

RESOLUTION NO. 143-25

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, APPROVING A CONDITIONAL USE TO ALLOW CONCRETE PRODUCTS MANUFACTURING, INCLUDING OUTDOOR STORAGE OF AGGREGATE MATERIALS AT 1180 SW 10TH STREET 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.

WHEREAS, GCG Real Estate Holdings LLC, (“Owner”) is the owner of two contiguous parcels of land totaling approximately 4.865 acres located at 1180 SW 10th Street, (the “Property”) as more particularly described in Exhibit “A”; and

WHEREAS, the subject property is zoned Industrial (“I”); and

WHEREAS, the Owner designated Jeff Costello, AICP, FRA-RA, of JC Planning Solutions, LLC, to act as its agent (“Applicant”); and

WHEREAS, the Applicant submitted a conditional use application (File No. 2024-173-USE) to allow concrete products manufacturing, including outdoor storage of aggregate materials at the Property; and

WHEREAS, pursuant to Section 4.4.20(D)(3) of the Land Development Regulations of the City of Delray Beach (“LDR”) the outdoor storage of paving-related aggregates such as gravel, sand, and asphalt millings within containment bins for concrete products manufacturing is allowed as a conditional use within the Industrial zoning district; and

WHEREAS, pursuant to LDR Section 2.4.6(A)(5), the approving body must make findings that the requested 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; and

WHEREAS, on July 21, 2025, the Planning and Zoning Board voted 6 to 0 to recommend approval of the conditional use request to the City Commission with the condition that a hedge is installed along the outside of the north perimeter fence; and

WHEREAS, on September 3, 2025, the City Commission considered the request and relevant findings as required by 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 affirmed and ratified.

Section 2. The City Commission makes positive findings that the requested conditional use (1) will not have a significantly detrimental effect upon the stability of the neighborhood within which it will be located, and (2) will not hinder development or redevelopment of nearby properties.

Section 3. The City Commission approves the conditional use request to allow concrete products manufacturing, including outdoor storage of aggregate materials in accordance with the site plan submitted and subject to compliance with applicable provisions of the Land Development Regulations, with the condition that a hedge is installed along the outside of the north perimeter fence.

Section 4. The City Clerk, or designee, is directed to send a certified copy of this Resolution to Jeff Costello, AICP, FRA-RA, JC Planning Solutions, LLC, 234 NE 1st Avenue, Delray Beach, Florida 33444.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed.

Section 6. This Resolution shall become effective immediately upon adoption.

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

PARCEL1:

THE EAST 211.11 FEET OF LOT 21, SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, OF MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; LESS THE NORTH 50 FEET THEREOF FOR RIGHT-OF-WAY OF SOUTHWEST 10TH STREET, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL2:

THE WEST 140.74 FEET OF THE EAST 351.85 FEET OF LOT 21, SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, OF MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; LESS THE NORTH 50 FEET THEREOF FOR RIGHT-OF-WAY OF SOUTHWEST 10TH STREET, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.