



MEMORANDUM

Development Services

MEMORANDUM NO. 22 – 055

DATE: April 25, 2022

TO: Greg Harrison, City Manager

VIA: David Recor, Development Services Director
Jennifer Gomez, AICP, Assistant Development Services Director

FROM: Jean E. Dolan, AICP, CFM, Principal Planner *JED*

SUBJECT: Text Amendment to Chapter 155, Section 155.5704 – Frontage and Access and Chapter 100.01 Minimum Right-of-Way

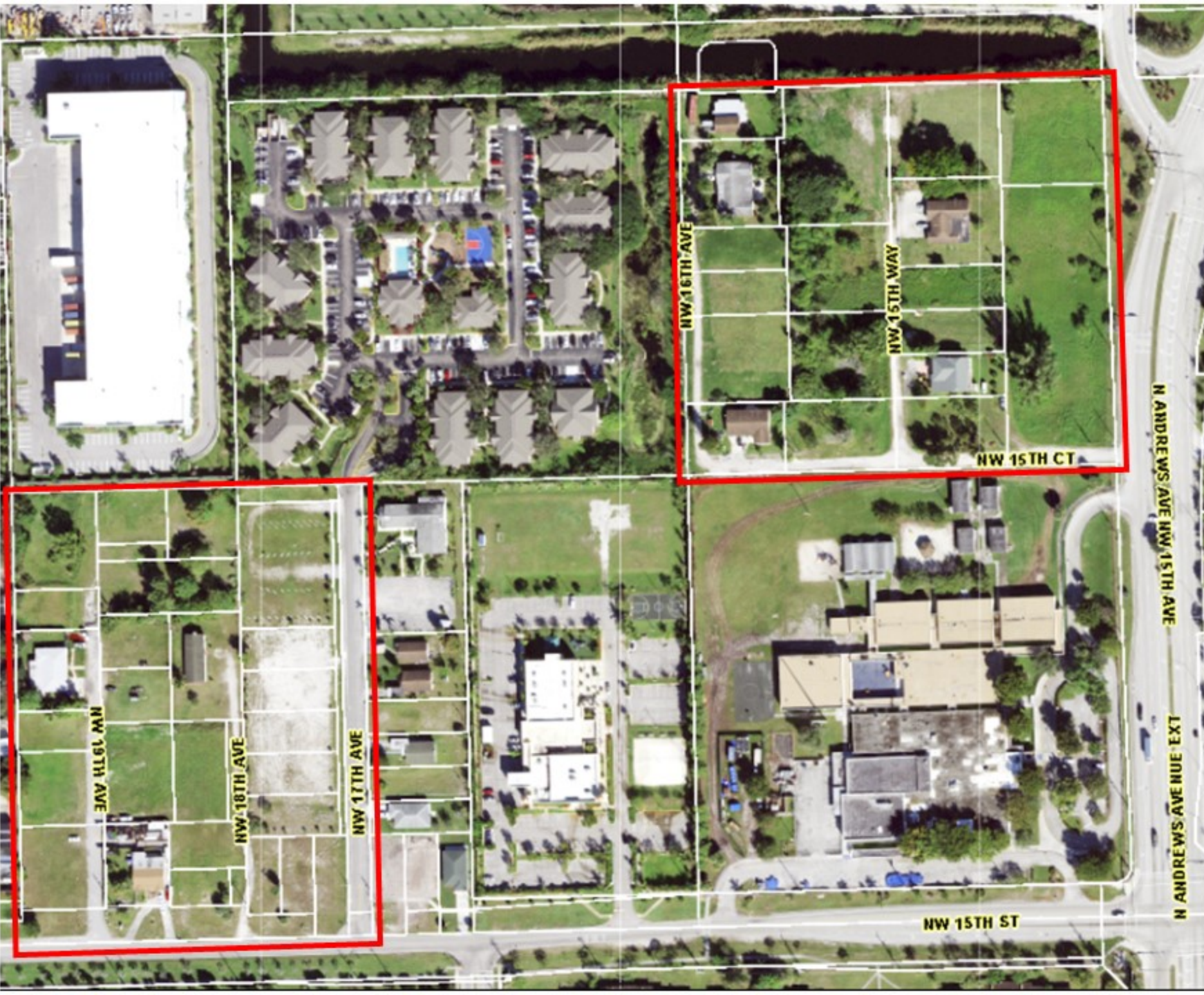
City Commission May 10, 2022

The proposed text amendment is to recognize two areas in the northwest community that currently do not have public roads or dedicated utility easements. These areas are north of NW 15th Street between NW 17th Avenue and NW 19th Avenue and north of NW 15th Court between N. Andrews Avenue and NW 16th Avenue. Lots were created in these areas but were never formally platted so code compliant 50-foot wide road dedications and utility easements were not consistently dedicated. Several of the lots have been allowed to develop without access to code-required roadways. Access to the properties in these areas is via dirt tracks that are primarily informal and cut through private property. Over past years, a development pattern has emerged that now precludes the development of 50-foot wide code-required roads. A plan has been prepared that will accommodate 30' roads which is the minimum required to provide access to the currently land-locked and unbuildable lots while still accommodating utilities and street drainage via swales. Due to the need to use narrow rights-of-way, sidewalks will not be included in the cross-section. No parking will be allowed in the future right-of-way to ensure adequate access by fire and garbage trucks.

The proposed streets plan for these two areas is attached. The next steps will be to secure easements and/or right-of-way dedications to complete the loop. Staff has requested \$75,000 in the FY 2023 budget in order to do outreach and create legal descriptions for the easements and dedications. Once access has been obtained, the city will be able to construct the utilities and roadway and funding will be requested as a future CIP project.

This item is identified as 4.3.18 in the Strategic Plan and Action Agenda under Management in Progress for FY 2022-23.

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NW 16TH AVE

NW 15TH WAY

NW 15TH CT

N ANDREWS AVE NW 15TH AVE

N ANDREWS AVE NUE EXT

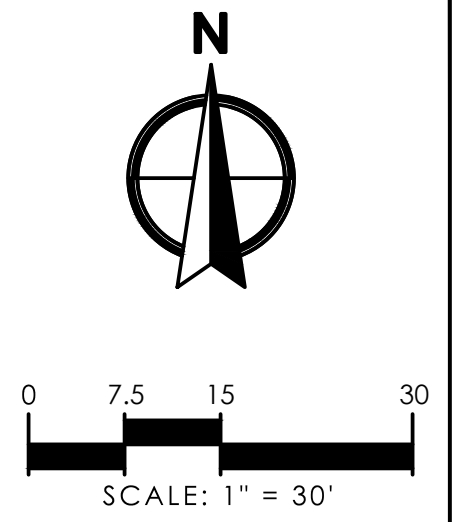
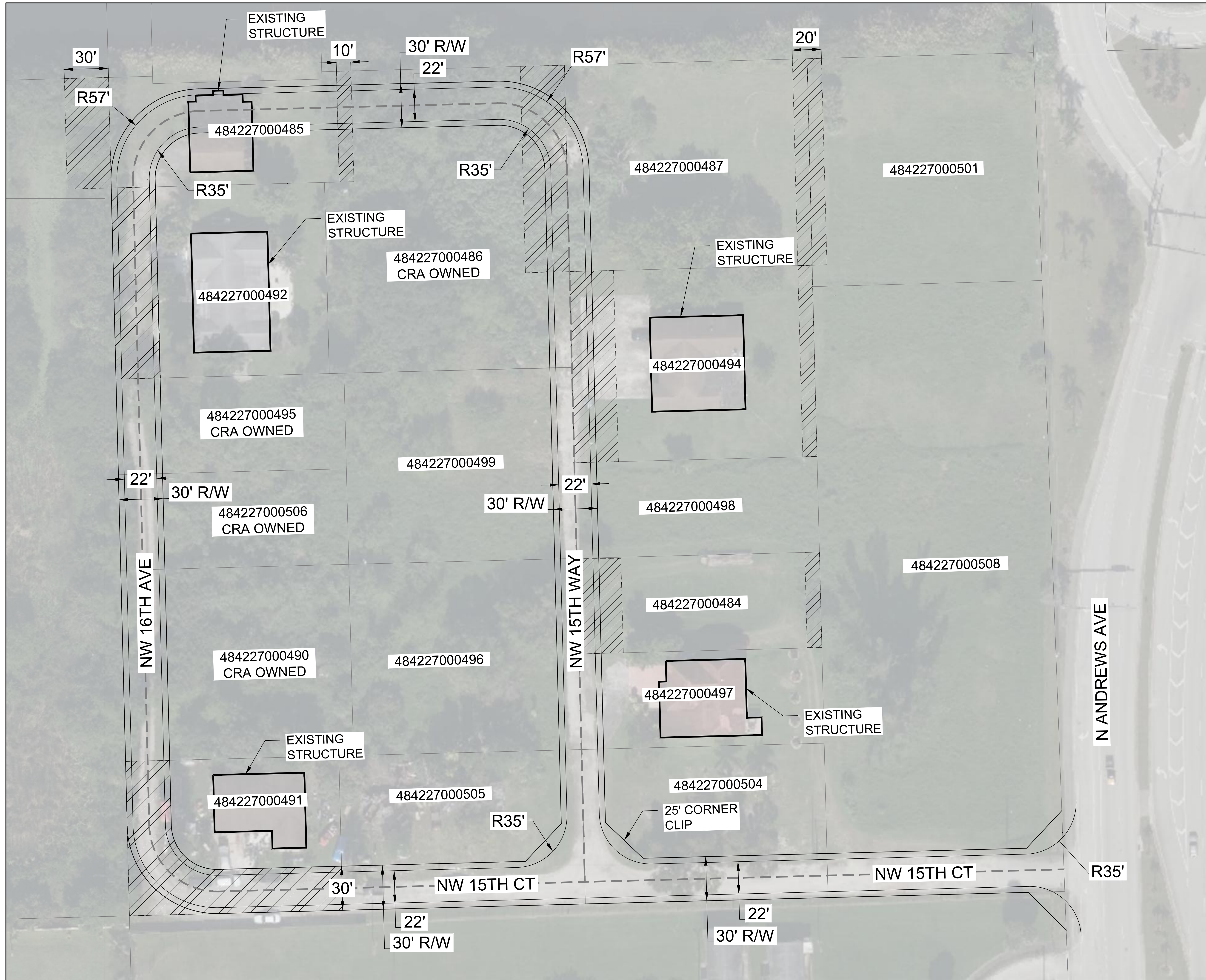
NW 15TH ST

NW 19TH AVE

NW 18TH AVE

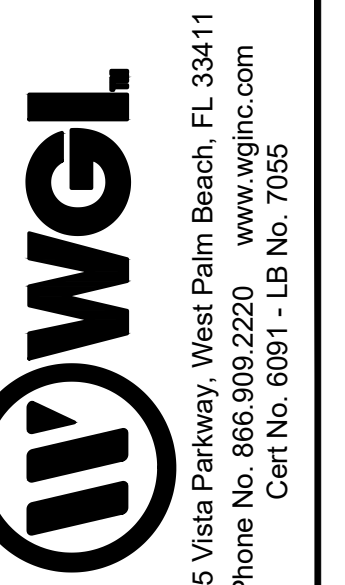
NW 17TH AVE

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LEGEND

- EXISTING STRUCTURE
- EXISTING EASEMENT
- DEED EASEMENT



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 Cert No. 6091 - LB No. 7055

NO.		DATE	DESCRIPTION	REVISIONS	BY
CAD	JOB NO.	5979 01			
	DRAWN BY	EG			
	CHECK BY	DM			
	DATE	04-012-2022			

CORAL HIGHLAND SITE
 POMPANO BEACH, FLORIDA

SHEET:
CSP 3

