



Delray Beach Community Redevelopment Agency Regular Board Meeting

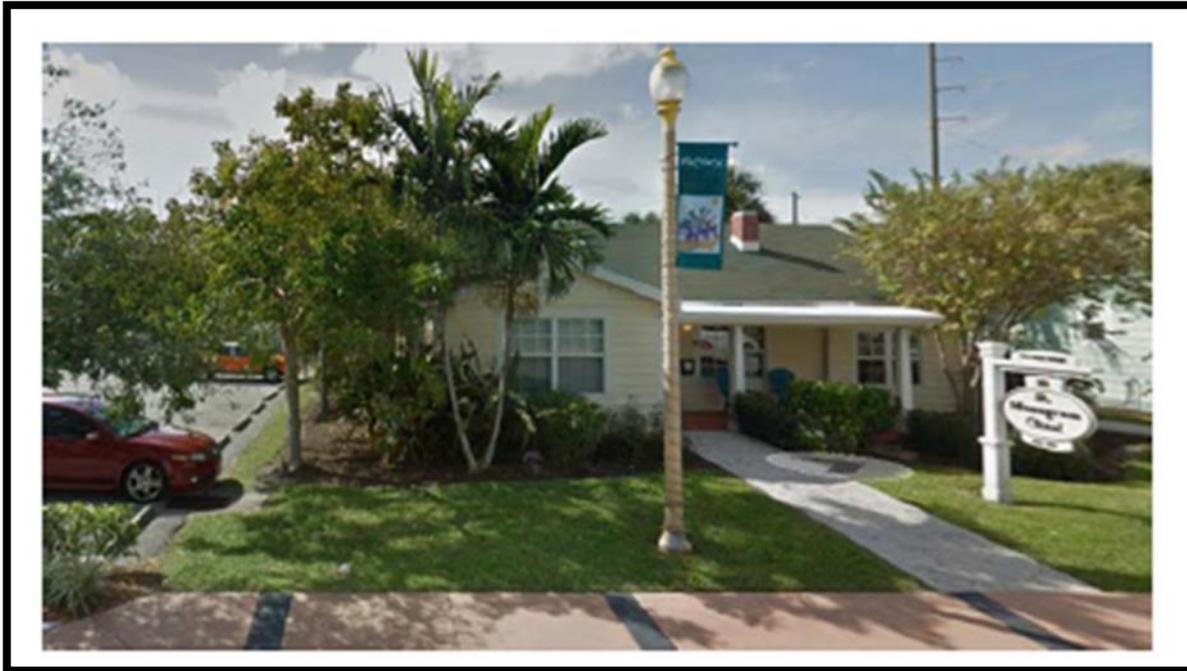
Thursday, July 15, 2021, at 4:00 p.m.





ITEM 8A.

Selection of Potential Tenant 182 NW 5th Avenue



Approx. 1,450 sq. ft



Jerk & Lime
Nicole's House

ESTABLISHED JULY 2019



ABOUT US

Nicole Myers (OWNER)

The joy, passion, and determination to offer fine Jamaican infused cuisine matched with a beautiful venue began many years ago as a little girl. This was when I was my mother's pupil, standing by her side as she diligently prepared fine meals and managed her three restaurants --- meanwhile being a single mother of six. The three neighborhood take-out restaurants, two in Brooklyn, New York and one in Farrell, Pennsylvania were the training grounds for managerial duties and a source of pleasure to learn, create and offer various cultural dishes. Now, with this opportunity to bring my passion from my kitchen to serve the Delray Beach community, I am excited and ready.

Chinasa Thompson (CO-OWNER)

“To accomplish great things, we must not only dream, but act upon those dreams; not only plan but execute.” My name is Chinasa Thompson, I’ve been dreaming in the heart of Brooklyn for most of my life. I’ve reached a pivotal point in my life where my dreams must come to fruition .Through out this process I grew into myself and I found that I was still searching for my purpose. On this hunt, I wore many hats, but only found comfort in preparing food and pastries. So I began to experiment in the kitchen. Growing up with a Jamaican mother and grandmother, I would always try to escape the kitchen. Now, the kitchen is where I find my peace.



“

CREED OF NICOLE'S HOUSE

THE BEAUTY AND CULTURAL
EXPERIENCE OF
“ST ANN JAMAICA” TO DELRAY
BEACH WITH A FAMILY OWNED
FULL SERVICE RESTAURANT
SERVING JAMAICAN STYLE
INFUSED CUSINE.



“

AIMING FOR SUCCESS NICOLE'S HOUSE
WILL BRING

- 🕒 NIGHT LIFE
- 🕒 FAMILY BRUNCH
- 🕒 SOCIAL EVENTS
- 🕒 WOMEN EMPOWERMENT
- 🕒 JAMAICAN CULTURE TO DELRAY'S
UPCOMING FESTIVALS



“

🕒 QUALITY SERVICE

🕒 NEW JOB OPPORTUNITIES

🕒 SOURCING FROM LOCAL

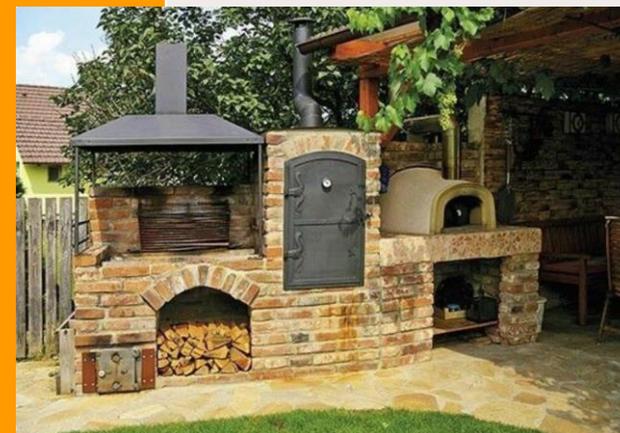
VENDORS





RESTAURANT LAYOUT

- ❖ JERK PIT
- ❖ TIKI BAR
- ❖ PLATFORM / STAGE
- ❖ INTIMATE & BUSINESS DINING ROOMS
- ❖ OUTSIDE COUNTRY STYLE DINING
SHADED BY A LARGE TIKI HUT



OUR FAMILY HISTORY

//

We're not only a restaurant
but an EXPERIENCE
bringing forth the 5 aspects
of our Jamaican Culture!

1. Music
2. Art
3. Food
4. Dance
5. History

The Herald

SERVING THE SHENANGO VALLEY AND MERCER COUNTY AREA FOR 136 YEARS

FARRELL Hey, Mon!

Diner offers
the tastes
of Jamaica

◆◆◆
KINGSTON NATIVE
BRINGS CARIBBEAN
CUISINE TO CITY

◆◆◆
By Michael Rokenick
Herald Business Editor

Scooping up rice with red
peas, Mark Gordon doled out
the serving on a plate between
the curry goat and oxtail.

"This is the real thing," he
tells a guest at his Farrell Diner,
which opened in October.

The restaurant along Roe-
mer Boulevard offers a few all-
American foods like hamburgers
but serving authentic
Jamaican dishes is its true
forte. Gordon operates the diner
with his extended family.

He and his family came a
long way from their original
home.

Raised in Kingston, Ja-
maica's capital, Gordon immi-
grated to the United States in
the mid-80s and settled with
his family in Brooklyn. The 13-
year-old found the city served a
bitter slice of American culture.

"You get exposed to every-
thing at once," he recalled.

Enduring his first winter
wasn't the thrill Gordon expect-
ed.

"I wanted to go back home
right away," he said with his Ja-
maican accent still intact.

Settling in Farrell three
years ago, Gordon cooked his
favorite native meals for
friends. After tasting the zesty
food, they encouraged him to
start his own restaurant.

To be sure the restaurant's
food is spicy. But it isn't sea-
soned in the fiery hot style that
can be found on the West In-
dies island.

"We love haddock for Ameri-
can tastes," Gordon notes.

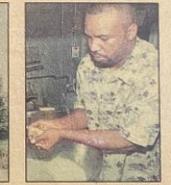
One of the feature foods



Sylvia Higgins checks on the beans and rice, a staple of Jamaican cuisine featured at the Farrell Diner.



At left, Farrell Diner owner Mark Gordon grills some jerk chicken outside the Roemer Boulevard restaurant. The diner specializes in Jamaican food. At right, David Creighton adds some washed rice to a pot of simmering beans.



chicken is cooked outside bar-
becue style.

In addition to lunch and din-
ner, the restaurant is open for
breakfast and serves a tradi-
tional American meal of eggs,
toast and sausage. But in keep-
ing with its theme, such island
delights as liver and salted
mackerel also are available.

Next to the diner the family
has added an ice cream stand
where mostly American flavors
are available with grape nut
and rum raisin thrown in to
give it a touch of island tastes.

Freshly-squeezed lemonade
and carrot juice are available
all the time.

So far the restaurant has
gained a following among
those who have visited Jamaica
in the past.

"They come here and ask
for the food they had while
they were there," Mrs. Gordon
said. "They want to taste it
again."

Farrell Diner is located at
605 Roemer Boulevard and is
open Monday through Saturday
from 8:30 a.m. to 11 p.m. Take-
outs are available. 347-5737.

FARRELL DINER
Featured In: **The Herald**
June 17, 2001

SOME MENU ITEMS

- ❖ BRAISED OXTAIL
- ❖ ORANGE CHICKEN
- ❖ FRIED LOBSTER TAIL
- ❖ SWEET & SOUR SALMON
- ❖ JAM DOWN CURRY GOAT
- ❖ JAMAICAN STYLE FRIED RICE
- ❖ JAMAICAN STYLE EGG ROLLS





GRILL MENU ITEMS

- ❖ JERK SHRIMP
- ❖ JERK CHICKEN
- ❖ JERK BURGER
- ❖ GRILLED CORN
- ❖ GRILLED LOBSTER TAIL
- ❖ ROAST STUFFED FISH
- ❖ PAN FIRED BBQ SALMON

MOBILE ONLINE ORDERING

- ❖ UBER EATS
- ❖ WEB-PAGE ORDERING
- ❖ DELIVERY DUDES
- ❖ NICOLE'S HOUSE MOBILE APP



HOURS & OPERATIONS

DAYS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	BREAKFAST 8AM-12PM	BREAKFAST 8AM-12PM	BREAKFAST 8AM-12PM	BREAKFAST 8AM-12PM	BREAKFAST 8AM-12PM	BREAKFAST 8AM-12PM	BRUNCH / EVENT 11AM-10PM
	CLOSED 12PM-3PM	CLOSED 12PM-3PM	CLOSED 12PM-3PM	CLOSED 12PM-3PM	CLOSED 12PM-3PM	CLOSED 12PM-3PM	
	DINER 3PM-10PM	DINER 3PM-10PM	DINER 3PM-10PM	DINER 3PM-11PM	FISH FRY FRIDAY 3PM-2AM	JERK & LIME 3PM-2AM	

Thank You

 **Nathan Taylor**
4 reviews [Follow](#)

★★★★★ 3 weeks ago

Great customer service and large portion sizes. The food was great 🍕 they also had gluten free baked goods & their options are really accomodating for people who ar...

  ...

 **Robert Griffin**
1 review [Follow](#)

★★★★★ 3 weeks ago

Food was amazing !
Fantastic customer service !!
I highly recommend giving them a try :)

  ...

thank you!!!! @nicoles_house everyone go add her 🙄



ROOTS AND FRUITS BISTRO

"Helping You Reimagine Healthy"

WHAT IS ROOTS AND FRUITS?

Roots & Fruits is poised to support our bottom line by providing our customers with delicious, health & wellbeing focused, food and beverage offerings that are in-line with their current lifestyle and compliment aspirations to create a healthier lifestyle.

Roots & Fruits smoothies will be made with quality, trusted or locally sourced fruits, vegetables, and natural sweeteners,acquired by the consumer at a modest yet competitive price point.

Additionally, our competitive edge will continue with our ability to utilize the space agility for small group community based activities and events, while providing shelf & showcase space for the local brands of our community's artisans and a platform for our resident leaders' healing centered engagement offerings.



OUR MISSION

At ***Roots and Fruits***, we are dedicated to helping all individuals achieve more than they ever imagined by living a healthier lifestyle that includes a healthy diet.



WHAT WE WILL PROVIDE

01

African & Caribbean sourced coffee, specialty teas, and Real Fruit Smoothies

03

Knowledge
Learning & empowerment through powerful stories, in-house activities, and community engagement

02

Food
Fresh baked pastries, all-day power bowls, healthy snacks and grab-and-go lunches!

04

Comfort
A safe and welcome space for local residents!



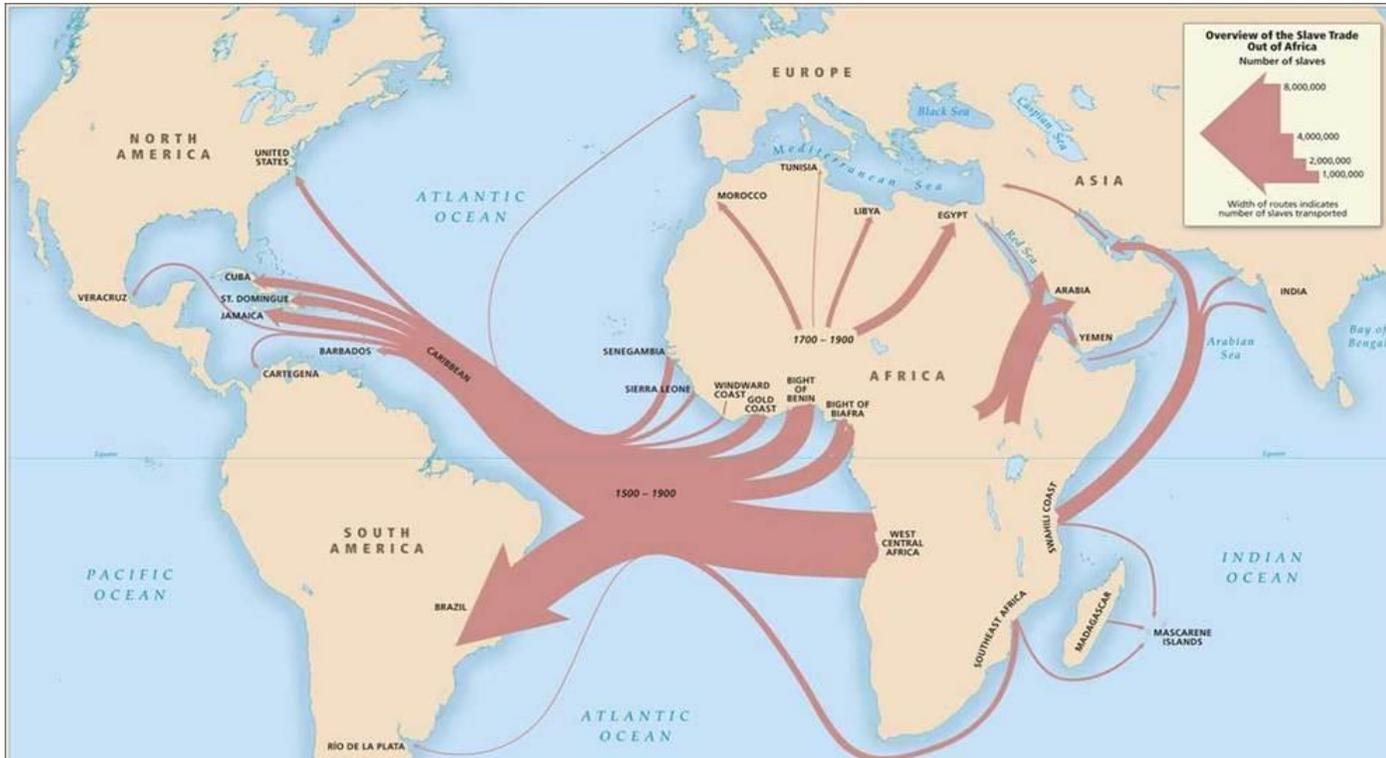


TRACING YOUR ROOTS

Twice Upon A Time: engaging and inspiring experiences that residents & patrons guests will be met with throughout the Roots & Fruits environment.

- Community Conversations
- News You Can Use
- Author Talks & Book Exchanges
- Local Artist Showcases
- Live Music & Poetry
- and ***more!***

AFRICAN & CARIBBEAN ROOTS



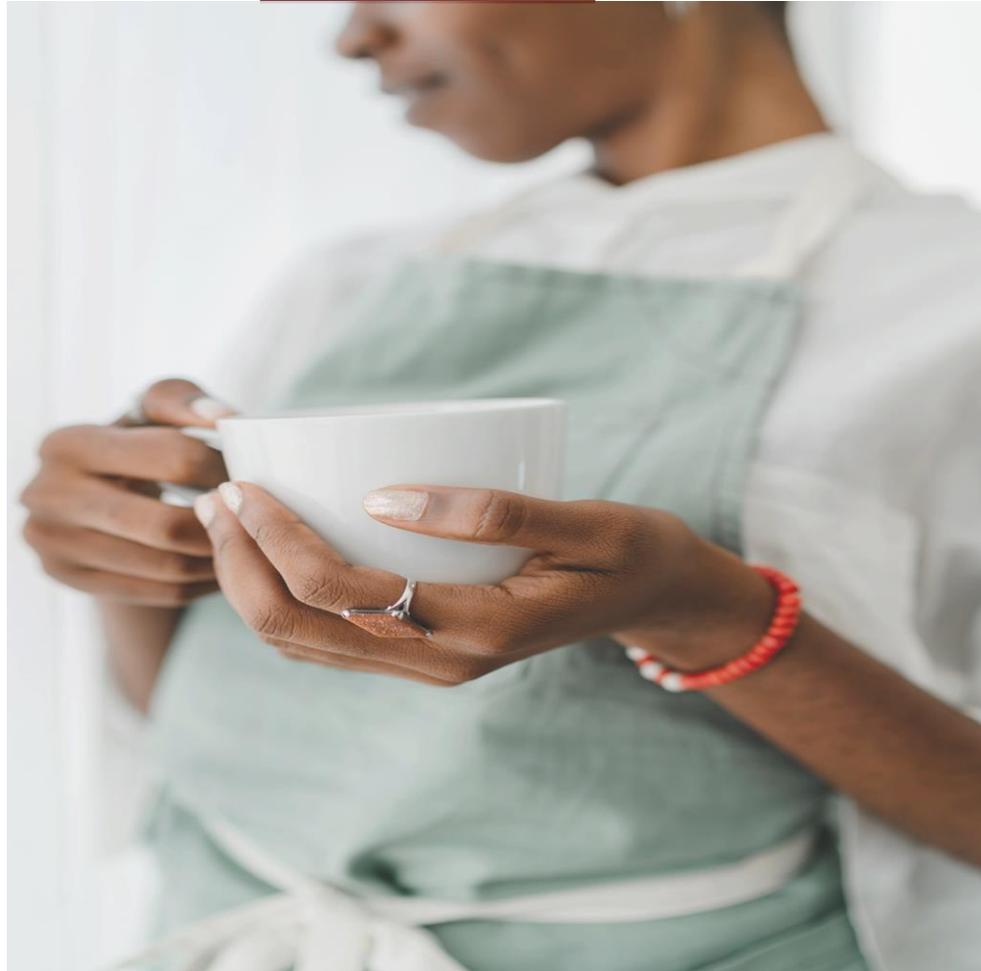
African Diaspora is the term commonly used to describe the mass dispersion of peoples from Africa during the Transatlantic Slave Trades, from the 1500s to the 1800s. This Diaspora took millions of people from Western and Central Africa to different regions throughout the Americas and the Caribbean.

OUR COMMUNITY IMPACT

- Strategically build partnerships with community organizations and resident leaders to provide rich in-house conversations and events
- Consistently assess the needs and desires of the community patron through multiple feedback pathways in an effort to shift the culture of health
- Aim to build a network of growth-minded entrepreneurs that occupy the surrounding commercial use spaces with daytime, nighttime, and weekend operating hours
- Intentionally foster collaborations with the residents, businesses, and organizations occupying the surrounding neighborhood and commercial spaces



HOW DO WE GROW FROM ROOT TO FRUIT?



Let's Talk Numbers

THANK YOU

ANY QUESTIONS?

kenyacmadison@gmail.com
561-926-3032

CREDITS: This presentation template was created by **Slidesgo**, including icons by **Flaticon**, infographics & images by **Freepik**





ITEM 8B.

SW 600-800 Blocks of W. Atlantic Avenue Development

Possible Action Regarding the CRA's Right to Terminate the Purchase and Sale Agreement with BH3 Management, LLC



ITEM 9A.

Freebee Contract Renewal



Ridership & Demand

- Ridership and demand continues to grow month after month
- Even with COVID-19 protocols in place preventing pooling of rides, Freebee transported over 15,000 passengers in March and April 2021, which is higher than pre-pandemic numbers
- Ridership and demand will continue to grow as the service becomes more and more popular each day.

Month	Total Passengers	Completed Rides	Total Requests	Completed Requests	Average Waiting Time
9/1/19	3,500	1,961	2,751	71%	8.732
10/1/19	6,185	3,562	5,424	66%	11.895
11/1/19	6,338	3,277	6,873	48%	14.168
12/1/19	6,834	2,992	5,775	52%	14.828
1/1/20	6,915	3,150	6,271	50%	15.718
2/1/20	8,298	3,657	7,073	52%	15.602
3/1/20	5,696	2,727	5,453	50%	15.788
4/1/20	129	100	158	63%	9.83
6/1/20	3,523	2,026	3,494	58%	11.805
7/1/20	4,489	2,649	3,963	67%	10.588
8/1/20	5,793	3,368	5,362	63%	10.804
9/1/20	5,965	3,604	5,498	66%	11.131
10/1/20	6,248	3,589	5,818	62%	11.502
11/1/20	5,314	2,989	4,604	65%	11.567
12/1/20	5,478	3,014	4,753	63%	11.671
1/1/21	5,705	3,116	5,002	62%	12.014
2/1/21	5,646	3,148	5,722	55%	14.568
3/1/21	7,322	3,656	7,319	50%	16.348
4/1/21	8,065	3,632	6,944	52%	16.184
5/1/21	7648	3651	6590	55%	14.89

PASSENGERS AND RIDES BY MONTH (YTD)



Ridership & Demand

- **Equity:**

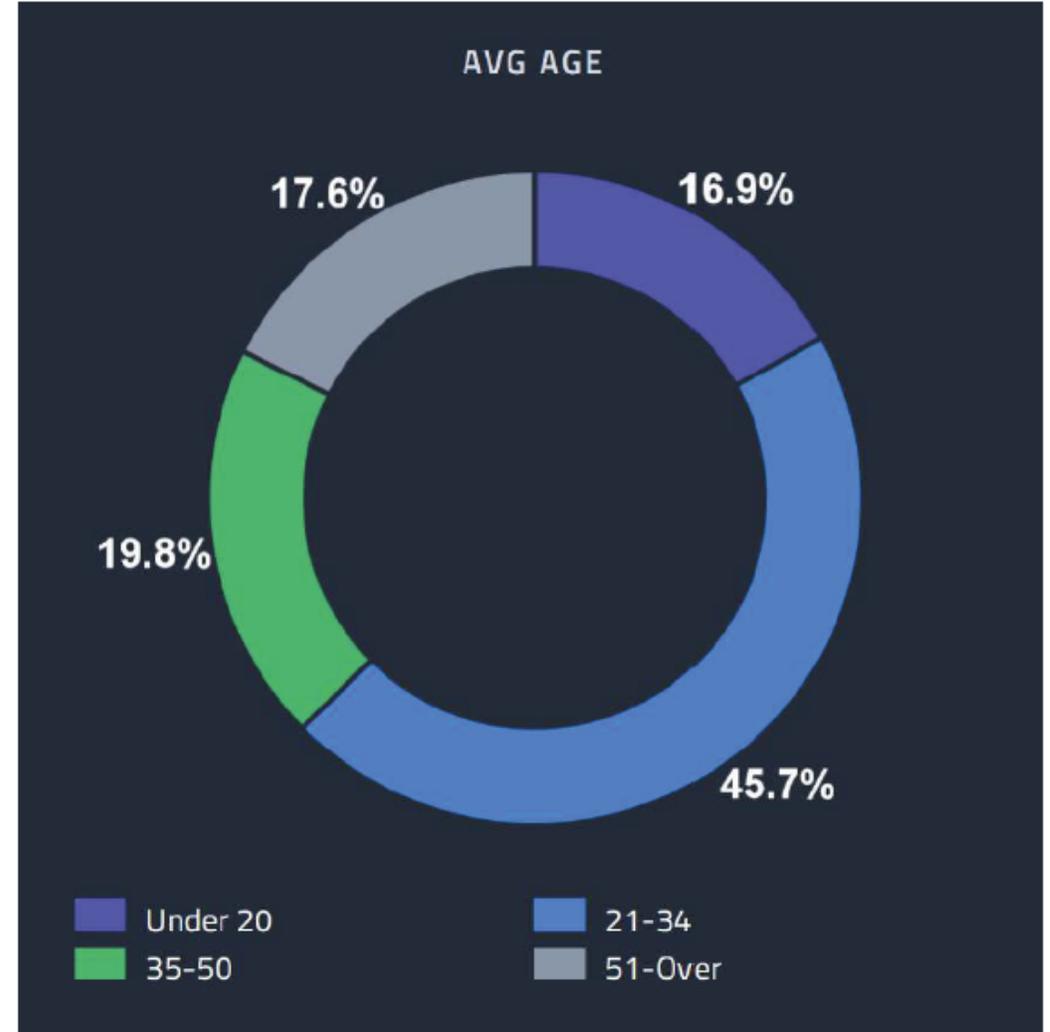
- Freebee's service is the most equitable form of transportation within Delray Beach.

- The largest age group to use the service is 20-35 (45%), with all other age demographics split almost evenly.

- Senior demographic is the fastest growing age demographic.

- Senior passengers account for almost 18% of all ridership, and have seen that number continue to grow in each of the the last five months.

(16% in Dec2020 vs 21% in May2021)



Analysis of Extended Service Area

- Demand from the expanded area has grown by 4x from date of expansion
- Lake IDA has grown 10x (*More locals*)
- AIA has grown 3x (*More tourists*)
- Expanded area accounts for 6.5% of overall ridership (*April 2021*)
- Freebee projects the continuation of growth in these two areas as the pandemic subsides, and more locals discover the service

Combined Expanded Area

Month	Passengers	Completed Rides	Avg. Wait times
2/1/20	122	43	15.602
3/1/20	127	56	15.788
4/1/20	3	3	9.83
6/1/20	276	115	11.805
7/1/20	179	84	10.588
8/1/20	251	135	10.804
9/1/20	252	131	11.131
10/1/20	306	144	11.502
11/1/20	221	118	11.567
12/1/20	396	173	11.671
1/1/21	466	203	12.014
2/1/21	477	233	14.568
3/1/21	563	267	16.348
4/1/21	526	250	16.184

Lake Ida Expansion

Month	Passengers	Completed Rides	Avg. Wait times
2/1/20	19	7	15.602
3/1/20	46	27	15.788
4/1/20	3	3	9.83
6/1/20	49	21	11.805
7/1/20	21	13	10.588
8/1/20	111	66	10.804
9/1/20	114	62	11.131
10/1/20	140	73	11.502
11/1/20	120	68	11.567
12/1/20	199	86	11.671
1/1/21	277	128	12.014
2/1/21	204	112	14.568
3/1/21	244	108	16.348
4/1/21	201	105	16.184

AIA Expansion

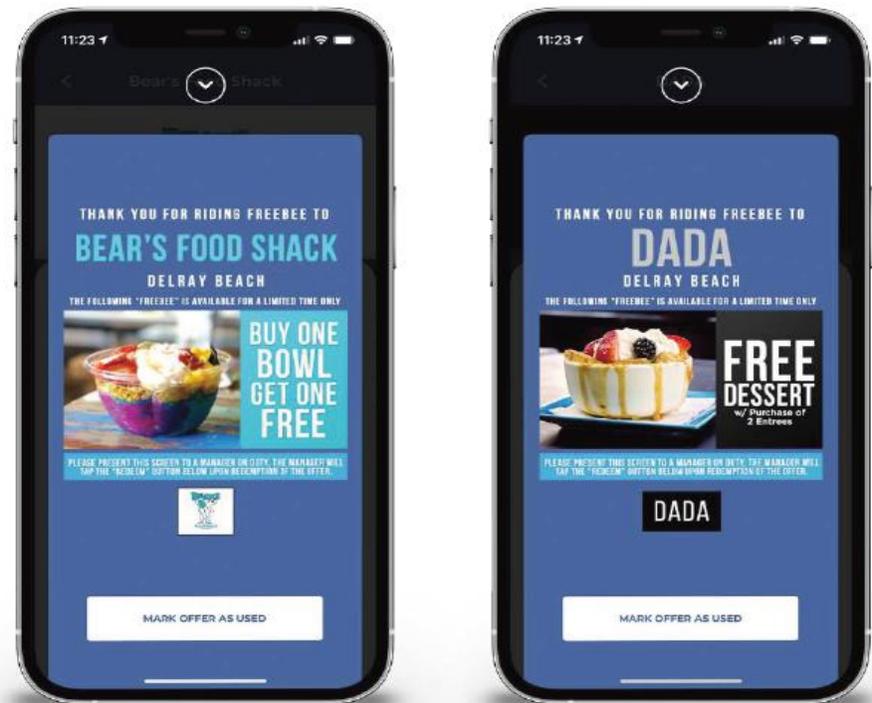
Month	Passengers	Completed Rides	Avg. Wait times
2/1/20	103	36	15.602
3/1/20	81	29	15.788
4/1/20	0	0	9.83
6/1/20	227	94	11.805
7/1/20	158	71	10.588
8/1/20	140	69	10.804
9/1/20	138	69	11.131
10/1/20	166	71	11.502
11/1/20	101	50	11.567
12/1/20	197	87	11.671
1/1/21	189	75	12.014
2/1/21	273	121	14.568
3/1/21	319	159	16.348
4/1/21	325	145	16.184

Freebee's Economic Impact

- We all learned during the past year what happens to the local economy when everyone stays home and does 100% of their shopping online - The local economy suffers drastically. Local retail revenue goes to zero, entertainment goes to zero, and restaurants have to split upwards of 40% commission with 3rd party delivery apps. Even without a pandemic, we still see online shopping taking away from the local economy which means less businesses, less jobs, less tax revenue, and a local economy that is unsustainable.

Freebee's Mobile App "Places to Bee"

- Freebee promotes local business through word of mouth marketing from our Drivers and via the "Ride Freebee" app.
- Dozens of Freebee Deals are available in Delray Beach to help encourage people to shop local.
- Over 130 local businesses have a profile on the Freebee app.
- As an alternative to drinking + driving, Freebee contributes to a safer Downtown Delray Beach atmosphere.
- ***135 Deal's Redeemed in the last two months!!***



Freebee Environmental Impact

- Freebee operates a 100% fully electric fleet
- Delray Beach is committed to reducing its carbon footprint and advocating for environmental sustainability
- **CO2 Reduction**
 - Since January 2020, Freebee has prevented 87,600,000 grams of CO2, or 87.6 metric tons of CO2 from polluting Delray Beach's air quality

Current Freebee Advertisers



Delray Beach Market



Delivery Dudes



Prime IV Hydration



McLaughlin Morris P.A.



The Home Team

• What Businesses Are Saying:

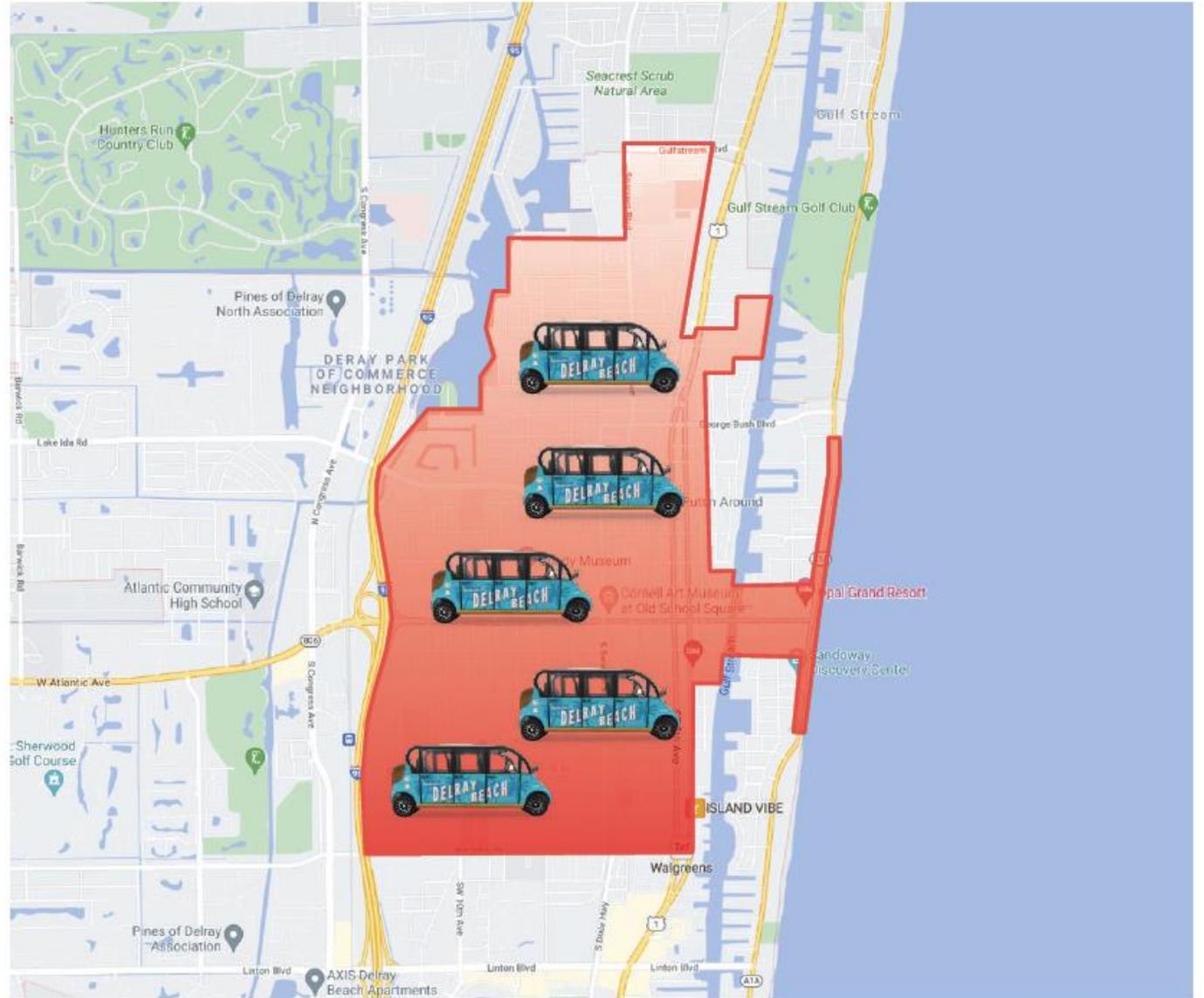
- "Freebee has been an extremely positive addition to the businesses in Delray, our locals and visitors and the Delray Beach Community as a whole. They are particularly committed to adding value and enhancing the growth of local businesses through their platform. Freebee continues to have a strong relationship with the Delray Beach Chamber of Commerce and its members through their participation in various groups, roundtables and events. We are extremely happy to have them as a part of our Chamber and our community." - **Delray Beach Chamber**
- "Guests who live or are on vacation and staying in Downtown Delray no longer have to drive and scout for parking. This not only is much easier for our guests (and myself) but it frees up parking and helps take cars off the already impacted downtown streets. Freebee has saved me hundreds of dollars the past two years by not having to pay for Uber or other rideshare services which are ever increasing in cost. Lastly and my favorite part is the safety of keeping those of us who have imbibed in a few adult sodas from behind the wheel. If only Freebee had more vehicles and a bit larger service area!!! Looking forward to many more fun trips with your great drivers. It is always a treat getting in the freebee and heading to the beach or hopping around downtown." - **Scott Diel, Clique Hospitality**

Service Area Options

Option 1: *Status Quo*

- Ridership Impact: No Impact
- Wait-Time Impact: No Impact
- Financial Impact: No impact

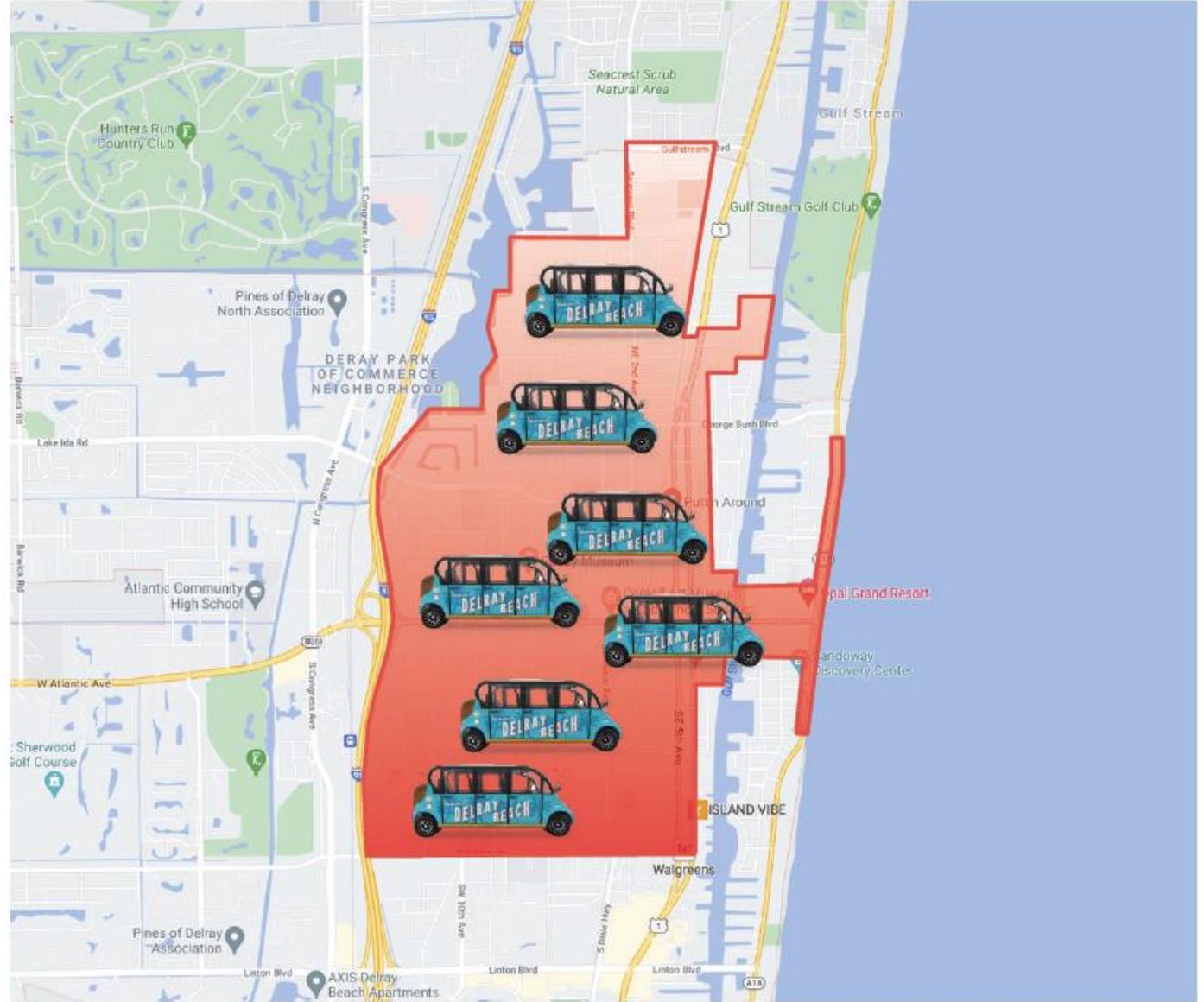
Option 1



Service Area Options

- **Option 2: Add 1-2 Vehicles to Current Service Area**
- **Ridership Impact:**
Increased Ridership
- **Wait-Time Impact:**
Decreased Wait Time
- **Financial Impact:** Increase between \$80,000 - \$160,000 Annually

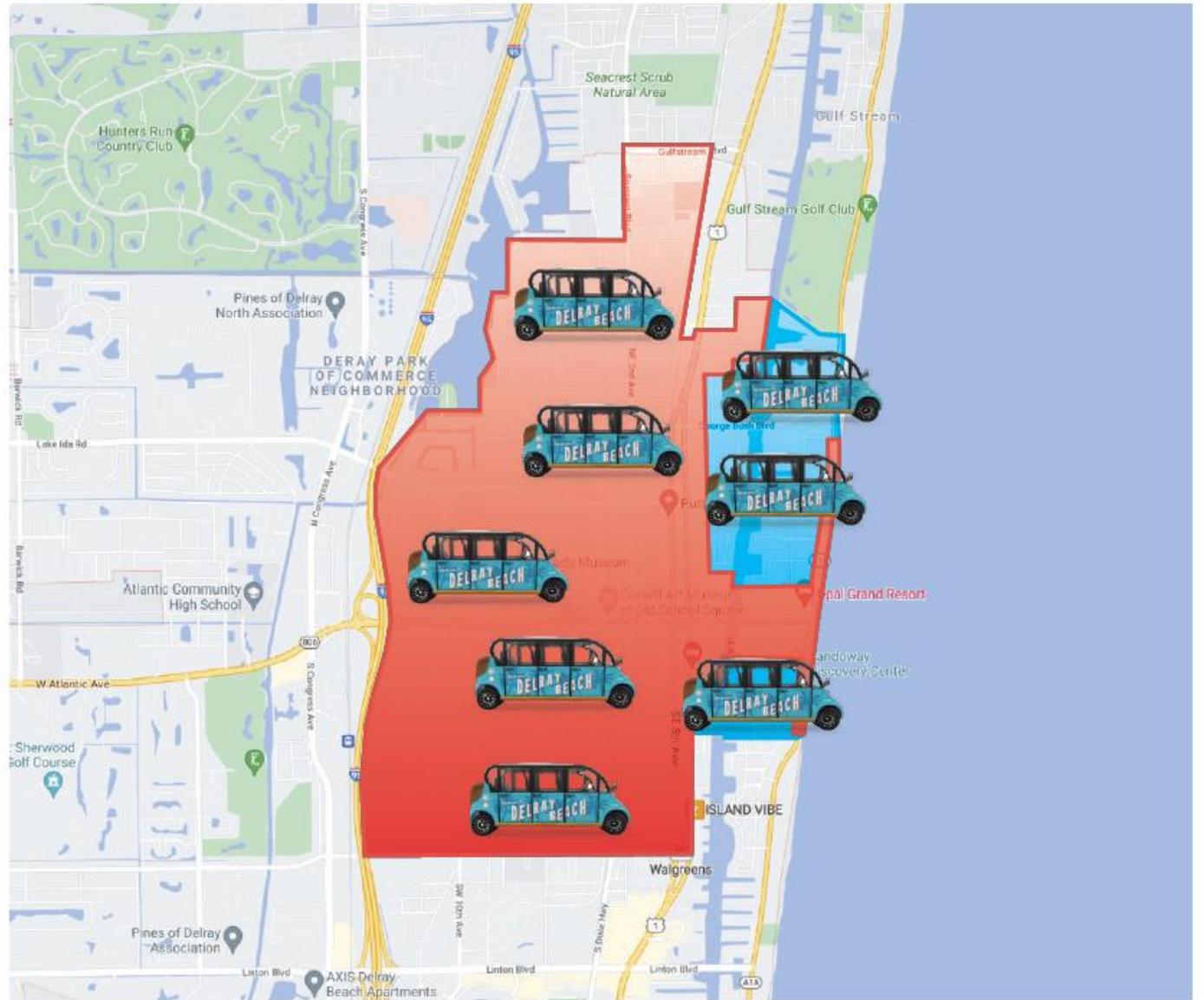
Option 2



Service Area Options

- **Option 3: Add 2-3 Vehicles to Expanded Service Area**
- **Ridership Impact:**
Increased Ridership
- **Wait-Time Impact:**
Decreased Wait Time
- **Financial Impact:**
\$160,000 - \$240,000 Annually

Option 3



Service Area Options

• Option 1: *Status Quo*

- Ridership Impact: No Impact
- Wait-Time Impact: No Impact
- Financial Impact: No impact

• Option 2: *Add 1-2 Vehicles to Current Service Area*

- Ridership Impact: Increased Ridership
- Wait-Time Impact: Decreased Wait Time
- Financial Impact: Increase between \$80,000 - \$160,000 Annually

• Option 3: *Add 2-3 Vehicles to Expanded Service Area*

- Ridership Impact: Increased Ridership
- Wait-Time Impact: Decreased Wait Time
- Financial Impact: \$160,000 - \$240,000 Annually

Option 1



Option 2



Option 3



Recommended Action

1. Approve the renewal of the Point-to-Point Transportation Services Agreement with BeeFree Inc. d/b/a Freebee for an additional one-year term and authorize the Board Chair to execute all documents necessary for said purpose.
 - Renewal Amount: \$401,559.96 (\$33,463.33 per month)
 - **NOTE:** This is the last renewal available under the CRA Service Agreement and the Agreement will end *August 30, 2022.*
2. Authorize the Executive Director to send correspondence to the City of Delray Beach recommending that the City continue a point-to-point based transportation service with a broader service area beyond the CRA District.



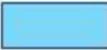


ITEM 9B.

Discussion

NW 800 Redevelopment Block Sketches
CPZ Architects, Inc.

Exhibit A – Location Map

-  Project Area (CRA-owned properties)
-  Remediation Site (CRA-owned property)



Delray Beach CRA Redevelopment Plan



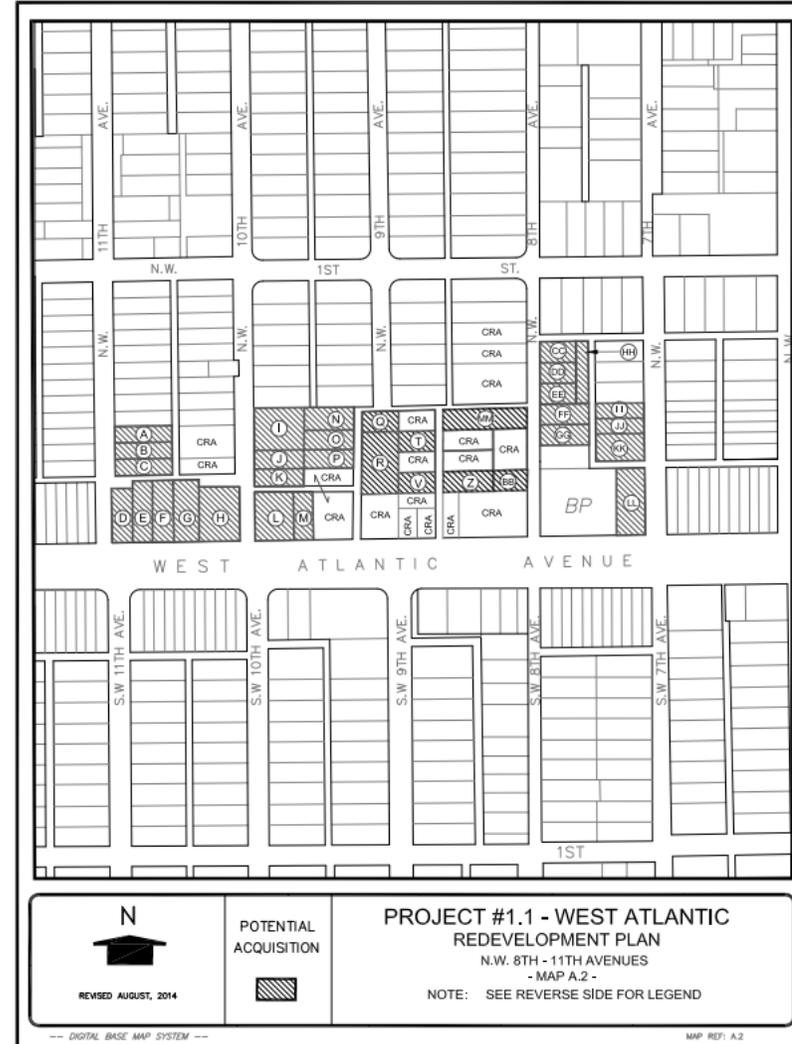
DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY



Economic Development • Business Incentives • Street Beautification
• Historic Preservation • Neighborhood Improvements •
Cultural Arts • Downtown Sustainability • Affordable Housing

Community Redevelopment Plan

Ordinance No. 27-14



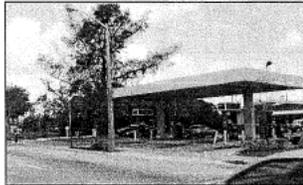
West Atlantic Redevelopment Plan

THE REDEVELOPMENT PLAN
Page 76

North 800-900 Blocks

The North 900 Block, located between NW 9th Avenue and NW 10th Avenue on the north side of Atlantic Avenue, currently contains a night club (Backroom) and a small strip shopping center. A vacant lot separates the two.

The North 800 Block, located between NW 8th Avenue and 9th Avenues, contains an Exxon service station on the corner of NW 8th Avenue and the remaining parcels on the Atlantic frontage are vacant.



Exxon Station on West Atlantic Avenue

There exists a rare opportunity to combine the two blocks in order to build a larger shopping center, one which could attract national tenants, particularly apparel retailers. The diagrammatic plan illustrates constructing at least 30,000 square feet of new, ground floor retail which could be occupied by 3,000 to 10,000 square foot tenants or a combination of one or two large tenants and several smaller tenants.

The center would eliminate NW 9th Avenue except in the residentially zoned area. A major entry feature and plaza is suggested in order to attract the attention

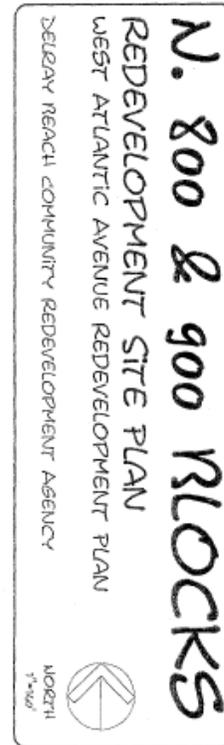
of the consumers walking and driving by.

NW 9th Avenue in the rear would be terminated by constructing a cul de sac. The improvement would dramatically reduce the intrusion of commercial activity onto the street.

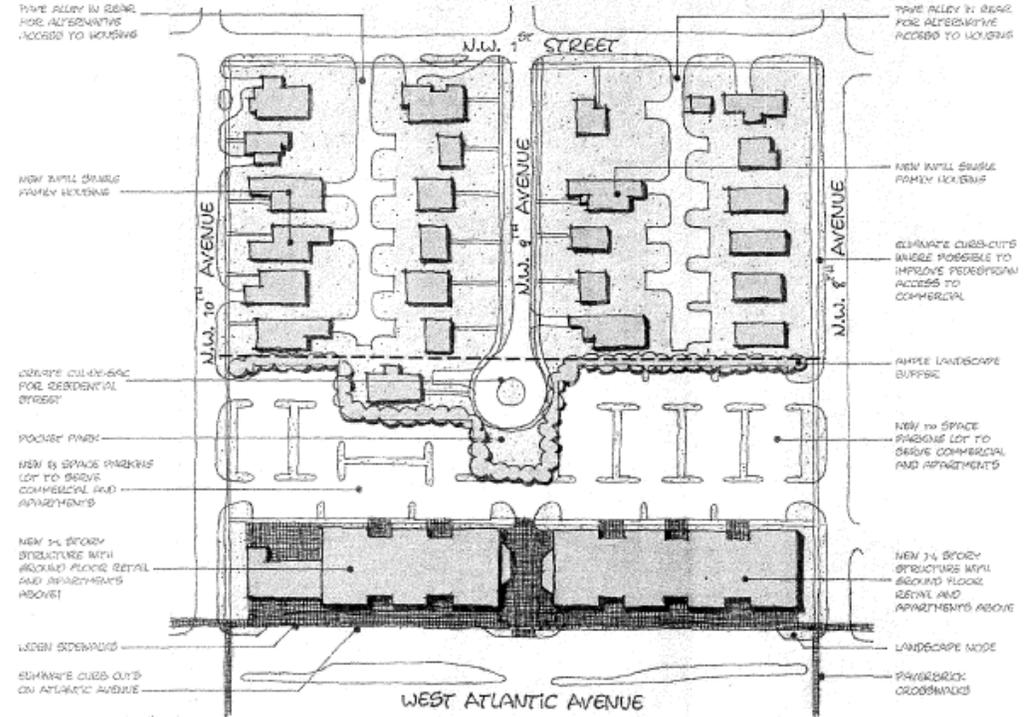
In 1999, the City and CRA met with the residents of the first block of NW 9th Avenue concerning the construction of the cul de sac. The residents were against the proposal and preferred a straight connection with West Atlantic Avenue. This, of course, would eliminate the opportunity to develop a large center and would dictate the creation of two smaller sites.

Also, the Plan depicts constructing new in-fill, single-family homes on the vacant lots in the residential zone and constructing alleys in the rear of the residential homes in order to provide better organization for parking.

The project, because of its size, could likely attract a developer whose interest would include not only retail development but also residential (upper floor) development. Fifty to 60 apartments could be built in a four-story building.



BLOCK PROGRAM	
RETAIL:	30,000 S.F.
APARTMENTS:	50
NEW INFILL S.F.:	6
PARKING:	185



2. West Atlantic Plan Area 'Pop-Ups'/ Tactical Urbanism Projects

Cities around the world are increasingly undertaking temporary short-term projects as a way to engage citizens in community building, as well as use these small scale interventions as demonstration projects to gauge acceptance of a potential permanent project before making financial commitments. These projects are typically installed for a short period to expose residents to a new concept.

Examples of projects that could be explored in the West Atlantic neighborhoods as tactical urbanism interventions that tie to the area's community values include but are

not limited to:

- **Activation of frontage dead zones** in the neighborhoods (Tennis Center, Courthouse, Police Department, Libby Wesley Plaza, and other city owned vacant lands) through **pop-up food truck events, special events, street vendors**. Innovative approaches such as using **shipping containers for pop-up shops** as venues for temporary retail shop to activate dead frontages.
- **Road Diets:** To determine the community's acceptance of the propose road/ lane diet alternatives on West Atlantic, a block could be used as a demonstration to test the acceptance of the alternatives.
- **Curb Extensions/ Bulb-outs:** Curb extensions (sometimes called bulb-outs) expand sidewalk space into the parking lane to narrow the street and provide

additional space for pedestrians.

- **Protected/ Segregated Bike Lanes:** A protected bike lane features a physical barrier separating cyclists from car traffic.
- **Parklets:** A parklet is a sidewalk extension that provides more public space and amenities for people using the street. These are often placed in on-street parking spaces.
- **Community Gardens:** Community gardens are a great project in which to involve residents and civic organizations. The Frog Alley Community Garden is an existing example of this type of intervention used in the area.
- **Play Areas and Outdoor Seating:** Add temporary areas for leisure opportunity to gauge what is more popular with residents.



Portland, OR - City Repair (The Planner's Guide to Tactical Urbanism)



Kansas City Better Block Project | Source: The Planner's Guide to Tactical Urbanism

ACTION STRATEGIES: WEST ATLANTIC AREA BRANDING PILOT

- Work with City to provide longer range permits pop-up stores and food trucks within the West Atlantic area's Impact Zone.
- Consider creating a Pilot Project Ordinance to implement temporary streetscape, traffic and parking projects.
- Develop a Branding Implementation Guide to be applied in all public and private projects
- Initiate community-led demonstration pilot projects to enhance community capacity for project management and instill a sense of community.
- Ensure that all new infrastructure projects and private redevelopment projects adhere to the area Branding Guidelines.



Project in Seattle | Source: ULI Northwest

Park(ing) Day | | Source: Entrepreneurial Urbanism & Design



Before I Die by Candy Chang, started in New Orleans but spread worldwide | Source: Entrepreneurial Urbanism & Design



The Umbrella Sky Project in Agueda, Portugal | Source: Entrepreneurial Urbanism & Design



PROPOSED REDEVELOPMENT OF CRA OWNED PROPERTIES ALONG WEST ATLANTIC AVENUE

02 REDEVELOPMENT OF CITY-OWNED LARGE BLOCKS FRONTING WEST ATLANTIC AVENUE

The City and CRA have made commendable efforts in acquiring vacant lands for redevelopment projects. The CRA has had success partnering with the private sector for development of Fairfield Inn and Atlantic Grove projects. The CRA is also actively involved in attracting a full service grocery store to the West Atlantic area to meet the needs of area residents. CRA owned properties in the NW 600 block, SW 700 block, SW 800 block and NW 800 block for a total of 14.69 acres presents an excellent opportunity to introduce new compact, mixed-use development consistent to the West Atlantic Avenue Community Redevelopment Plan and the Downtown Master Plan.

Higher density is permitted within two areas of the Southwest neighborhood under the medium-density land use category; the Southwest Neighborhood District Overlay and the Carver Estates Overlay. These overlay districts were created under the

The future land use designation along the Atlantic Avenue corridor is Commercial Core with zoning of Central Business District. Additionally, West Atlantic Avenue has an overlay district applied to it; the West Atlantic Neighborhood Sub-District that extends north and south of the Avenue. The density permitted within the West Atlantic Neighborhood Sub-District is 12 units to the acre unless the development includes Family/Workforce housing units - increasing to 18 24 units per acre.

The goal for the West Atlantic Neighborhood Sub-district is to develop consistent with the adopted West Atlantic Avenue Redevelopment Plan and the Downtown Delray

Beach Master Plan. Emphasis is on the preservation and enhancement of existing neighborhoods, while promoting a pedestrian friendly neighborhood serving commercial area along West Atlantic Avenue that contains a mix of residential, commercial and civic functions. Businesses that are oriented toward serving the local neighborhood, as opposed to a regional area, are encouraged.

Strategies of West Atlantic Master Plan (2020) support the community's expressed preference for the built form and encourages the City to use the redevelopment of the public owned parcels to create context sensitive designs that will set a precedent for future redevelopment proposals in the area. However, to ensure that private investors are able to see a financial return on their investment, the Plan suggests revising the development regulations to allow for greater flexibility and incentives to encourage mid-rise (2-3 stories) in the West Atlantic neighborhoods.

COMMUNITY FEEDBACK

- Attract neighborhood serving businesses
- There should be no physical difference between east and west Atlantic Avenue
- Create opportunity for outdoor dining
- Develop W. Atlantic to be pedestrian friendly
- Development along W. Atlantic Avenue should be complimentary to existing residential neighborhoods.



5 PLACEMAKING PROPOSED STRATEGIES			
Proposed Short-Term Action Items (0-3 years)			
Project	Suggested Responsible Party/s	Description	Funding Source
Priority Street Upgrades	City/CRA/Community Stakeholders	Complete street design and construction of SW 4th, Avenue, NW/SW 8th Aves and NW/SW 10th Avenue to strengthen multi-modal connectivity within the Plan area	CRA/City/Palm Beach County MPO
Priority Gateways	City/CRA/Community Stakeholders	Iconic branding elements representing the Plan area at I-95 & Atlantic Avenue, Swinton & Atlantic Avenue, 5th Avenue & Atlantic Avenue, Atlantic Avenue at 4th, 8th, 10th & 12th Avenues	CRA/City
Neighborhood Gateways	CRA/Community Stakeholders/City	Design and installation of the West Atlantic neighborhoods signage at Lake Ida Road at Roosevelt, 10th, 5th and Swinton Avenues, SW 10th Street at 14th, 12th, 8th 4th and Swinton Avenues	CRA/City
Mid-Term Action Items (5-10 years)			
Priority Street Upgrades	CRA/City/Community Stakeholders	Conduct pilot project to determine public acceptance of calming West Atlantic and Swinton Avenue, adding bike lanes and pedestrian safety zones	CRA/City/Palm Beach County MPO
Secondary Street Improvements	CRA/City/Community Stakeholders	NW/SW 5th Avenue/SW 12th Ave/SW 14th Ave/NW/SW 2nd Street/SW 1st Street (between SW 2nd & 3rd Avenue/Roosevelt Avenue	CRA/City
Village Center Community Campus	CRA/City/Community Stakeholders/School District	Conduct feasibility analysis and space study to create a campus that includes Village Academy, Delray Full Service Center, City's water retention site and Catherine Strong Park.	CRA/City/School District
Key W. Atlantic Avenue Redevelopment Sites	CRA/CMT/City	Through public/private partnerships activate the CRA Owed property on W. Atlantic Ave at NW 600 Block SW 700 Block SW 800 Block NW 800 Block for uses identified in the W. Atlantic Avenue Needs Assessment	CRA/City/Private Sector

8 HUNDRED
EIGHT HUNDRED
@EightHundred
800 BLOCK
BLOCK 800
THE 800 BLOCK
THE 800
800

800 ATLANTIC
THE BLOCK
THE YARD
THE YARD 800

THE YARD @ DELRAY BEACH
DELRAY CONTAINER
CONTAINER SPOT
THE SPOT 800

THE BOX AT DELRAY BEACH
THE BOX YARD
GALLERY 800
THE SHIP YARD



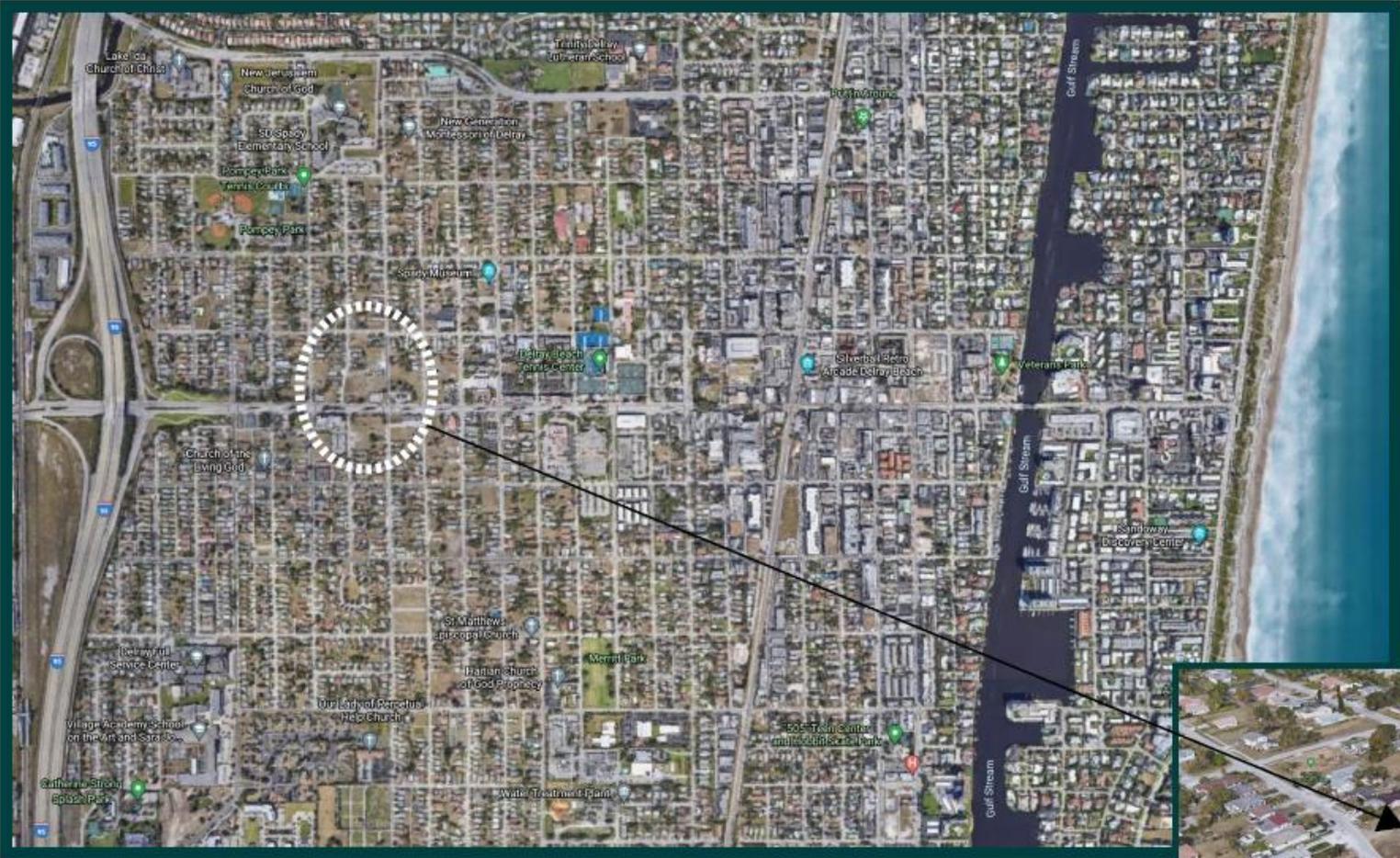
NEW LIVABLE ENVIRONMENT FOR THE 800 BLOCK.
OF ATLANTIC AVE USING SHIPPING CONTAINERS

800 Block W Atlantic Ave. Delray Beach, FL 33444

CPZ ARCHITECTS, INC.

4316 West Broward Boulevard, Plantation, FL 33317
200 N Fl Mar Drive, Suite 200, Jensen Beach, FL 34957
Tel (954) 792-8525 • www.cpzarchitects.com • AIA# 26006695





PROJECT LOCATION

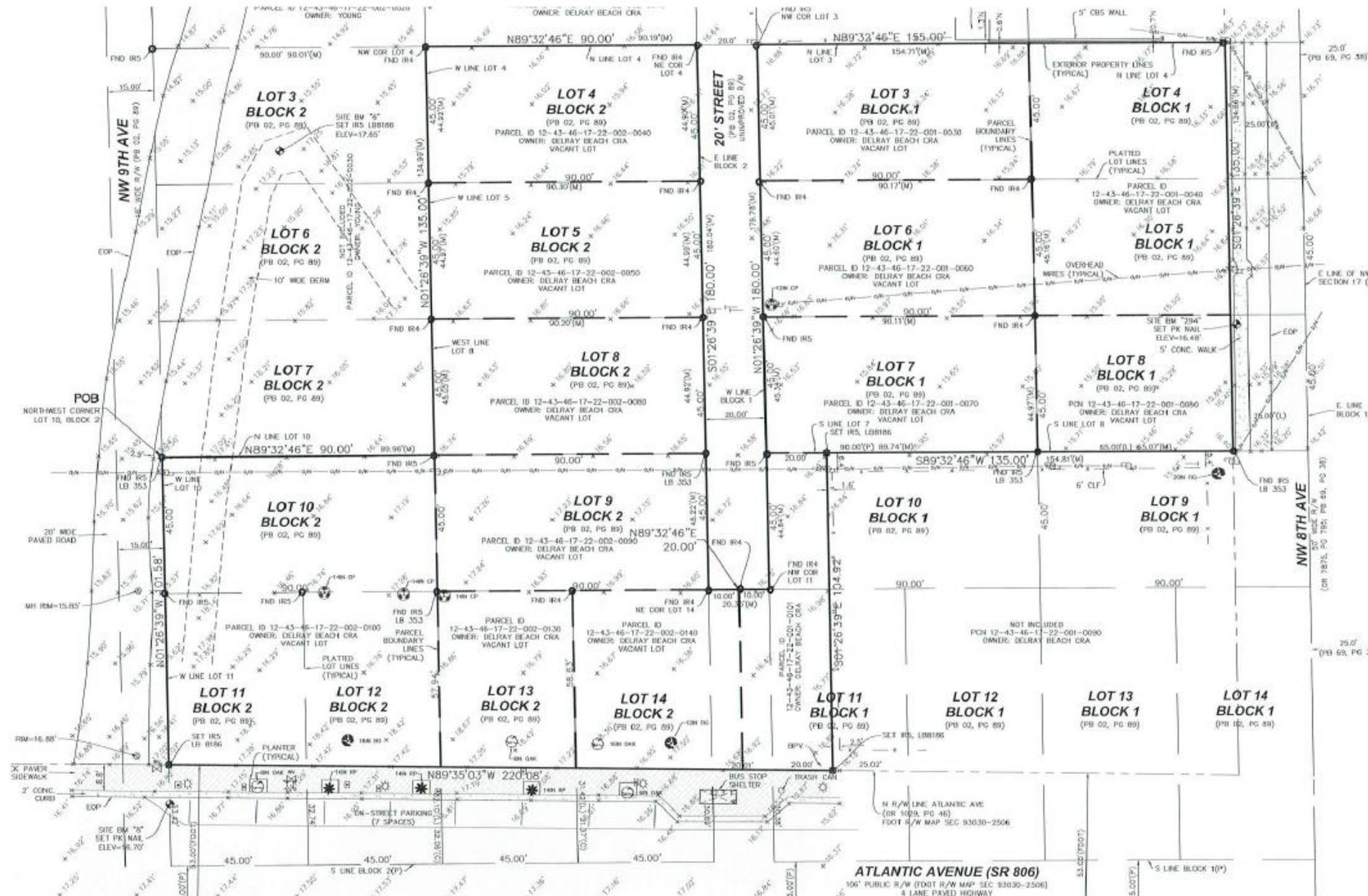
The West Atlantic Master Plan 2020 ... “goal of aligning The West Atlantic neighborhoods with the success of the rest of Delray Beach not just in terms of appearance but more importantly equitable access to economic opportunity, wealth creation and health.”

NEW LIVABLE ENVIRONMENT FOR THE 800 BLOCK OF ATLANTIC AVE USING SHIPPING CONTAINERS

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300 N. D. Sibley Drive, Suite 200, Jensen Beach, FL 33457
Tel (954) 792-8525 • www.cpzarchitects.com • AAA# 20090685



Examples (Uses)









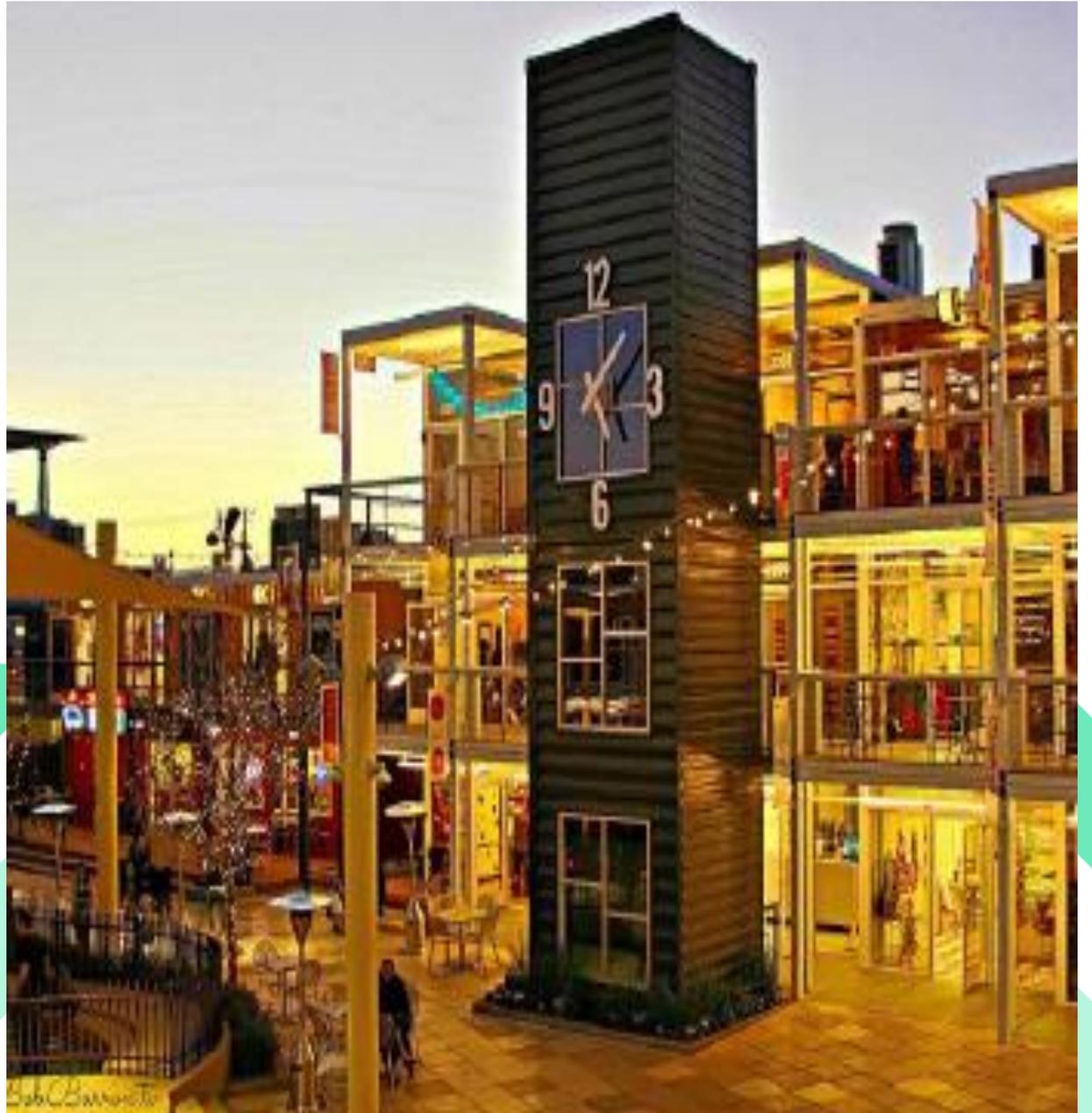


























Starland Yard - Savannah, GA



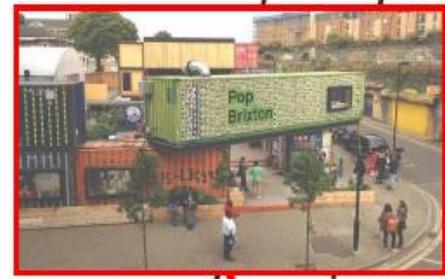
Boxi Park - Lake Nona, Florida



Downtown Container Park – Las Vegas, Nevada







INVENTORY OF CONTAINERS	
LENGTH	QUANTITY
20'	18
40'	10

Future Development



NEW LIVABLE ENVIRONMENT FOR THE 800 BLOCK OF ATLANTIC AVE USING SHIPPING CONTAINERS

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SK-2





NEW LIVABLE ENVIRONMENT FOR THE 800 BLOCK OF ATLANTIC AVE USING SHIPPING CONTAINERS

800 Block W Atlantic Ave. Delray Beach, FL 33444

ATLANTIC AVE.

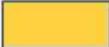
CPZ ARCHITECTS, INC.

4316 West Broward Boulevard, Plantation, FL 33317
 200 N El Mar Drive, Suite 200, Jensen Beach, FL 34957
 Tel (954) 792-8525 • www.cpzarchitects.com • AIA# 26006085

SK-3



Exhibit A – Location Map

-  Project Area (CRA-owned properties)
-  Remediation Site (CRA-owned property)



ITEM 9C.
Executive Director
Annual Evaluation



SW Neighborhood Improvement Project
SW 3rd Ct - Progress Update 7/2/21



SW Neighborhood Improvement Project

Substantial Completion 8/16/2021

Final Completion 9/28/2021





Osceola Park Neighborhood Improvement Project

Substantial Completion 8/3/2021
Final Completion 9/17/2021



NE 3rd Avenue Streetscape Improvements –

Second Public Meeting

Thursday, July 15, 2021



PROJECT LOCATION MAP

Please Join Us:

Thursday, July 15, 2021
6:00pm

In-Person at the
Swinton Operations Complex
434 S. Swinton Avenue

This second public outreach meeting will highlight the design team's conceptual design

Please call the project hotline with any questions and concerns!

Toll-Free Project Hotline:
844-254-6404

Anticipated Construction Schedule:

Construction Start:
September 2021

Construction Completion:
March 2022

Delray Beach
Florida



1993*2001*2017

www.mydelraybeach.com

*NE 3rd Avenue
Streetscape
Improvements
City Project No. 11-024*



Attend our upcoming public meeting on Thursday,
July 15, 2021 at 6:00pm.

The meeting will highlight the design team's conceptual design

This public meeting will be held in-person at the Swinton Operations Complex (434 S. Swinton Avenue)

708 W. Atlantic Avenue Update

[DSRC - C Harvey .mov](#)



708 W. Atlantic Avenue in Progress

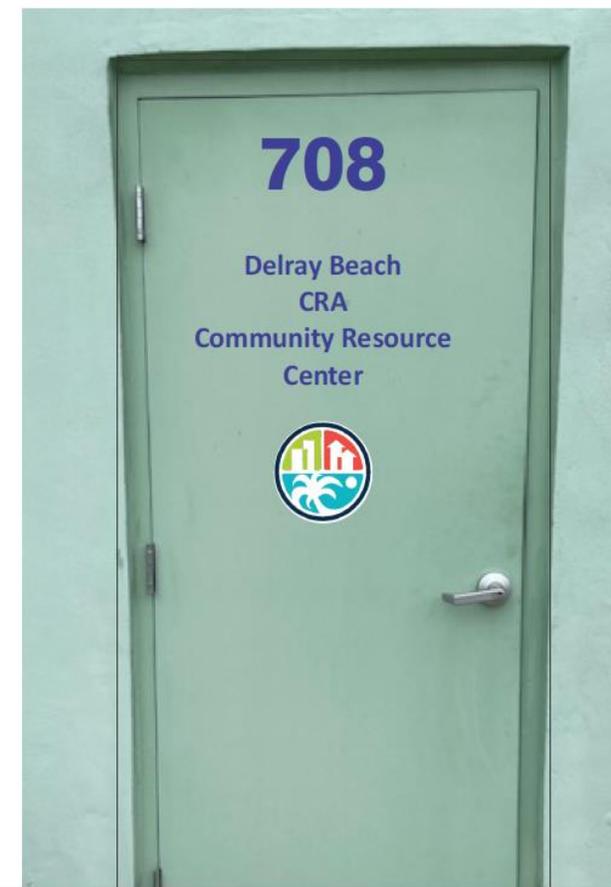
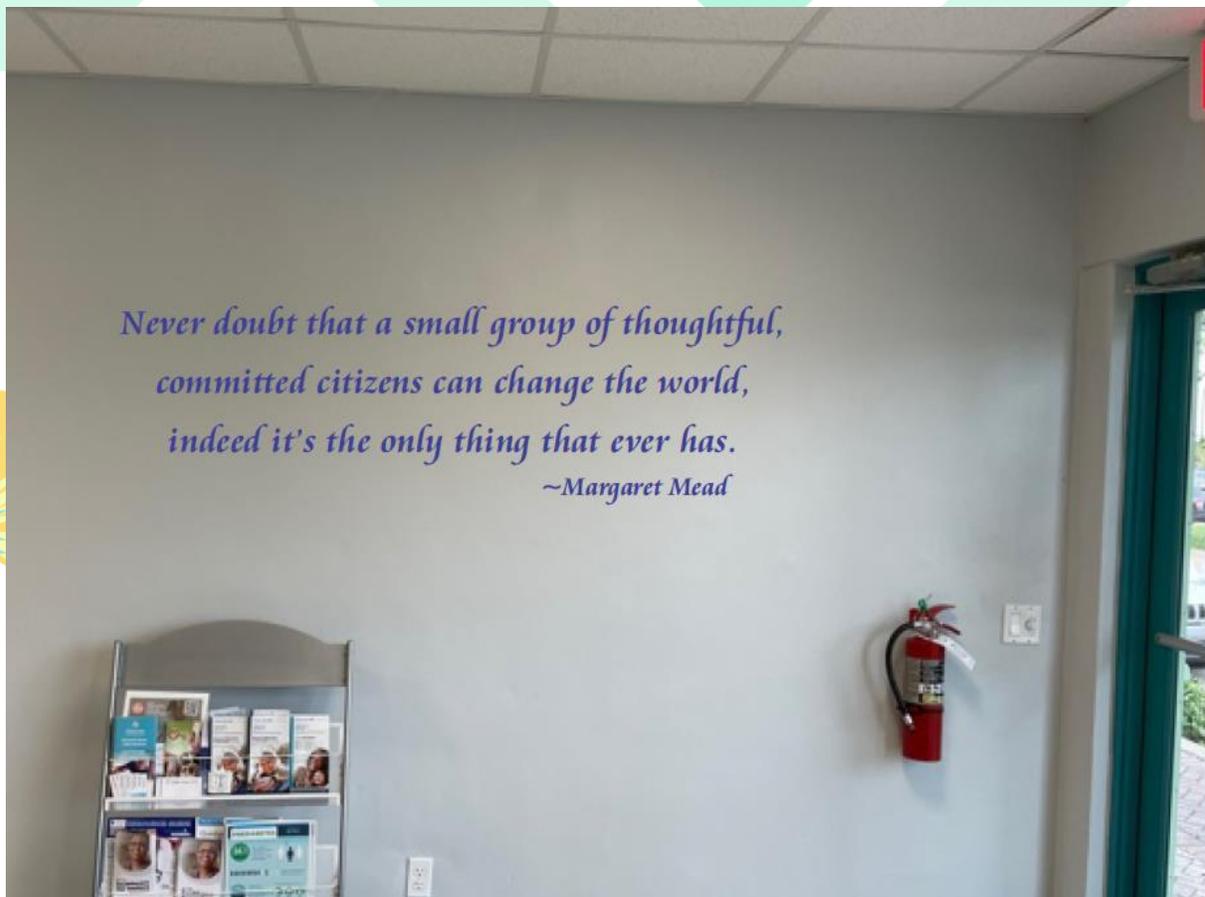
Coming Soon...

Delray Beach CRA Resource Center



708 W. Atlantic Avenue in Progress Coming Soon...

Delray Beach CRA Resource Center



708 W. Atlantic Avenue in Progress

Coming Soon...

Delray Beach CRA Resource Center



STUDIO APPLICATIONS ARE OPEN

Deadline to apply is August 15th

Visit artswarehouse.org for Resident Artist Program guidelines and a link to the digital application form.

This Program welcomes:

- Visual Artists
- Photographers
- Graphic Designers/Digital Media
- Filmmakers
- Other Creative Businesses

*Handwritten/Non-Digital applications are available to pick up at Arts Warehouse, and the Delray Beach CRA office.

Arts
WAREHOUSE

A Delray Beach CRA Project

561-330-9614

313 NE 3rd Street, Delray Beach, FL 33444
artswarehouse.org @artswarehousedelray



WORK IN DELRAY BEACH Virtual Job Fair



August 3, 2021 • 1pm to 4pm

Work in the Most Fun Small Town in the USA

Over 50 Delray Beach businesses participating such as:

- Apex Insurance & Investment Group
- Big Time Restaurant Group
- City of Delray Beach
- Clique Hospitality
- Crane's Beach House & Luxury Villas
- Courtyard by Marriott
- Delray Beach CRA
- Delray Beach Market
- Hatcher Construction
- Hyatt Place
- Modern Restaurant Group
- Opal Grand
- The Ray Hotel

Full time or part time positions available including nights & weekends. There is no cost to participate for either businesses or job seekers.

Presented by the Delray Beach Business Assistance Task Force



OVER
1000 JOBS
AVAILABLE!

Registration
details
coming
soon...



Premier
VIRTUAL

Virtual platform hosted by
CRA Funding Assistance
Grantee: **Premier Virtual**



Thank you!

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