



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD STAFF REPORT

Renaming of NW 12th Avenue to Weatherspoon Way

Meeting	File No.	Application Type
June 15, 2026	PZ-000699-2026	Right-of-Way (Street) Naming
Applicant	Property Owner	Authorized Agent
City of Delray Beach	City of Delray Beach	Not applicable.

Request

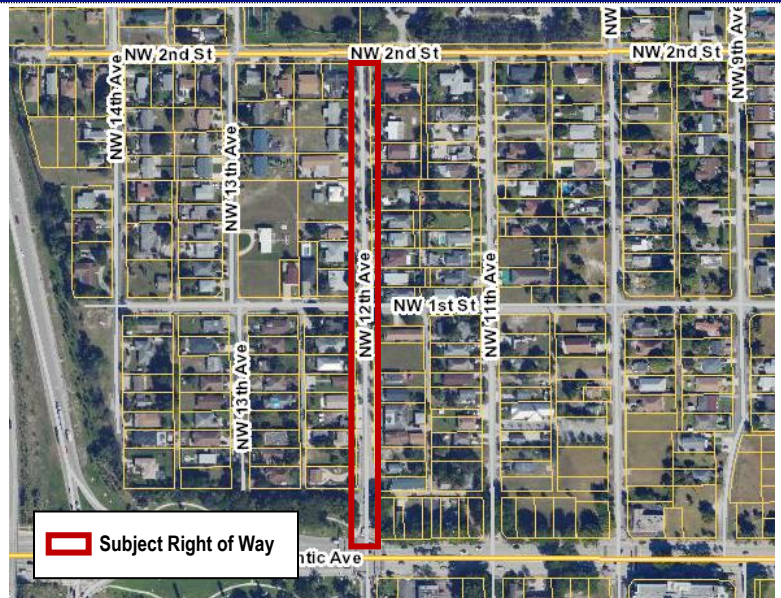
Provide a recommendation to the City Commission on Resolution No. 108-26, establishing a dual name for a portion of NW 12th Avenue, a City-owned right-of-way (street) between West Atlantic Avenue and NW 2nd Street, to refer to the street segment as NW 12th Avenue / Weatherspoon Way.

Background Information

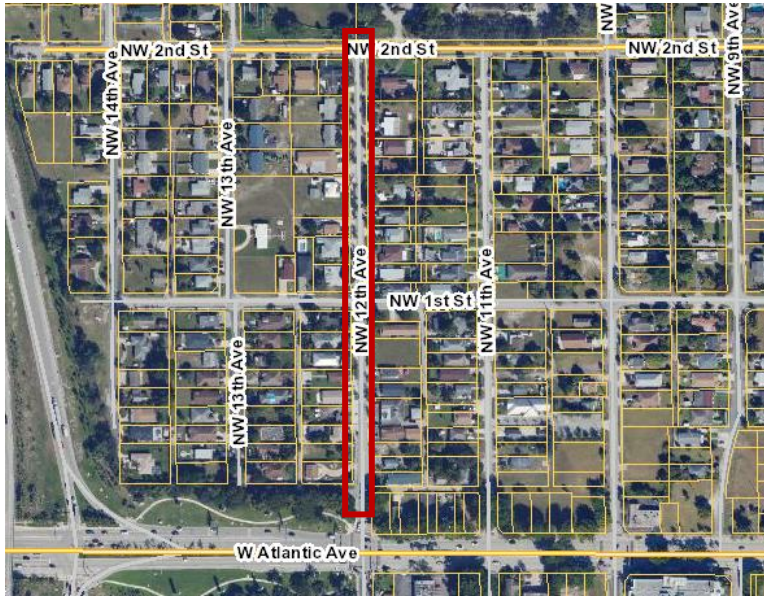
NW 12th Avenue is located between West Atlantic Avenue and NW 2nd Street (map at right); NW 12th Avenue does not continue to the north of NW 2nd Street, and the subject right-of-way represents NW 12th Avenue in its entirety.

The street was originally platted in 1925, as recorded in Plat Book 13, Page 77 of the Public Records of Palm Beach County, Florida. Reverend L.C. Weatherspoon, a minister and contractor who moved to Delray Beach in 1940 and became a foundational figure in the city's Black community for over four decades. Rev. Weatherspoon worked as a bulldozer operator before establishing L.C. Weatherspoon Paving in the 1960s, where he employed migrant farm workers and paved many of Delray Beach's streets. As a contractor and real estate owner, he provided jobs and housing to community members throughout his career. In 1977, he founded and built Community Primitive Baptist Church at 33 NW 11th Avenue. He served as a lifetime member of the Delray Beach Voters League beginning in 1974, where he worked to increase voter registration and civic participation among Black residents since the 1940s, and received the NAACP Community Service Award in 1987. His son, Jimmy Weatherspoon, entered local politics in 1984 and went on to serve as Vice Mayor of Delray Beach.

The family owns property in the area and along NW 12th Avenue, and their ties to this street and the surrounding neighborhood are longstanding. The request to name the right-of-way is associated with the family's desire to recognize the importance of Rev. Weatherspoon to the community.



Project Description



The request is to rename the existing public right-of-way known as NW 12th Avenue to NW 12th Avenue / Weatherspoon Way (highlighted on the map to the left). The right-of-way runs from West Atlantic Avenue to NW 2nd Street, the full extent of NW 12th Avenue.

Review and Analysis

Code of Ordinances, Section 102.25, Recommendation and Designation of Names and Numbers for Streets

It shall be the duty of the City Planning and Zoning Board to recommend the designation of names for streets, alleys, or other pathways providing access for either vehicles, bicycles, or pedestrians, whether it is the establishment of or change in name. It shall be the duty of the Commission of the City to determine the final designation of names for streets, alleys, or other pathways providing access for either vehicles, bicycles, or pedestrians, and the Commission shall not be bound by the recommendation of the Planning and Zoning Board. The naming of all streets, alleys, or other pathways shall be made in accordance with the adopted City of Delray Beach Addressing and Street Naming Manual.

LDR Section 2.1.5(E)(5)(h), Planning and Zoning Board Duties, powers, and responsibilities

- (5) **Board Recommendations.** *The Planning and Zoning Board shall review and make recommendations to the City Commission with respect to the following items, pursuant to the procedures and standards of the Land Development Regulations (LDR):*
- (h) *Establishment or modification of the names of streets, alleys, or other pathways providing access for vehicles, bicycles, or pedestrians, whether public or private, in accordance with the adopted City of Delray Beach Addressing and Street Naming Manual.*

An excerpt from the Addressing and Street Naming Manual is provided in the box below.

The proposed street name meets the criteria in Section 5.4, "Street Name Requirements" for naming a street after a person. The dual name of NW 12th Avenue / Weatherspoon Way is proposed because there are approximately 30 properties in this segment of the street, and renaming the street would create a host of issues related to mortgages, deeds, and property owner accounts. Given the importance of Rev. Weatherspoon to the community, the dual street name of NW 12th Avenue / Weatherspoon Way is proposed to prevent confusion and to provide the appropriate recognition of Rev. Weatherspoon.

5.4 STREET NAME REQUIREMENTS

10. *The use of a person's name for a street is permitted only if the person has been deceased for a minimum of 5 years, and shall have been a person of local historical, cultural, or social importance, and made significant contributions to the City of Delray Beach, State of Florida, or the United States. Such names should preferably not include titles (Dr., Mr., Ms., etc.), or middle initials. Biographical information must be submitted in support of such naming. When naming a street for an individual, consideration should be given to putting the name on a major thoroughfare.*

If the naming request is approved, Staff will replace applicable street signs, and Florida Department of Transportation (FDOT) to replace any signs located in FDOT right-of-way. The street signs will be the same style as the existing dual-name signs already in use within the city.



Review By Others

The City Commission is anticipated to review the request at its regular meeting on July 21, 2026.

Options for Board Action

- A. Recommend **approval** to the City Commission of Resolution No. 108-26, to rename the existing public right of way (NW 12th Avenue) to NW 12th Avenue / Weatherspoon Way, finding that the request meets the applicable criteria in the Land Development Regulations and is consistent with the Comprehensive Plan.
- B. Recommend **denial** to the City Commission of Resolution No. 108-26, to rename the existing public right-of-way (NW 12th Avenue) to NW 12th Avenue / Weatherspoon Way, finding that the request does not meet the applicable criteria in the Land Development Regulations and is not consistent with the Comprehensive Plan.
- C. Continue with direction.

Public and Courtesy Notices

☒ Courtesy Notices were provided to the following:

☒ Public Notices are not applicable to this request.