



Cover Memorandum/Staff Report

File #: 26-0718

Agenda Date: 6/9/2026

Item #: 6.C.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: June 9, 2026

ACCEPTANCE OF AN EASEMENT AGREEMENT FOR PEDESTRIAN CLEAR ZONE AT 102 SE 5TH AVENUE, TOTALING APPROXIMATELY 729 SQUARE FEET, AS MORE PARTICULARLY DESCRIBED HEREIN.

Recommended Action:

Acceptance of a Easement Agreement for Pedestrian Clear Zone between the owner of 102 SE 5th Avenue, 4TRO PROPCO, LLC, and the City of Delray Beach.

Background:

On May 17, 2025, the Planning and Zoning Board (PZB) voted to approve a Level 3 Site Plan application for the construction of a four-story, 8-unit residential development. Prior to site plan certification, the site plan requires an easement agreement for the pedestrian clear zone along SE 5th Avenue and along SE 1st Street, which is located on private property to comply with the required minimum streetscape dimensions in the downtown area.

City Attorney Review:

The Easement Agreement for Pedestrian Clear Zone has been approved as to form and legal sufficiency.

Funding Source/Financial Impact:

Not applicable.

Timing of Request:

The Easement Agreement will be effective immediately upon approval.