



City of Delray Beach

100 N.W. 1st Avenue
Delray Beach, FL 33444

Cover Memorandum/Staff Report

File #: 22-1485

Agenda Date: 11/1/2022

Item #: 6.C.

TO: Mayor and Commissioners
FROM: Anthea Giannotes, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: November 1, 2022

ACCEPTANCE OF A RIGHT -OF-WAY DEDICATION LOCATED AT 408 SE 2ND STREET

Recommended Action:

Review and consider the acceptance of a right-of-way dedication located at 408 SE 2nd Street.

Background:

A Class V Site Plan was approved by the Site Plan Review and Appearance Board (SPRAB) on October 12, 2022 for the construction three, three-story, townhomes, two car garages, private swimming pools, and associated landscaping. The project will require a minor plat pursuant to **Land Development Regulation (LDR) Section 5.1.3(A)**; *a plat is required for the subdivision of any lot, tract or parcel of land; and for the dedication, layout, opening or construction of any street, storm sewer, sanitary sewer, water main, or other facility for public use or for the common use of building occupants. The provisions of this section shall apply to all lands within the incorporated area of the City except as specifically exempted.*

Pursuant to **LDR Section 6.1.2(C)(2)(e) Design requirements**; a property line radii shall be 25 feet along local streets at the intersection; this dedication is provided on the corner of SE 4th Avenue and SE 2nd Street. The ROW dedication contains 139 SF and is being dedicated by separate instrument.

City Attorney Review:

Approved to form and legal sufficiency

Funding Source/Financial Impact:

N/A

Timing of Request:

The dedication is required prior to the Plat to move forward for recordation.