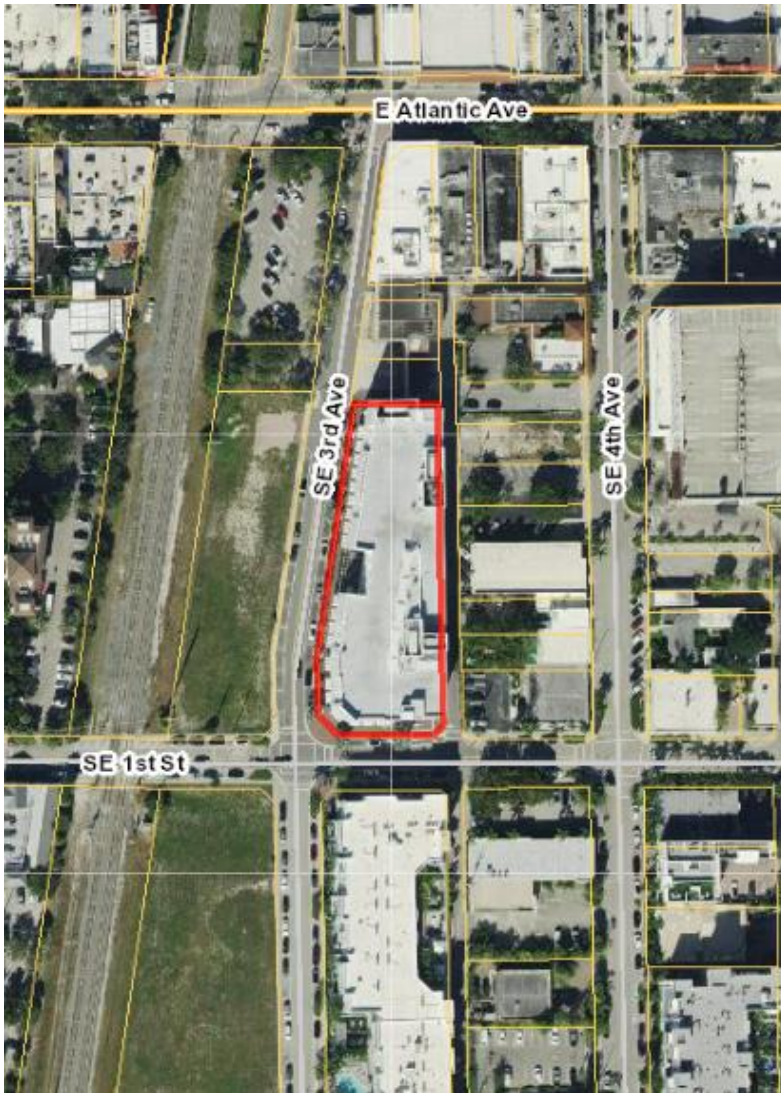


DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

Delray Beach Market – Valet Parking

The proposed Level 1 Site Plan Application request is to convert the mixed-use space at 33 SE 3rd Avenue, Delray Beach, FL (PCN: 12-43-46-16-P3-001-0000) into a restaurant use, with associated changes to the parking configuration. The proposal includes the reconfiguration of parking garage spaces on the second, fourth and rooftop level to relocate ADA parking spaces and incorporate 41 stacked parking spaces. To facilitate these modifications the applicant is requesting a waiver from LDR Section 4.6.9(F)(3)(d), seeking relief from the required 24 feet to 15 and 6 inches on the fourth and rooftop level, accommodating the additional stacked parking spaces essential for the proposed valet operations. This waiver is submitted as a critical component of the overall level 1 site plan modification to enhance the property's functionality and support the proposed restaurant conversion.



Application Type:

Level 1 Site Plan Application with Waiver

Address/Location:

33 SE 3rd Avenue, Delray Beach, FL 33483

Zoning District/ Overlay:

CBD – Central Business District

FLUM:

CC – Commercial Core

Property Owner:

Rosebud 3rd Avenue, LLC

561-282-5757

lori@menin.com

Designated Agent:

Christina Bilenki, Esq.

305-397-9293

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Project Planner:

Susana Rodrigues

Senior Planner

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Advisory Board Review (s):

CRA: Yes

DDA: Yes

Final Action Review Date:

Waiver:

DDA: 2/10/2025

PMAB: 2/25/2025

City Commission: 3/11/2025

Site Plan:

Admin: TBD

Attachments: Site Plan, Floor Plans, and Justification Statement.

NOTE: This item is under review and is subject to changes upon further analysis based on comments made by Staff according to the City's Land Development Regulations (LDR) and other department technical reviews. Any comments or objections shall be presented to the approving body during the scheduled meeting or discussed with the project planner in advance.