



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD STAFF REPORT

Lucaya Delray Street Renaming

Meeting	File No.	Application Type
July 20, 2026	PZ-000747-2026	Right-of-Way (Street) Naming
Applicant	Property Owner	Authorized Agent
City of Delray Beach	Lucaya Delray, Inc.	Not applicable.

Request

Provide a recommendation to the City Commission on Resolution No. 119-26, a city-initiated request to rename three private rights-of-way within the Lucaya Delray community, currently addressed as Catherine Drive, as Jayda Court, Tali Trace, and Emma Lane.

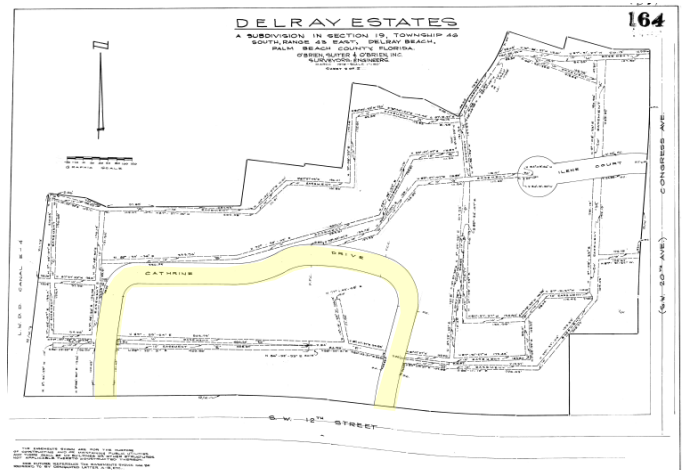
Background Information



The Lucaya community is a 324-unit, 81-building residential development surrounded by residential properties to the north, S Congress Ave to the east, W Linton Boulevard to the south, and a canal to the west. The property was originally platted in 1974 as “Delray Estates,” a subdivision recorded in Plat Book 29, Pages 163–164, of the Public Records of Palm Beach County, Florida, and was developed in multiple phases. Phase 1 was built in 1973, Phase 2 in 1983, Phase 3 in 1974, and Phase 4 in 1978.

The assigned addressing within the community has consistently created confusion for emergency dispatch and 911 responders attempting to locate specific units within the community.

The Lucaya community’s internal street network includes three separate private street segments that are all currently named Catherine Drive; only one of the segments is named Catherine Drive on the plat (in yellow on the image at right). Since a single street name is applied to multiple street segments within the community, a 911 dispatcher or emergency responder searching for a Catherine Drive address cannot rely on the street name alone to identify which segment or part of the community they need to reach, particularly since the number assignments for each unit do not follow an intuitive sequence.

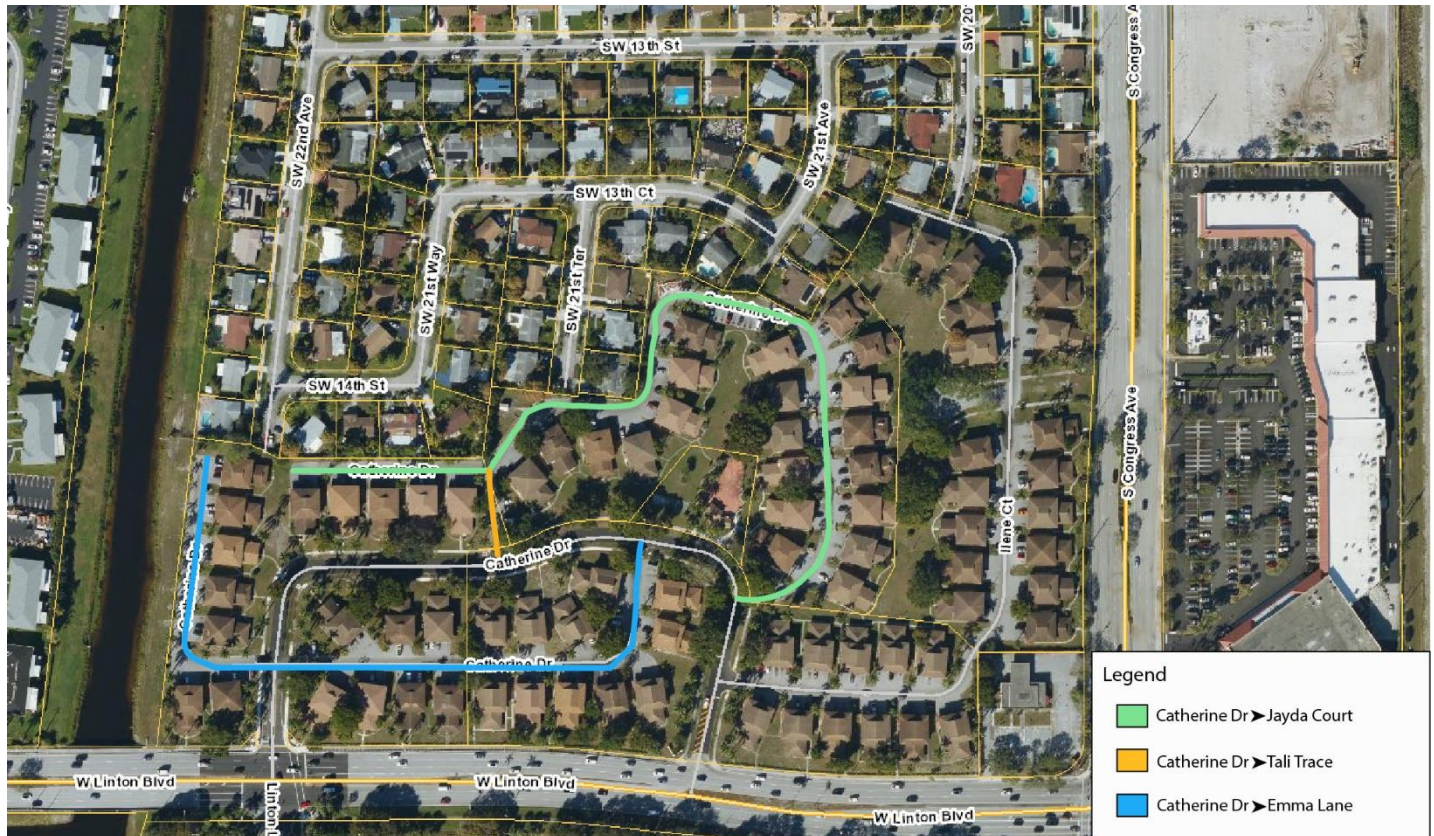


Lucaya Delray approached the City with these concerns, but the request is a City-initiated request due to the scope of the necessary changes. The proposed changes are not taken lightly, due to the number of properties impacted by the change, however the potential for a serious negative impact on public safety resulted in the current

request being brought forward. The names were selected from a list of candidate street names provided by the applicant, and checked for duplication with existing street names for compliance with City addressing policy. Approval of the renaming will trigger the reassignment of addresses for all units on the renamed street segments, which will be taken care of administratively.

Project Description

Three internal street segments within the community, currently forming portions of Catherine Drive, will be assigned new street names, as shown on the map below. **Segment 1** will be renamed Jayda Court, **Segment 2** will be renamed Tali Trace, and **Segment 3** will be renamed Emma Lane. The remaining interior loop of Catherine Drive will remain unchanged, per the original name in the plat. As a direct consequence of street renaming, all structures facing the three renamed segments will receive new addresses reflecting the new street names.



Concurrent with the re-addressing associated with the street renaming, several other administrative address corrections will be made within the Lucaya Delray neighborhood to improve the overall public safety. Most significant, a group of houses located on the east side of the Lucaya community (map at left) that are accessed through Ilene Ct are currently addressed as South Congress Avenue on the east side of the street and Ilene Court on the west side of the street. An emergency responder relying on this address of record is directed to S Congress Avenue instead of Ilene Ct where the houses are actually located. However, there is no way to access the units from Congress Avenue. These inconsistencies increase the risk of delayed response time for police, fire, and emergency medical services responding to calls within the community. In addition to this administrative change, Staff will also convert unit identifiers within the community from alphabetic lettering to a numeric suffix at the request of Lucaya Delray.

Lucaya Delray, Inc. has been working with the City throughout the process, and will be involved in notifying residents and coordinating any updates to individual resident records that result from the street renaming and address reassignments.

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 on the right.

The proposed street names of Naomi Way, Tali Trace, and Emma Lane meet the criteria in Section 5.4. None of the three names duplicate an existing street name within the City of Delray Beach or Palm Beach County, including minor spelling variations of an existing name. None of the three names sounds like an existing street name, or like one another, and each is straightforward to

pronounce. Renaming each segment gives it its own distinct, identifiable name and resolves the confusion this request is intended to address. If the naming and readdressing request is approved, Staff will coordinate the replacement of applicable street signs and the notification of affected property owners with Lucaya Delray management.

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.*

Review By Others

The City Commission is anticipated to review the renaming request for final determination at its August 18, 2026 meeting.

Options for Board Action

- A. Recommend **approval** to the City Commission of Resolution No. 119-26, to rename the three identified street segments within the Lucaya community, 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. 119-26, to rename the three identified street segments within the Lucaya community, 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.