



Legislation Text

File #: 18-0691 CRA, Version: 1

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 5TH AVENUE ADJACENT TO 95 SW 5TH AVENUE.

Recommended Action:

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

Background:

In order to meet the demand for affordable rental office space, and to encourage economic development and activate Historic 5th Avenue per The Focus on 5th 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 5th Avenue and NW 1st Street, more specifically, 95 SW 5th 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 5th 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 5th 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 5th Avenue adjacent to 95 SW 5th Avenue.

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

