

Another Win for The Alliance!

The Alliance Spoke and the City Commission Listened! 4594 133 rd Road South

133 rd Road south is located off of Barwick Road between Atlantic Avenue and Lake Ida Road. Currently, the 5.08 acre parcel which is the subject of the application for a 16 single family development is located in Unincorporated Palm Beach County (PBC), however, it is surrounded on all four sides by Delray Beach city land. The developer was requesting to be annexed into the city.

The Future Land Use (FLU) Designation for the property with PBC was MR-5 which allows a density of up to 5 units per acre. For annexation into the City, the developer requested an LD 1-5 FLU which would allow up to 5 units per acre. The Zoning District requested was R-1-A.

With necessary road and other easements, the maximum number of units that could be built with the R-1-A designation is 22. The developer requested the right to build 16 single family homes.

Concerns from local communities included the increase in traffic that would be entering and exiting Barwick Road from 133 rd Road South. Other infrastructure concerns include the need for improved sanitary sewer, expansion of 133 rd Road South, sidewalk installation, and paving.

At the Delray Beach City Commission November 14, 2023 meeting, the Alliance of Delray requested an R-1-AAA Zoning which would limit development to ten units on the property. The City Commission agreed. The Alliance will be closely following the development of the 5.08 parcel and the 3 acre parcel to the west, repeating the concern for keeping density as low as possible.