



Cover Memorandum/Staff Report

File #: 26-0174

Agenda Date: 2/24/2026

Item #: 7.E.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: February 24, 2026

RESOLUTION NO. 48-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, PROVIDING FOR THE ABANDONMENT OF A SEWER EASEMENT LOCATED AT 3900 SHERWOOD BOULEVARD, TOTALING APPROXIMATELY TWO THOUSAND SIXTEEN SQUARE FEET, AS MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Recommended Action:

Consider Resolution No. 48-26, abandoning a 2,016 square foot sewer easement.

Background:

The applicant has requested abandonment of the existing water easement, related to the approved Layton Pointe development on Sherwood Boulevard (26 units within the approved Layton Pointe Plat, and 5 existing platted lots along Sherwood Boulevard).

The requested abandonment relates to the relocation of the utilities consistent with the approved plat. The utilities in the requested abandonment area have been removed, subsequent to the construction of new utility lines related to the development; a general utilities easement for the new utility lines is on the February 24, 2026 City Commission agenda.

Pursuant to Land Development Regulations (LDR) Section 2.4.9(C)(4), the application was forwarded to the City Commission with a recommendation by the City Engineer. The City of Delray Beach Utilities department has also reviewed the request and recommends approval.

Pursuant to LDR Section 2.4.9(C)(6), prior to granting an abandonment of public easements, the City Commission must find the abandonment will not result in the detriment of the provision of utility services to adjacent properties or the general area. New utilities infrastructure will serve the development (with replacement general utilities easements on the February 24, 2026 City Commission agenda), and no detriment will result from the granting of the abandonment.

City Attorney Review:

Resolution No. 48-26 will be effective immediately upon approval.

Funding Source/Financial Impact:

Not applicable.

Timing of Request:

Resolution No. 48-26 will be effective immediately upon approval and recordation.