



Legislation Text

File #: 21-1342, Version: 1

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: December 7, 2021

ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION ALONG 98 NW 5th AVENUE, ACCEPTANCE OF RIGHT-OF-WAY DEDICATION OF CORNER CLIPS ALONG NW 1ST STREET, AND ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION ALONG REAR ALLEYWAY.

Recommended Action:

Review and consider acceptance of a right-of-way dedication along NW 5th avenue, two right-of-way corner clip dedications along NW 1st street, and a right-of-way dedication along the rear alley of the property located at 98 NW 5th avenue.

Background:

The subject property consists of the north 50 feet of the east 135 feet of Block 20, Town of Delray and is located on the southwest corner of NW 5th Avenue and NW 1st Street. The two-story apartment building was built in 1972 in a modern style and is of CBS construction with a flat cement tile roof. The 7,076 square foot structure contains garages on the first floor and apartments on the second floor and is a non-contributing structure within the West Settlers Historic District. The property is currently zoned Central Business District (CBD).

At its meeting of October 7, 2020, the Historic Preservation Board approved the Certificate of Appropriateness request for the renovation and adaptive reuse of the existing 2-story mixed-use non-contributing building for use as retail and office. The Certificate of Appropriateness and Class III Site Plan Modification requested for the adaptive reuse project, involved the following:

- Enclosure of the ground floor parking garage for use as retail space;
- Conversion of the 2nd floor residential use to office space;
- Construction of an elevator shaft on the north side of the building;
- Interior and exterior architectural improvements; and,
- Landscaping, hardscaping, and site lighting.

Also associated with the project were several Waiver requests from the Central Business District (CBD) zoning requirements. At its meeting of September 2, 2020, the Waiver requests went before the Historic Preservation Board and were recommended for approval to the City Commission. At its meeting of September 22, 2020, the City Commission approved the waiver requests.

At its meeting of October 5, 2021, the Pedestrian Clear Zone Easement and Landscape Maintenance Agreement were reviewed and accepted by the City Commission. In addition to the subject ROW dedication, the Pedestrian Clear Zone Easement and Landscape Maintenance Agreement are

technical documents required to execute the approved project at 98 NW 5th Avenue.

City Attorney Review:

Approved as to form and legal sufficiency.

Funding Source/Financial Impact:

N/A

Timing of Request:

A building permit cannot be issued prior to the execution of the agreements.