



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## PLANNING AND ZONING BOARD

### Delaire Country Club

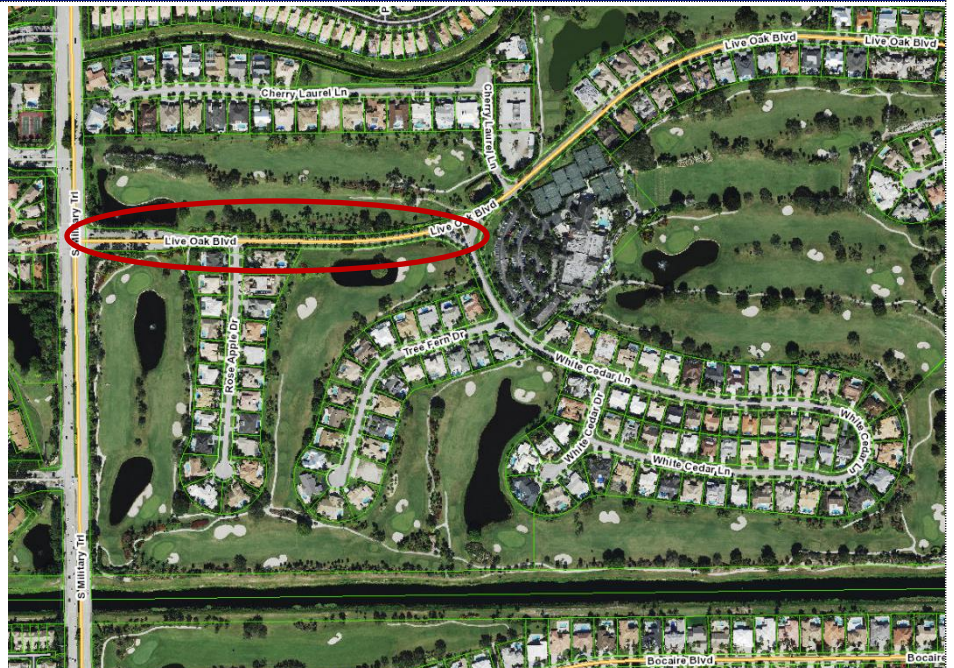
Meeting	File No.	Application Type
November 14, 2022	2022-265-OTH-PZB	Street Name Change
Property Owner	Agent	Applicant
Delaire Country Club Property Owners' Association, Inc.	Not applicable.	Delaire Country Club Property Owners' Association, Inc.

### Request

Provide a recommendation to the City Commission on Resolution No. 168-22, a privately-initiated request to rename a 0.31+/- mile portion of Live Oak Boulevard, a private right-of-way, to Delaire Country Club Boulevard.

### Background Information

In September 2022, City Staff received a request from the Delaire Country Club Property Owners' Association, Inc. to rename a 0.31+/- mile portion of Live Oak Boulevard that runs from South Military Trail to the intersection of White Cedar Lane to Delaire Boulevard (map at right). Live Oak Boulevard is a private right-of-way owned by the Delaire Country Club Property Owners' Association, Inc. within the Delaire Country Club, identified as Parcel Control Number (PCN) 12424625020000020. No addresses are assigned to this portion of the roadway; the guardhouse is assigned a Military Trail address.



The request to remove the Live Oak Boulevard street name for the entrance portion of the development supports the fact that *"the current name has no relationship with the Club and there are no known living Live Oak trees within the Delaire Country Club property."* Residents have expressed a desire to have the name Delaire Boulevard reflected on street signs visible to visitors and residents alike, rather than Live Oak Boulevard. The applicant only desires to change the name of the segment shown above, extending from South Military Trail to the round-about where the street splits and veers to the northeast as Live Oak Boulevard and to the southeast as White Cedar Lane. Additionally, no addresses are associated with the entrance segment of Live Oak Boulevard. The applicant's request is provided as an attachment.

### Review and Analysis

Pursuant to **Section 102.25, Recommendation and Designation of Names and Numbers for Streets**, of the City of Delray Beach Code of Ordinances, the Planning and Zoning Board recommends the designation of names for streets to the City Commission. Pursuant to **Land Development Regulations (LDR) Section 2.2.2(E)(3)(g), The Planning and Zoning Board: Duties, Powers, and Responsibilities**, the Board shall review and make recommendations to the City Commission on the establishment or change in street

names. The change of street name from Live Oak Boulevard to Delaire Boulevard requires a recommendation from the Planning and Zoning Board prior to final action by the City Commission.

At the time the request was submitted, street naming was subject to the procedures outlined in **LDR Section 5.3.1, Streets (rights-of-way)**. An amendment to the LDR (Ordinance No. 18-22) and Code of Ordinances (Ordinance No. 28-22) was adopted on October 25, 2022 at City Commission, along with Resolution 171-22, which adopts the City of Delray Beach Addressing and Street Naming Manual. Ordinance No. 18-22 removes procedures from the LDR Section 5.3.1 and adopts them into the Manual. The Manual adopts language similar to LDR Section 5.3.1, and expands the policies and best practices to address the full range of addressing and street naming scenarios.

The primary concern with the request is the presence of existing streets named Del Aire Blvd, Del Aire Ave and Del Aire Court in Pines of Delray West. Renaming Live Oak Boulevard as Delaire Boulevard is not consistent with the proposed policy from the Manual (shown at right), or existing language in **LDR Section 5.3.1(D)(2), Street names:**

- (2) *In no case shall new streets have names or numbers which duplicate or which are phonetically similar to existing street names, regardless of the prefix or suffix used e.g. "avenue", "boulevard", "crescent", "court", "drive", "way", "place", "street", "terrace", etc.*

The duplicate name would violate City and County policy and pose a danger to residents by impeding the ability of emergency services to respond in a timely fashion. Therefore, Staff does not support the approval of the request, as submitted.

#### 5.6 STREET NAME INTEGRITY

*The name of a street must be maintained from one end to the other. Streets should not change names along their length, except for streets with a directional, which automatically changes where the street crosses an axis.*

*If an existing street is extended or realigned, the street shall have the same name as the original street unless there is a clear delineation, or break, in the function of the street and such change in name is acceptable to Emergency Services Personnel.*

*Renaming portions of existing streets between intersections is prohibited. If an existing street is disconnected or realigned due to development, freeway construction or the like, one portion shall be renamed to identify it as a separate street.*

*Where two or more names are used for a single continuous stretch of road, the change of names shall occur at the intersection of another street, and not in the middle of a block or segment. If a street is extended, and connected to another street with a different name, then the change of name must take place at an intersection. If one of the two streets must have a change of name from the point of junction back to the nearest intersection, the change should be done on the portion of one street that affects the least number of existing addressed structures.*

#### 5.4 STREET NAME REQUIREMENTS

6. *New street names shall not duplicate any existing street name in the City of Delray Beach, Palm Beach County, or any other municipality within Palm Beach County. The street name, for purposes of evaluating whether a duplicate exists, does not include the street type. For example, Aspen Lane and Aspen Drive are duplicates under this definition. North Main Street and South Main Street are considered a single road with directionals. Names that are merely minor spelling variations of the same word are also prohibited, such as "Ashley" and "Ashlee".*
7. *New street names that sound like an existing street name, or another proposed name, or that create difficulties in pronunciation are prohibited. For example, Bear Street and Bare Street are duplicates under this definition.*

However, Development Services Staff could support the renaming of the segment to "Delaire Country Club Boulevard" as different enough from existing street names that it could be determined to not be a duplicate. The applicant has indicated that Delaire Country Club Boulevard is an agreeable alternative.

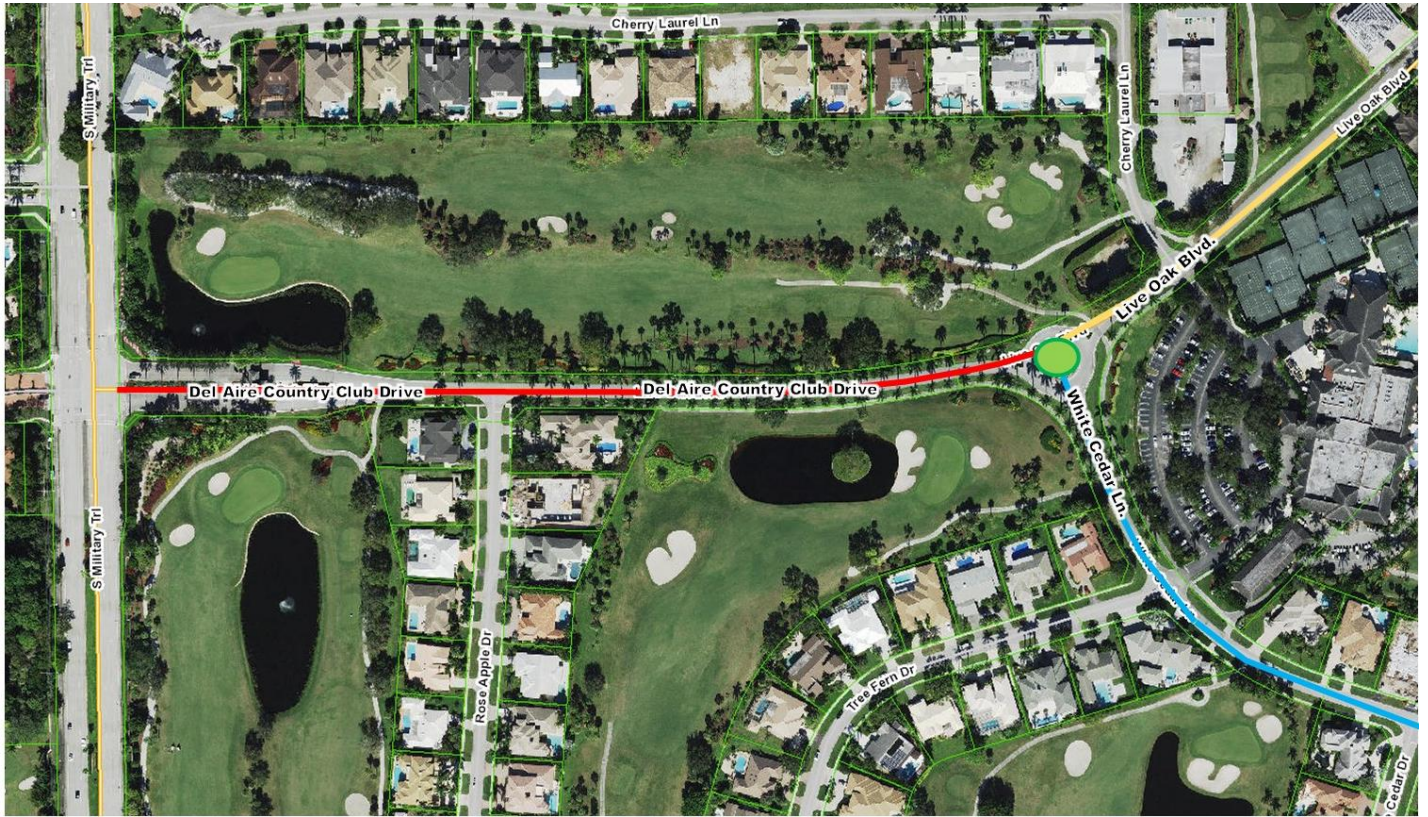
Secondarily, **LDR Section 5.3.1(D)(1)** states that a proposed new street which is in alignment with or a continuation of an existing street shall have the same name as the existing street unless there is a clear delineation, or break, in the function of the street and such change in name is acceptable to the Fire Marshall. The newly adopted Manual has similar language (at right).

To approve the change of street name, a determination must be made if the roadway section could be considered a stand-alone segment. Live Oak Boulevard is approximately 1.3 miles, and 86 properties are addressed to the street. The request is to rename a 0.31+/- mile portion of Live Oak Boulevard, which has no addresses assigned to it. Development Services staff

has determined that the roundabout / intersection of White Cedar Lane forms a natural break point so that the road is no longer continuous, and the request may be approved (map below).



Pursuant to the procedures for approving a name change, Staff conferred with both the City's Police Department and Fire Rescue on the request.



Staff will work with the applicant on the placement of street signs within the development, and Palm Beach County, as needed, to replace any signs located in County roadway right-of-way.

#### Options for Board Action

- A. Recommend **approval** to the City Commission on Resolution No. 168-22, to rename Live Oak Boulevard, a private right-of-way, to Delaire Boulevard, finding that the request is consistent with the Land Development Regulations.
- B. Recommend **approval, as amended** to the City Commission on Resolution No. 168-22, to rename Live Oak Boulevard, a private right-of-way, to Delaire Boulevard, finding that the request is consistent with the Land Development Regulations.
- C. Recommend **denial** to the City Commission on Resolution No. 168-22, to rename Live Oak Boulevard, a private right-of-way, to Delaire Boulevard, finding that the request is consistent with the Land Development Regulations.
- D. Continue with direction.

#### Public and Courtesy Notices

☒ Courtesy Notices are not applicable to this request.

☒ Public Notice is not required for this request.