



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD STAFF REPORT

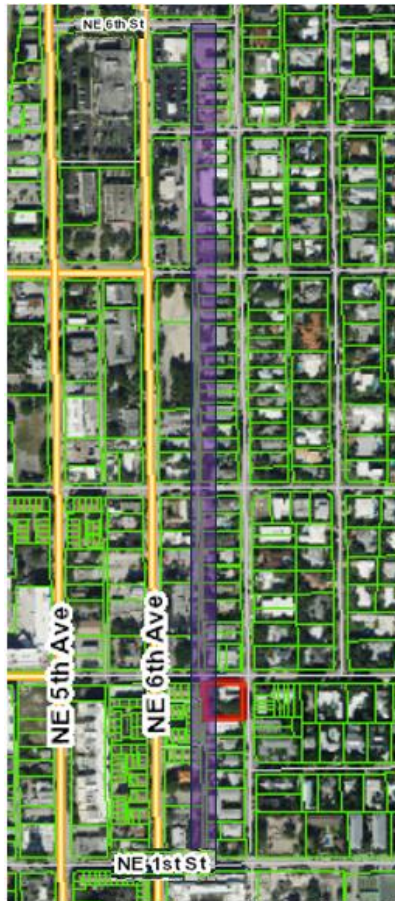
Naming Request for an Unnamed Alley

Meeting	File No.	Application Type
September 26, 2023	2023-259-CCA	Right-of-Way (Alley) Naming
Applicant	Property Owner	Authorized Agent
City of Delray Beach	City of Delray Beach	NA

Request

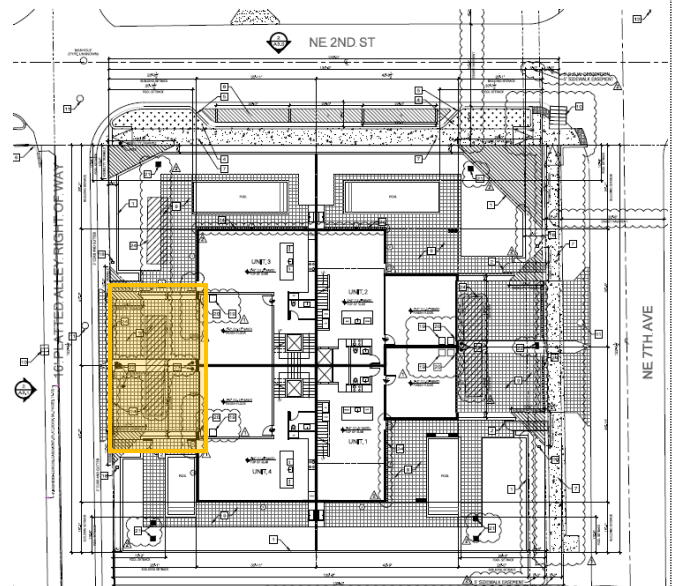
Provide a recommendation to the City Commission on Resolution No. 185-23, naming the City-owned, improved right-of-way (alley) south of NE 6th Street and north of NE 1st Street, east of NE 6th Avenue and west of NE 7th Avenue ("Subject Area"), as Hofman Lane.

Background Information



The subject area is an improved alley right-of-way located south of NE 6th Street and north of NE 1st Street, east of NE 6th Avenue and west of NE 7th Avenue (map at left). The request is to name the unnamed, improved alley right-of-way as Hofman Lane. The request is related to an approved site plan for a four-unit townhome development on the property currently addressed as 142 NE 7th Avenue, with a plat under consideration for the property. The only point of access for two of the units is the improved, unnamed alley to the west of the property (figure at right, access points in orange).

The alley between NE 1st Street and NE 3rd Street was created as part of Block 114 and Block 115 in 1896 by the Town of Linton plat. The alley between NE 3rd Street and NE 4th Street was established in 1913 by the Highland Park replat of the original Town of Linton plat. The Haller and Grootman's Subdivision created the alley for the block between NE 4th and NE 5th Street in 1913. In 1913, the Hofman's Addition plat created the alley for the block between NE 5th and NE 6th Street. All establishing plats are provided as an attachment.



The alley is platted as 16 feet in width, and is generally 16 feet for the entire length of the alley.

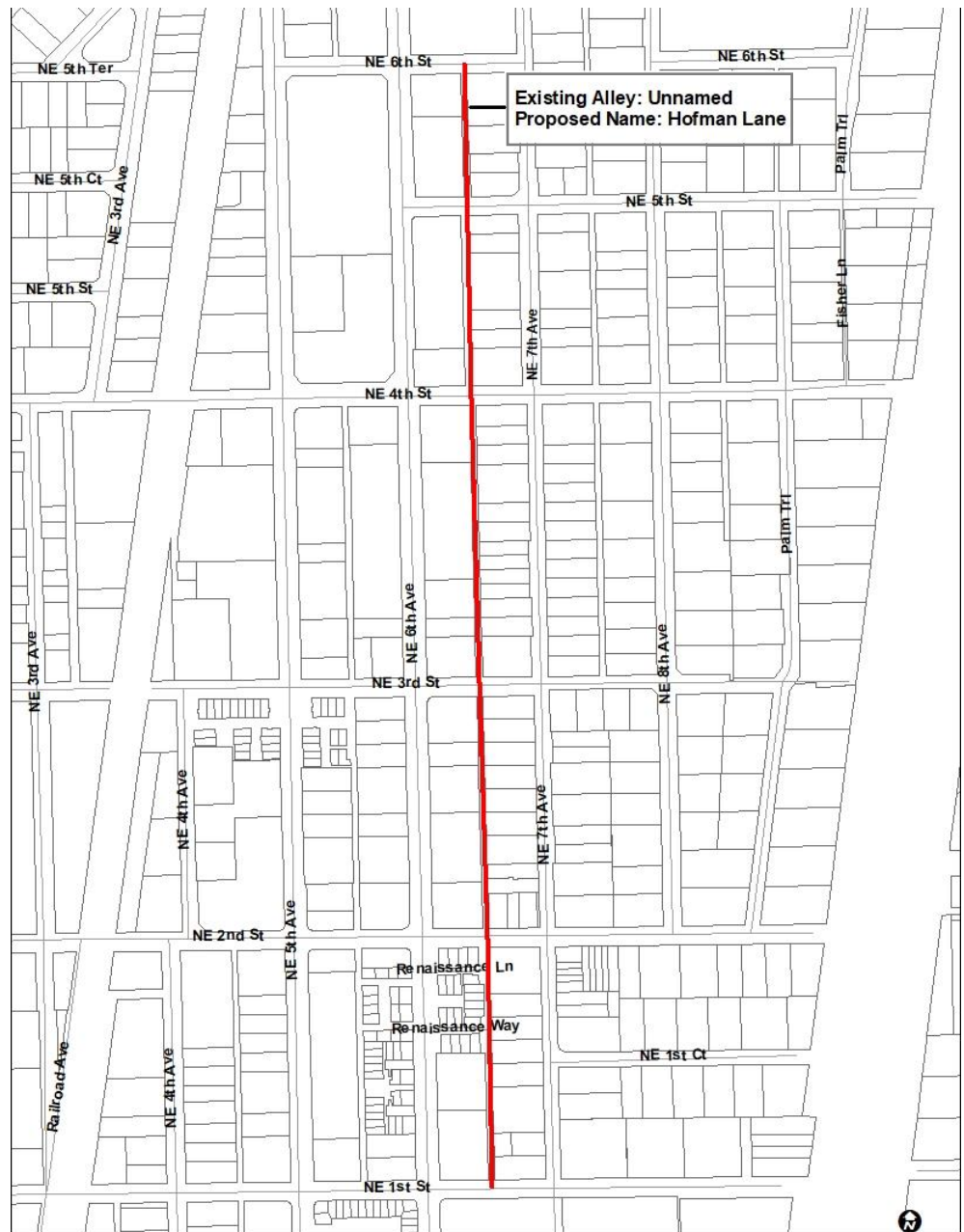
A public access easement dedicates an additional four feet on the west side of the alley (adjacent to Lots 11 through 14, and part of Lot 15 in the Town of Linton plat east of the alley), as part of the Renaissance Village Plat recorded in Plat Book 96, Page 11 (attached). When non-residential zoning districts abut residential zoning districts, City practice is to require the total amount of a required dedication from the non-residential property.

Staff is proposing the name Hofman Lane, in acknowledgement of the Adolf Hofman family, one of Delray's early families, who had extensive land ownership in this area of the City. Hofman, immigrated from Germany in 1895, and later traveled to Florida in 1896 to purchase land for farming. He traveled to modern-day Delray on the same barge as William Linton's group. Hofman first bought land located north of NE 4th Street (north of Linton's property) and west of the "canal" (Intracoastal) to Swinton Avenue, from Flagler's Model Land Company in 1896, and also included land that is now known as Del Ida Park Subdivision. The Hofman family homestead was east of N.E. Seventh Avenue near NE 6th Street. At a later date, Hofman also bought land from then-Congressman Linton, the Gleason family (another early pioneering family), and others to expand his land holdings. The Hofman family is one of the early Delray families that established Trinity Evangelical Lutheran Church (now known as Trinty Delray) in 1904. (<https://delraybeachhistory.org/>).

Project Description

The request is to name the improved alley right-of-way south of SE 2nd Avenue and north of SE 8th Avenue, east of SE 4th Avenue and west of SE 5th Avenue (shown in red at right) as Hoffman Lane, related to the development described above and shown on the proposed plat (at right).

It should also be noted that review and approval procedures have been adopted by the City for property addressing, subsequent to this development approval. This includes the adoption of an addressing manual, adopted October 25, 2022 via Resolution No. 171-22. Additionally, there has been an increase in requests to orient buildings to face alleys – which have traditionally been used for secondary access, not traffic circulation. Staff is developing policy to address these requests, whether it be prohibiting primary access from an alley, establishing standards for when primary alley access is permitted, or requiring alleys to be named during the plat process.



Review and Analysis

Pursuant to **LDR Section 2.2.2(E)(3)(e), The Planning and Zoning Board: Duties, powers, and responsibilities**, the Board shall review and make recommendations to the City Commission the abandonment of rights-of-way or public easements excepting single purpose easements.

The City Commission will review the request at one of its regular meetings in October 2023, concurrent with the consideration of a major subdivision plat for the property currently addressed as 142 NE 7th Avenue.

The Planning and Zoning Board is also required to determine if the request is consistent with the Comprehensive Plan. The following Comprehensive Plan objectives and policies support the maintenance of the alley network in the city:

Mobility Element

Objective MBL 2.6 Alleys *Provide for the protection and enhancement of alleys as a vital part of the transportation network.*

Policy MBL 2.6.3 *Maintain and enhance the existing network of alleys in residential districts and provide for safe pedestrian and bicycle usage.*

Neighborhoods, Districts, and Corridors Element

Policy NDC 2.2.1 *Maintain and enhance the tightly gridded, interconnected street network that facilitates the dispersal of traffic and contributes to the character of Delray Beach using the following Complete Streets techniques, where appropriate:*

- *Design streets to be safe, comfortable, and attractive for pedestrians, cyclists, and drivers;*
- *Do not close or abandon streets or alleys and encourage connectivity of vehicular, pedestrian and bicycle routes.*
- *Provide links to regional bicycle/pedestrian networks;*
- *Reinvest in roadway infrastructure, such as intersections, signalization, and turning movements without increasing the number of through vehicular lanes.*

The importance of alleyways is emphasized in the Comprehensive Plan. Naming the alley will support its continued use as an integral part of City infrastructure.

Review By Others

The request has been reviewed by the internal addressing committee, to ensure that the request meets public safety standards. Palm Beach County reviewed the name, to ensure that the name does not duplicate a street name elsewhere in the County. Final determination will be made by the City Commission.

Options for Board Action

- Recommend **approval** to the City Commission on Resolution No. 185-23, to designate the unnamed, improved public alley right-of-way located south of NE 6th Street and north of NE 1st Street, east of NE 6th Avenue and west of NE 7th Avenue as "Hofman Lane," finding that the request meets the applicable criteria in the Land Development Regulations.
- Recommend **approval, as amended** to the City Commission on Resolution No. 185-23, to designate the unnamed, improved public alley right-of-way located south of NE 6th Street and north of NE 1st Street, east of NE 6th Avenue and west of NE 7th Avenue as "Hofman Lane," finding that the request meets the applicable criteria in the Land Development Regulations.
- Recommend **denial** to the City Commission on Resolution No. 185-23, to designate the unnamed, improved public alley right-of-way located south of NE 6th Street and north of NE 1st Street, east of NE 6th Avenue and west of NE 7th Avenue as "Hofman Lane," finding that the request meets the applicable criteria in the Land Development Regulations
- Continue with direction.

Public and Courtesy Notices

☒ Courtesy Notices were not provided; no applicable HOAs.

☒ Public Notices are not applicable to this request.