



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD STAFF REPORT

Street Renaming | Parks at Delray

Meeting	File No.	Application Type
January 22, 2024	2024-065	Right-of-Way (Street) Naming
Applicant	Property Owner	Authorized Agent
City of Delray Beach	Centerpointe Delray Holdings, LLLP	Not applicable.

Request

Provide a recommendation to the City Commission on Resolution No. 37-24 renaming Palm Drive, a private right-of-way (street) within the Parks at Delray development, as "Heron Club Drive."

Background Information

The 1690-2350 South Congress Avenue SAD (known as Parks at Delray) is located at the southwest corner of Old Germantown Road and S. Congress Avenue. The 48.78± acre site was previously developed with 352,539+/- square feet of office use distributed between four buildings, which was formerly the Office Depot corporate offices and The Arbors office building.

In 2018, Ordinance No. 30-18 approved the rezoning of the property from MROC (Mixed Residential Office and Commercial) to Special Activities District (SAD) with the associated Master Development Plan (MDP). The approved SAD allows for up to 1,009 dwelling units, 70,000 square feet of office, 250,000 square feet of retail, 80,000 square feet of restaurant development, and active and passive recreational facilities.

Ordinance No. 61-20 was adopted on January 5, 2021, amending the Development Standards, Allowed Uses, Sequencing Plan and the Master Development Plan; there was no increase in the approved number of units (density) or commercial square footage (intensity) allowed on the site, and no new uses were added to those previously approved.

A plat, which established street names, was approved for Parks at Delray on September 6, 2022, and recorded in Plat Book 134, Pages 84-88 of the Public Records of Palm Beach County.

During permit review, it was realized that Palm Drive is a duplicate name. There is another Palm Drive located in unincorporated Palm Beach County, within a neighborhood along US-1 / Federal Highway, approximately a quarter mile north of the Delray Beach municipal boundary and with a Delray Beach address. Per the adopted Addressing and Street Naming Manual:



New street names shall not duplicate any existing street name in the City of Delray Beach, Palm Beach County, or any other municipality within Palm Beach County. The street name, for purposes of evaluating whether a duplicate exists, does not include the street type. For example, Aspen Lane and Aspen Drive are duplicates under this definition. North Main Street and South Main Street are considered a single road with directionals. Names that are merely minor spelling variations of the same word are also prohibited, such as "Ashley" and "Ashlee".

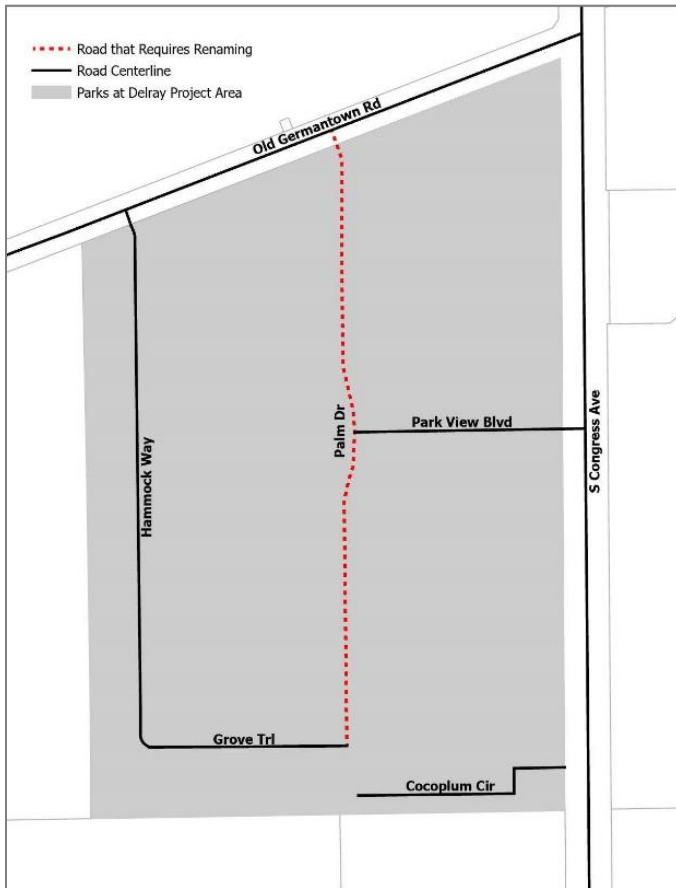
Therefore, the name change is proposed to minimize any potential public safety issues.

It should also be noted that review and approval procedures were adopted by the City for property addressing subsequent to approval of the plat and associated street names, including the adoption of the above-referenced addressing manual, adopted October 25, 2022 via Resolution No. 171-22.

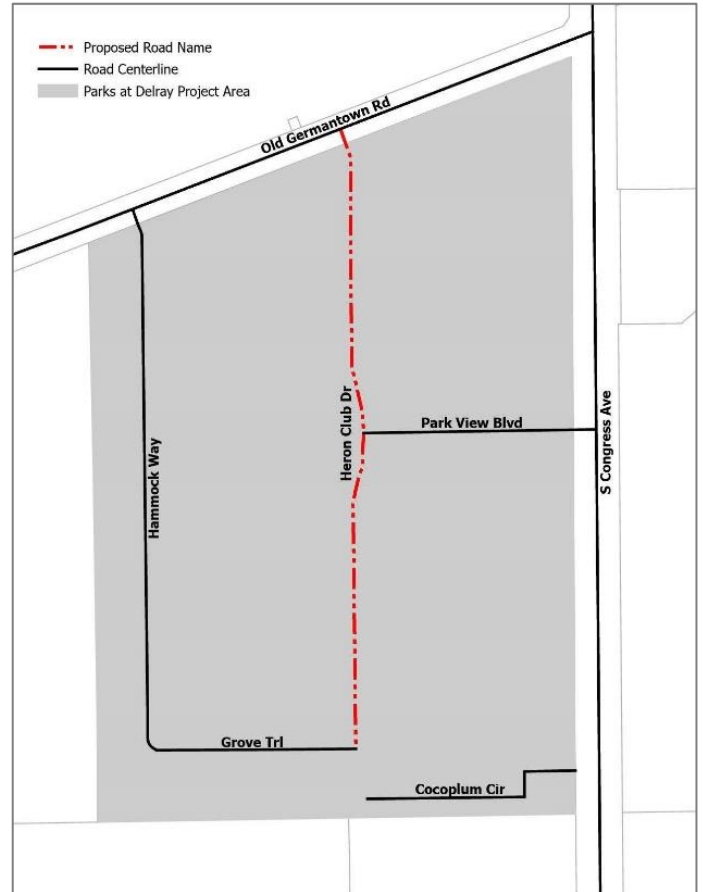
Description of Proposal

The request is to name Palm Drive, a private right-of-way (street) within Parks at Delray, as “Heron Club Drive.” The maps below show the existing and proposed street names.

Existing Street Name



Proposed Street Name



It should be noted that the site is under construction with the expectation that Certificates of Occupancy will be issued in early spring.

Review and Analysis

Pursuant to **LDR Section 2.1.5(E)(5)(h)**, the Planning and Zoning Board shall review and make recommendations to the City Commission on the *establishment or modification of the names of streets, alleys, or other pathways providing access for vehicles, bicycles, or pedestrians, whether public or private, in accordance with the adopted City of Delray Beach Addressing and Street Naming Manual.*

The City Commission will review the request at its regular meeting on February 6, 2024.

The Planning and Zoning Board is also required to determine if the request is consistent with the Comprehensive Plan. There are no Comprehensive Plan objectives and policies that specifically apply to the request, but the following policies generally apply:

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.

Mobility Element

Objective MBL 1.4 Enhanced Mobility System Enhance the safety, effectiveness, and travel options of the City's mobility system.

Policy MBL 2.5.2 Ensure safe vehicular, pedestrian, and bicycle operations in all new development, redevelopment, and on all City streets, including at driveway entrances and at intersections.

Healthy Community Element

Objective 3.8 Built Environment Design & Safety Promote safety through the design of the built environment.

Safety is the primary driver behind the proposed street renaming, which is also consistent with the requirement in the Addressing and Street Naming Manual. There is a concern that the street name could cause confusion with emergency responders. The proposed street name has been checked against street names throughout Palm Beach County, and the requested name is not a duplicate.

Review By Others

The request has been reviewed by the internal addressing committee, to ensure that the request meets public safety standards.

Options for Board Action

- Recommend **approval** to the City Commission on Resolution No. 37-24 renaming Palm Drive, a private right-of-way located within Parks at Delray, as "Heron Club Drive," finding that the request meets the applicable criteria in the Land Development Regulations.
- Recommend **approval, as amended** to the City Commission on Resolution No. 37-24 renaming Palm Drive, a private right-of-way located within Parks at Delray, as "Heron Club Drive," finding that the request meets the applicable criteria in the Land Development Regulations.
- Recommend **denial** to the City Commission on Resolution No. 37-24 renaming Palm Drive, a private right-of-way located within Parks at Delray, as "Heron Club Drive," finding that the request meets the applicable criteria in the Land Development Regulations.
- Continue with direction.

Public and Courtesy Notices

Courtesy Notices are not applicable to this request.

N/A Public Notices are not required for this request.