



Cover Memorandum/Staff Report

File #: 24-60

Agenda Date: 2/6/2024

Item #: 7.B.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: February 6, 2024

RESOLUTION NO. 37-24: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, REDESIGNATING PALM DRIVE, A PRIVATE RIGHT OF WAY WITHIN THE PARKS AT DELRAY DEVELOPMENT, AS HERON CLUB DRIVE, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Recommended Action:

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

Background:

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. The Special Activities District (SAD) zoning for the property was approved in 2018 via Ordinance No. 30-18 with 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 as permissible uses. The SAD was amended through Ordinance No. 61-20 in 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. One of these street names is Palm Drive.

During permit review for Phase I of Parks at Delray, Palm Drive was identified to be a duplicate street 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. Duplicate street names are prohibited by the City's street naming and addressing policy and can cause confusion for emergency response. Therefore, the street must be renamed. Full discussion of the request is in the attached Planning and Zoning Board (PZB) staff report.

PZB heard the request and voted 4 to 0 to recommend approval of the request at the January 22, 2023 meeting.

City Attorney Review:

Resolution No. 37-24 is approved as to form and legal sufficiency.

Funding Source/Financial Impact:

Not applicable.

Timing of Request:

Resolution No. 37-24 would be effective immediately upon adoption.