



## Cover Memorandum/Staff Report

File #: 24-1494

Agenda Date: 11/19/2024

Item #: 6.F.

**TO: Mayor and Commissioners**  
**FROM: Anthea Gianniotis, Development Services Director**  
**THROUGH: Terrence R. Moore, ICMA-CM**  
**DATE: November 19, 2024**

CERTIFICATION OF A FINAL PLAT FOR A MINOR SUBDIVISION KNOWN AS "ALEXAN DELRAY", GENERALLY LOCATED ON THE EAST SIDE OF SOUTH CONGRESS AVENUE, WEST OF INTERSTATE 95, BETWEEN LINTON BOULEVARD AND SW 10TH STREET/LOWSON BOULEVARD.

**Recommended Action:**

Certification of the Final Plat, "Alexan Delray", reflecting all easements and right-of-way dedications in relation to the Alexan Delray development.

**Background:**

The property at 1155 South Congress Avenue is a 6.74-acre parcel located on the east side of South Congress Avenue, west of Interstate 95, between West Linton Boulevard and SW 10th Street/Lowson Boulevard. The property is currently vacant.

On April 12, 2023, the Site Plan Review and Appearance Board (SPRAB) approved a Class V Site Plan for the construction of a 267-unit multi-family residential development inclusive of 54 workforce housing units.

On May 2, 2023, the City Commission approved a rezoning of the property from Mixed Residential, Office, and Commercial (MROC) to Special Activities District (SAD) along with a Master Development Plan, which adopted specific development regulations for the subject site.

The request is to replat the property to establish all easements and reserve future right-of-way dedications as it relates to the intended development of the site.

Descriptions of the tracts and easements on the plat are summarized below:

- Tracts RW1 and RW2 - portion of right of way that is reserved by Delray Apartments Venture, LLC for future right-of-way dedication to Palm Beach County
- General Utility Easement - made to any public or private utility
- Limited Access Easement - dedicated to the City of Delray Beach for the purpose of prohibiting access between abutting lots and the adjacent road
- City Greenway Easement - dedicated to the City of Delray Beach as public access and is the perpetual maintenance obligation of the owner, its successors and/or assigns, without recourse to the City of Delray Beach

**City Attorney Review:**

Not Applicable.

**Funding Source/Financial Impact:**

Not applicable.

**Timing of Request:**

The plat shall be recorded prior to the issuance of a building permit.