



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## PLANNING AND ZONING BOARD STAFF REPORT

### Naming Request for an Unimproved Alley Located Between Bond Way and Witherspoon Lane

| Meeting              | File No.                 | Application Type            |
|----------------------|--------------------------|-----------------------------|
| May 15, 2023         | 213-151                  | Right-of-Way (Alley) Naming |
| Applicant            | Property Owner           | Authorized Agent            |
| City of Delray Beach | The City of Delray Beach | NA                          |

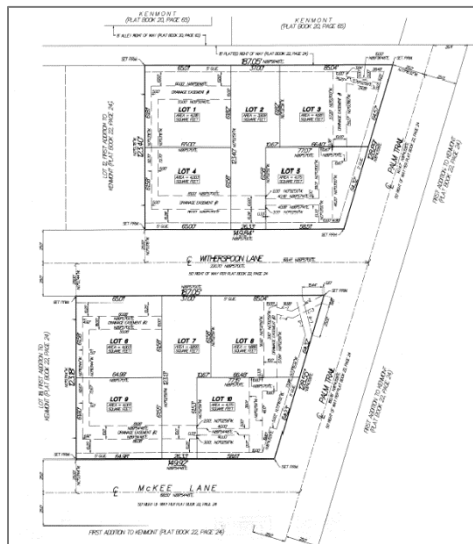
#### Request

Provide a recommendation to the City Commission on Resolution No. 94-23, naming the unimproved City-owned right-of-way (alley) located west of Palm Trail between Bond Way and Witherspoon Lane ("Subject Area") as Kenmont Lane.

#### Background Information

The subject area is an unimproved alley right-of-way located between Bond Way and Witherspoon Lane, east of the property line of 909 Witherspoon Lane and west of Palm Trail (map at right).

The alley was created by the First Addition to the Kenmont Plat in 1948 as recorded in the Official Records Book (ORB) 22, page 24 of Palm Beach County Clerk of the Circuit Court. The alley, as originally platted, connected Palm Trail to NE 9<sup>th</sup> Avenue. A partial abandonment of the alley as recorded in ORB 1612, Page 256 abandoned a portion of the alley on the west, disconnecting the right-of-way from NE 9<sup>th</sup> Street. The alley north of 905, 907, and 909 Witherspoon Lane was abandoned with Resolution No. on March 6, 2023.



The request to name the alley is associated with the development of the block as the Palm Trail Estates townhomes recorded in ORB 130, Page 154 (figure at left). The project has 10 townhome units. During the building permit review, it was determined that each unit must be addressed to the streets that the front doors face. If they face other rights-of-way, a potential delay in emergency response time could occur, creating a life-safety risk for future residents. To ensure emergency responders are able to quickly locate the correct home in the event of an emergency, the alley must be named as a unit is solely accessed from this right-of-way and one unit faces the alley.

Since the alley right-of-way is located in the first addition of the Kenmont subdivision (as defined by the 1948 plat), the name is proposed to be "Kenmont Lane". It should be noted that the project developer will be improving the remaining portion of the alley proposed for naming as "Kenmont Lane". 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, or requiring alleys to be named during the plat process.

### Project Description

The request is to name the unimproved alley right-of-way as Kenmont Lane, related to the development of the properties (highlighted in red on the map below) as Palm Trail Estates townhomes – particularly the two parcels highlighted in blue.



### 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 its regular meeting on May 16, 2023.

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.

Although many portions of the alley have been abandoned, limiting its functionality, naming the alley will support its continued use as a part of the street network.

### 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

- A. Recommend **approval** to the City Commission on Resolution No. 94-23, to designate the unnamed, unimproved public alley right-of-way located between Bond Way and Witherspoon Lane as Kenmont Lane, finding that the request meets the applicable criteria in the Land Development Regulations.
- B. Recommend **approval, as amended** to the City Commission on Resolution No. 94-23, to designate the unnamed, unimproved public alley right-of-way located between Bond Way and Witherspoon Lane as Kenmont Lane, finding that the request meets the applicable criteria in the Land Development Regulations.
- C. Recommend **denial** to the City Commission on Resolution No. 94-23, to designate the unnamed, unimproved public alley right-of-way located between Bond Way and Witherspoon Lane as Kenmont Lane, finding that the request meets the applicable criteria in the Land Development Regulations
- D. Continue with direction.

### Public and Courtesy Notices

☒ Courtesy Notices were provided to the following:

- Palm Trail Neighborhood Association

☒ Public Notices are not applicable to this request.