



Cover Memorandum/Staff Report

File #: 26-0670

Agenda Date: 6/2/2026

Item #: 6.B.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: June 2, 2026

ITEM 1 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION FOR INCLUSION ON THE CITY CENTER DELRAY PLAT AT 10 N. SWINTON AVENUE.

ITEM 2 - ACCEPTANCE OF A GENERAL UTILITY EASEMENT FOR INCLUSION ON THE CITY CENTER DELRAY PLAT AT 10 N. SWINTON AVENUE.

ITEM 3 - ACCEPTANCE OF A LIMITED ACCESS EASEMENT FOR INCLUSION ON THE CITY CENTER DELRAY PLAT AT 10 N. SWINTON AVENUE.

ITEM 4 - ACCEPTANCE OF A INGRESS-EGRESS EASEMENT FOR INCLUSION ON THE CITY CENTER DELRAY PLAT AT 10 N. SWINTON AVENUE.

Recommended Action:

Consideration of acceptance of a Right-of-Way Dedication, a General Utility Easement, a Limited Access Easement, and an Ingress-Egress Easement by the owners of 10 N. Swinton Avenue, as included on the City Center Delray Plat.

Background:

Item 1

Consider acceptance of a Right-of-Way Dedication located at 10 N. Swinton Avenue.

The request is to replat a portion of Lots 13-16 of Block 60. During the application process it was determined that a Right-of-Way Dedication is required for Tracts A and B of the property. However, F.S. 177.081 requires the governing body to approve any dedications thus, action by the governing body must be taken to accept the requisite easement prior to administrative approval of the plat. The easement is shown on the plat, which is attached for reference.

There is no City cost now or in the future for this item.

Item 2

Consider acceptance of a General Utility Easement located at 10 N. Swinton Avenue.

The request is to replat a portion of Lots 13-16 of Block 60. During the application process it was determined that 10' G.U.E is required along the north property line. However, F.S. 177.081 requires the governing body to approve any dedications. Thus, action by the governing body must be taken to accept the requisite easement, prior to administrative approval of the plat. The easement is shown on the plat, which is attached for reference.

There is no City cost now or in the future for this item.

Item 3

Consider acceptance of a Limited Access Easement located at 10 N. Swinton Avenue.

The request is to replat a portion of Lots 13-16 into Tract A to establish a 5' limited access easement along the alleyway, into Tract B to establish a 5' limited access easement along North Swinton Avenue, and into Tract C to establish a 5' limited access easement along West Atlantic Avenue, for the purpose of prohibiting access between abutting lot and the adjacent right-of-way. F.S. 177.071 requires administrative approval of plats. However, F.S. 177.081 requires the governing body to approve any dedications. Thus, action by the governing body must be taken to accept the requisite easement, prior to administrative approval of the plat. The easement is shown on the plat, which is attached for reference.

There is no City cost now or in the future for this item.

Item 4

Consider acceptance of a Ingress-Egress Easement located at 10 N. Swinton Avenue.

The request is to replat a portion of Lots 13-16 into Tract B to establish a ingress-egress easement along the alleyway for vehicular and pedestrian traffic. However, F.S. 177.081 requires the governing body to approve any dedications. Thus, action by the governing body must be taken to accept the requisite easement, prior to administrative approval of the plat. The easement is shown on the plat, which is attached for reference.

There is no City cost now or in the future for this item.

City Attorney Review:

Not applicable.

Funding Source/Financial Impact:

Not applicable.

Timing of Request:

The subject limited access easement will be recorded on the City Center Delray Plat.