



## Cover Memorandum/Staff Report

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**File #:** 18-0691 CRA

**Agenda Date:** 10/27/2020

**Item #:**

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**TO:** CRA Board of Commissioners  
**FROM:** Tara Toto, Redevelopment Manager  
**THROUGH:** Renée A. Jadusingh, Executive Director  
**DATE:** October 27, 2020

**DETERMINATION TO PRESERVE THE EXISTING TERRAZZO SIDEWALK AS DESIGNED AND CONSTRUCTED WITHIN THE RIGHT OF WAY ALONG SW 5<sup>TH</sup> AVENUE ADJACENT TO 95 SW 5<sup>TH</sup> AVENUE.**

**Recommended Action:**

Support the preservation of existing terrazzo sidewalk as designed and constructed within the right of way along SW 5<sup>th</sup> avenue adjacent to 95 SW 5<sup>th</sup> avenue.

**Background:**

In order to meet the demand for affordable rental office space, and to encourage economic development and activate Historic 5<sup>th</sup> Avenue per The Focus on 5<sup>th</sup> Initiatives, the Delray Beach CRA Board engaged a consultant for architectural and engineering design services to develop the CRA owned property located at northeast corner of SW 5<sup>th</sup> Avenue and NW 1<sup>st</sup> Street, more specifically, 95 SW 5<sup>th</sup> Avenue, Delray Beach, FL 33444. The property consists of a vacant parcel, with an existing paver parking lot.

The project is currently going through the required City of Delray Beach Development Services Department Technical Advisory Committee (TAC) review process for a Class V Site Plan. The City of Delray Beach Land Development Regulations (LDR), Section 4.4.13(E)(2)(a), requires a minimum 15' wide streetscape. The streetscape includes a minimum 4' curb zone, a minimum 6' sidewalk unobstructed pedestrian clear zone, and a remaining front setback. The Development Services Department issued TAC comments based on the requirements of the code, with a requirement to install shade trees within the pedestrian curb zone.

There is an existing decorative terrazzo sidewalk within the right of way, along SW 5<sup>th</sup> Avenue adjacent to the subject property. Meeting this request would require cutting into the existing terrazzo sidewalk and removing a portion of the sidewalk to accommodate street trees. The existing terrazzo sidewalk along SW 5<sup>th</sup> Avenue was designed and installed as a City-CRA project many years ago. The design and location of the existing terrazzo sidewalk was intentional. Altering the existing sidewalk could cause undue harm and damage to the integrity of the design and material, rendering it deficient and counter to what was originally envisioned. CRA staff and CRA consultant is in the process of seeking alternatives to address the intention of the requirement to provide street trees by seeking an alternative landscape plan to add more trees to the CRA's property that will meet the intention of the LDR to provide shaded walkways without having to modify the existing terrazzo sidewalk.

CRA Staff is seeking a determination to preserve the existing terrazzo sidewalk as designed and constructed within the right of way along SW 5<sup>th</sup> Avenue adjacent to 95 SW 5<sup>th</sup> Avenue.

Attachments: Exhibit A - Photos; Exhibit B - Site Plan; Exhibit C - Proposed Colored Rendering

