



Cover Memorandum/Staff Report

File #: 26-0036 CRA

Agenda Date: 2/26/2026

Item #: 9A.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: February 26, 2026

UPDATE ON THE NW 600 BLOCK OF WEST ATLANTIC AVENUE MIXED-USE REDEVELOPMENT PROJECT

Recommended Action:

1. Update on the NW 600 of West Atlantic Avenue Mixed Use Redevelopment Project;

and
2. Discuss and provide Board direction on the color scheme for the commercial unit located at 34 NW 6th Avenue.

Background:

On November 16, 2023, the CRA Board approved an Agreement with SRS to provide professional architectural and engineering services for a mixed-use redevelopment project to be constructed within the NW 600 Block of West Atlantic Avenue (Project) an amount not to exceed \$639,000.

On October 29, 2024, CRA Staff presented, and the CRA Board approved, the Project which had initially included the development of one (1) commercial unit located at 34 NW 6th Avenue and ten (10) townhomes along NW 7th Avenue. Each townhome was designed to have a two-story main building, an internal courtyard, detached garage with vehicle entrance from the abutting alley, and an accessory dwelling unit on top of the garage. At that time, the CRA did not own one (1) key vacant parcel along NW 7th Avenue and this meant that the row of townhomes was noncontiguous in design.

In January 2025, the CRA was able to purchase the one (1) key vacant parcel along NW 7th Avenue. This acquisition provided the opportunity to improve the design of the residential portion of the Project and develop two (2) additional townhomes, for a total of 12 contiguous townhomes along NW 7th Avenue.

Since that time, CRA Staff has worked with SRS to finalize the design and site plan for both the residential and commercial portions of the Project. Additionally, CRA Staff and SRS has worked with City Staff to identify the necessary applications and approvals needed in order to move forward with each portion and ensure coordination with the City's Northwest Infrastructure Improvements Project.

Townhomes with Accessory Dwelling Units (ADUs):

The current design of the residential portion of the Project remains twelve (12) two-story contiguous townhomes with the principal units fronting NW 7th Avenue. Each townhome would have an internal courtyard, detached garage with vehicle entrance from the abutting alley to the east, and an accessory dwelling unit on top of the garage (see Exhibit B.)

CRA Staff is awaiting the final approval of the City's Amendment to the Land Development Regulations (LDRs) allowing for the development of ADUs prior to submitting the Site Plan application for this portion of the Project to the City for approval. The Amendment to the LDRs allowing for the development of ADUs is scheduled for first reading at the March 9, 2026, City Commission meeting, and tentatively scheduled for the April 7, 2026, City Commission for second reading.

At this time CRA Staff is preparing the items needed for the Site Plan application and is planning to submit the application when the Amendment to the LDRs allowing for the development of ADUs is adopted by the City.

Commercial Unit - 34 NW 6th Avenue:

The current design of the commercial portion of the Project is a one-story commercial unit that fronts NW 6th Avenue. The smaller-scale building has parking on the alley to the west and allows for the gradual transition from Atlantic Avenue, to the commercial buildings along NW 6th Avenue, and finally to the residential neighborhood.

CRA Staff is currently preparing the items needed for the Site Plan application for submission to the City for approval and is planning to submit the application shortly.

At this time, the exterior design of the commercial unit needs to be finalized. SRS has prepared multiple color schemes that take into consideration the developments nearby, the future development of the twelve (12) townhomes on NW 7th Avenue, and the City's Anglo-Caribbean architectural design guidelines (see Exhibit C).

CRA Staff is requesting the CRA Board discuss the color schemes and provide Board direction on a color scheme for the exterior design of the commercial unit on 34 NW 6th Avenue.

Attachment(s): Exhibit A - Location Map; Exhibit B - NW 600 Block Townhomes Design; Exhibit C - Commercial Unit 34 NW 6th Avenue Design

CRA Attorney Review:

N/A

Funding Source/Financial Impact:

Funding has been allocated from GL #5123.

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