



Cover Memorandum/Staff Report

File #: 25-1222

Agenda Date: 10/14/2025

Item #: 6.F.

TO: Mayor and Commissioners
FROM: Missie Barletto, Public Works Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: October 14, 2025

ITEM(S) A1 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 827 SE 2ND AVE.

ITEM(S) A2 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 801 BOND WAY.

ITEM(S) A3 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 330 NW 3RD AVE.

ITEM(S) A4 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 424 PALM TRL.

ITEM(S) A5 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 402 SE 4TH AVE.

ITEM(S) A6 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 309 SE 6TH ST.

ITEM(S) B1 - GRANTING OF AN UNDERGROUND EASEMENT BY CITY OF DELRAY BEACH.

Recommended Action:

Consideration of the following items:

Item A1 - Motion to approve and accept a Right-of-Way Dedication by the owners of 827 SE 2nd Ave.

Item A2 - Motion to approve and accept a Right-of-Way Dedication by the owners of 801 Bond Way.

Item A3 - Motion to approve and accept a Right-of-Way Dedication by the owners of 330 NW 3rd Ave.

Item A4 - Motion to approve and accept a Right-of-Way Dedication by the owners of 424 Palm Trl.

Item A5 - Motion to approve and accept a Right-of-Way Dedication by the owners of 402 SE 4th Ave.

Item A6 - Motion to approve and accept a Right-of-Way Dedication by the owners of 309 SE 6th St.

Item B1 - Motion to approve granting of an Underground Easement Agreement by the City of Delray Beach.

Background:

Item A1

Consider acceptance of a Right-of-Way Dedication located at 827 SE 2nd Ave.

The owner(s) submitted a building permit application for the subject property. During the application process it was determined that in accordance with LDR 5.3.1 (A) the alley in the rear of the property has an ultimate Right-of-Way of 20 ft. That corresponds to a half-width of 10 ft. The current Right-of-Way half-width is 8 ft. As a result, a 2 ft. Right-of-Way dedication was requested to satisfy the requirement.

There is no City cost now or in the future for these items.

Item A2

Consider acceptance of a Right-of-Way Dedication located at 801 Bond Way.

The owner(s) submitted a building permit application for the subject property. During the application process it was determined that in accordance with LDR 6.1.2(C)(2)(e) for the intersecting roadways, a 25' radius Right-of-Way is required and was requested to satisfy the requirement. It was also determined that in accordance with LDR 5.3.1 (A) the alley in the rear of the property has an ultimate Right-of-Way of 20 ft. That corresponds to a half-width of 10 ft. The current Right-of-Way half-width is 8 ft. As a result, a 2 ft. Right-of-Way dedication was requested.

There is no City cost now or in the future for these items.

Item A3

Consider acceptance of a Right-of-Way Dedication located at 330 NW 3rd Ave.

During the design of the NW Neighborhood Project, it was determined that in accordance with LDR 5.3.1 (A), NW 4th St. has an ultimate Right-of-Way of 50 ft. That corresponds to a half-width of 25 ft. The current Right-of-Way half-width is 0 ft. As a result, a 25 ft. Right-of-Way dedication was requested from the property owner(s) to satisfy the requirement.

There is no City cost now or in the future for these items.

Item A4

Consider acceptance of a Right-of-Way Dedication located at 424 Palm Trl.

The owner(s) submitted a building permit application for the subject property. During the application process it was determined that in accordance with LDR 5.3.1 (A) the roadway has an ultimate Right-of-Way of 50 ft. That corresponds to a half-width of 25 ft. The current Right-of-Way half-width is 20 ft. As a result, a 5 ft. Right-of-Way dedication was requested to satisfy the requirement. It was also determined that in accordance with LDR 5.3.1 (A) the alley in the rear of the property has an ultimate Right-of-Way of 20 ft. That corresponds to a half-width of 10 ft. The current Right-of-Way half-width is 8 ft. As a result, a 2 ft. Right-of-Way dedication was requested.

There is no City cost now or in the future for these items.

Item A5

Consider acceptance of a Right-of-Way Dedication located at 402 SE 4th Ave.

The owner(s) submitted a building permit application for the subject property. During the application process it was determined that in accordance with LDR 6.1.2(C)(2)(e) for the intersecting roadways, a 25' radius Right-of-Way is required and was requested to satisfy the requirement.

There is no City cost now or in the future for these items.

Item A6

Consider acceptance of a Right-of-Way Dedication located at 309 SE 6th St.

The owner(s) submitted a building permit application for the subject property. During the application process it was determined that in accordance with LDR 5.3.1 (A) the alley in the rear of the property has an ultimate Right-of-Way of 20 ft. That corresponds to a half-width of 10 ft. The current Right-of-Way half-width is 8 ft. As a result, a 2 ft. Right-of-Way dedication was requested to satisfy the requirement.

There is no City cost now or in the future for these items

Item B1

Consider granting an Underground Utility Easement located at 802 NE 1st St.

FPU requested an Easement on the subject property. It was determined that an easement would be needed to allow access to utilities on this property. As a result, an easement agreement was created.

There is no City cost now or in the future for these items.

City Attorney Review:

Approved as to form and legal sufficiency.

Funding Source/Financial Impact:

N/A

Timing of Request:

The timing of these requests is of high importance to allow projects to continue construction.

