



Legislation Details (With Text)

**File #:** 23-94 CRA    **Version:** 1    **Name:**  
**Type:** CRA Contract    **Status:** Agenda Ready  
**File created:** 4/17/2023    **In control:** Community Redevelopment Agency  
**On agenda:** 4/25/2023    **Final action:** 12/31/2023  
**Title:** NORTHWEST NEIGHBORHOOD IMPROVEMENTS PROJECT - RIGHT-OF-WAY DEEDS  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Agenda Cover Report, 2. Exhibit A - Location Map, 3. Exhibit B - Property ROW Deed Notification and Agreements

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**TO:** CRA Board of Commissioners  
**FROM:** Ivan Cabrera, AICP, Redevelopment Manager  
**THROUGH:** Renée A. Jadusingh, Esq., CRA Executive Director  
**DATE:** April 25, 2023

**NORTHWEST NEIGHBORHOOD IMPROVEMENTS PROJECT - RIGHT-OF-WAY DEEDS**

**Recommended Action:**

1. Approve the attached Right-of-Way Deed Agreements for the CRA-owned properties located at 805 W. Atlantic Avenue and W. Atlantic Avenue with the following Property Control Numbers (PCN) for the purpose of completing public infrastructure improvements as part of the Northwest Neighborhood Improvements Project:

PCN	ADDRESS
12-43-46-17-22-001-0090	805 West Atlantic Avenue
12-43-46-17-22-002-0100	West Atlantic Avenue
12-43-46-17-16-006-0060	West Atlantic Avenue

2. Authorize the CRA Board Chair to execute the agreements, and any related documents, in a form acceptable to the CRA Legal Advisor.

**Background:**

The Northwest (NW) Neighborhood Improvements Project (Project) is a Capital Improvements Project managed by the City of Delray Beach (City) and funded by the Delray Beach Community Redevelopment Agency (CRA). The Project is currently in the design phase and will include significant infrastructure improvements: rebuilding the roadway, new curbing, new sidewalks, new

street lighting, new water main, replacing the existing sewer main, drainage improvements, and new landscaping within the City’s right-of-way. The Project is expected to begin construction sometime in 2024.

Prior to completing the design phase of the Project, the City needs to address issues related to right-of-way ownership. Some areas of the NW Neighborhood have missing sections of continuous City ownership of the right-of-way, and in order for the City to construct or repair any City-owned infrastructure that is currently located on CRA-owned property, the City needs a Right-Of-Way Deed executed.

The CRA is the owner of the below Properties that require a Right-Of-Way Deed executed:

PCN	ADDRESS
12-43-46-17-22-001-0090	805 West Atlantic Avenue
12-43-46-17-22-002-0100	West Atlantic Avenue
12-43-46-17-16-006-0060	West Atlantic Avenue

At this time, CRA staff recommends the CRA Board approve the three (3) Right-Of-Way Deed Agreements with the City for the CRA-owned Properties with PCN: 12-43-46-17-22-001-0090, PCN: 12-43-46-17-22-002-0100, and PCN: 12-43-46-17-16-006-0060 for the purpose of facilitating the completion of the right-of-way infrastructure improvements that are currently being designed as a part of the NW Neighborhood Improvements Project.

Attachment(s): Exhibit A - Location Map; Exhibit B - Property Right-of-Way Deed Notification and Agreements

**CRA Attorney Review:**

The CRA Legal Advisor has reviewed the right-of-way deeds for legal sufficiency and form and determined them to be acceptable.

**Finance Review:**

N/A

**Funding Source/Financial Impact:**

N/A

**Overall need within the Community Redevelopment Area from Delray Beach CRA**

**Redevelopment Plan:**

**Removal of Slum and Blight**

- Land Use
- Economic Development
- Affordable Housing
- Downtown Housing

**Infrastructure**

- Recreation and Cultural Facilities