



# **Delray Beach Community Redevelopment Agency**

## **Regular Board Meeting**

**Thursday, November 20, 2025, at 4:00 PM**

**Commission Chambers at City Hall**



## Item 8A.

Part 1:

Cancel Request for Qualifications

CRA No. 2025-01 – NW 800 Block of West  
Atlantic Avenue

Progressive Design-Build Redevelopment  
Project & Reject All submitted Proposals



## Item 8A.

### Part 2:

Discuss Issuing Request for Proposals  
NW 800 Block of West Atlantic Avenue



# Remediation Site Update - 805 W. Atlantic Avenue

- 2006: CRA purchased the Remediation Site, and environmental remediation began shortly thereafter.
- 2022: Received approval to remove the remediation equipment from the Remediation Site. However, the it remains under a testing and monitoring status.
- Today: CRA Staff is working with the environmental consultant on an analysis of the remediation efforts that will assist and guide in the redevelopment of the NW 800 Block of West Atlantic Avenue.



# Remediation Site Update - 805 W. Atlantic Avenue



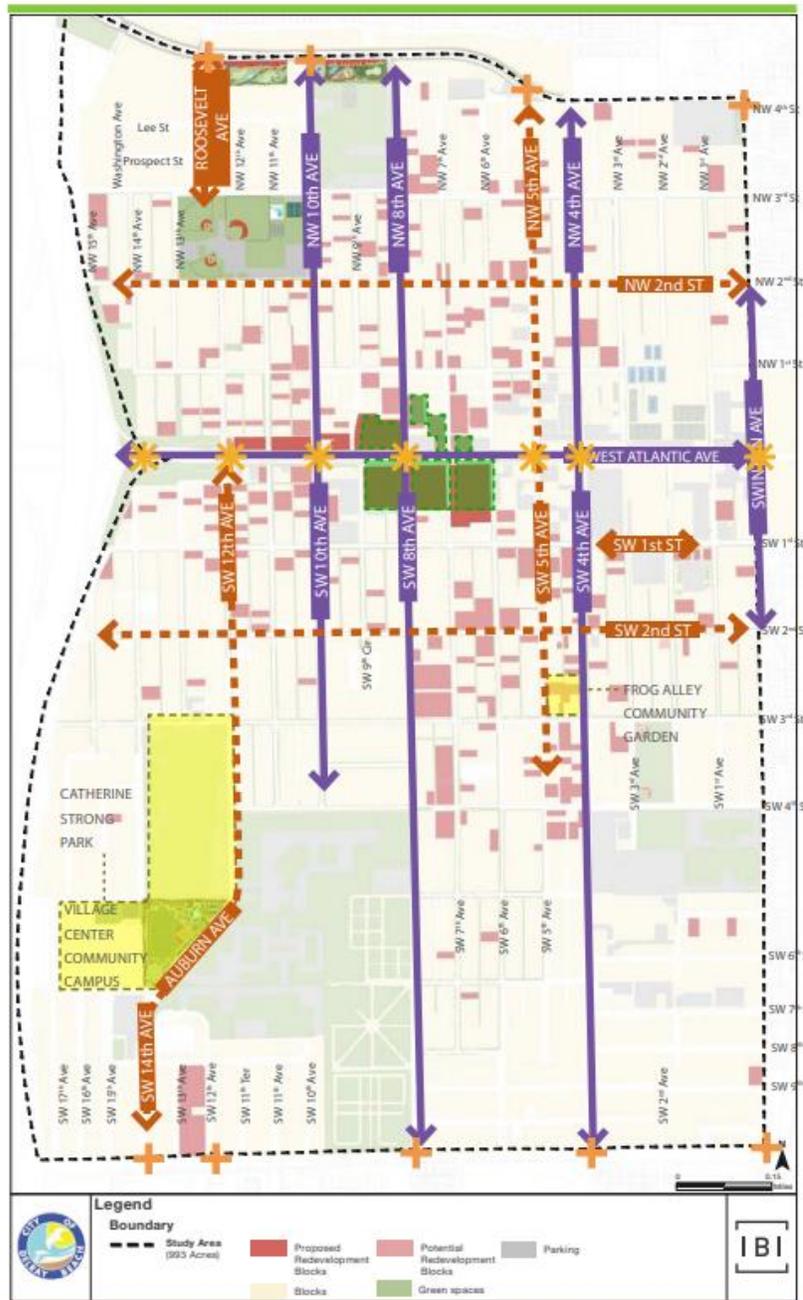
# Remediation Site Update - 805 W. Atlantic Avenue





# West Atlantic Master Plan (aka The Set Transformation Plan)

- The NW 800 Block along with other CRA Owned parcels on West Atlantic Avenue “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”.
- And an “[e]mphasis 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”.



THE WEST ATLANTIC REDEVELOPMENT CONCEPT

### STREETSCAPE PROPOSALS

- PRIORITY STREETSCAPE UPGRADES**
  - West Atlantic Avenue
  - Swinton Avenue
  - SW 4th Avenue
  - NW/SW8th Avenue
  - NW/SW 10th Avenue
- SECONDARY STREETSCAPE IMPROVEMENTS**
  - NW/SW 5th Avenue
  - SW 12th Avenue-Auburn Avenue-Sw 14th Avenue
  - Martin Luther King Jr. Drive (NW/SW 2nd Street)
  - SW 1st Street (Between SW 2nd and 3rd Avenues)
  - Roosevelt Avenue

### GATEWAY BEAUTIFICATION & INTERSECTION IMPROVEMENT

- PRIMARY GATEWAYS & INTERSECTIONS**
  - I-95 and Atlantic Avenue
  - Swinton and Atlantic Avenue
  - 5th Avenue and Atlantic Avenue (Libby Wesley Plaza)
  - Atlantic Avenues at 4th, 8th, 10th, 12th Avenues
- NEIGHBORHOOD GATEWAYS & INTERSECTIONS**
  - Lake Ida Road at Roosevelt, 10th, 5th and Swinton Avenues
  - SW 10th Street at 14th, 12th, 8th, 4th and Swinton Avenues
  - Neighborhood Identification Signs

### CATALYST PROJECTS

- Village Center Community Campus
- Catherine Strong Park

### KEY REDEVELOPMENT SITES

- Neighborhood Grocery
- NW 600 Block
- SW 700 Block
- SW 800 Block
- NW 800 Block





PROPOSED REDEVELOPMENT OF CRA OWNED PROPERTIES ALONG WEST ATLANTIC AVENUE





Proposed Plan of Redevelopment Projects along W Atlantic Av.

# Discussion

- Mixed Use Development?
- Priority Uses?

Uses that could be included in the RFP for a mixed-use development on the NW 800 Block:

- Housing
- Office
- Retail
- Medical/Pharmacy
- Financial Institution
- Family Entertainment

## 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.



# Discussion:

- Height?

## ACTION STRATEGIES: CITY-OWNED REDEVELOPMENT SITES

Amend Land Development Regulations in the area to include the following:

- Reduce the height on West Atlantic Avenue from 54' or **4 stories to three stories**. Amend City Land Development Regulation code Section 4.4.13 Table 4.4.12 (C) to decrease the allowable height from four stories or 54' to three stories and 44' along the West Atlantic Corridor.
- Allow commercial buildings on West Atlantic Avenue to **exceed the current 150' -300' depth without conditional approval within selected blocks** subject to the following requirements:
  - » Site and building design that exceeds code as defined between the developer, the CRA and WARC
  - » If the project extends to SW 1st Street, create a transition between the existing neighborhood and the new project by lining the north side of SW 1st with housing.
  - » Entering into a Community Benefits Agreement
- » Provision of a use identified in the West Atlantic Needs Assessment:
  - Supermarket/ Grocery Store
  - Health/Wellness/Pharmacy
  - Bank/Financial Institution
  - Entertainment/Hospitality Cluster - Restaurants, Music Clubs, Theater
- » Approval from CRA and WARC
- Change the zoning on the DBHA's 3.2-acre property adjacent to Village Square from **R-1-A to Medium Density** allowing more for-sale units. This is consistent with the Carver Estates Overlay District.
- Consider **eliminating or reducing minimum parking requirements** as an incentive for developers to provide the appropriate number of parking spaces for a development given the City's future goal to make the area more walkable and transit friendly.



# Discussion:

- Sell vs. Land Lease



# Request for Proposals – NW 800 Block of West Atlantic Avenue

- Discuss a future Request for Proposals with qualifications and experience requirements for the Proposer and requirements for a development project.
- Proposers would submit a project for consideration and evaluation, and this would allow the CRA to review development proposals including renderings, design plans, site plans, floor plans, etc.





## Item 8B.

# Update on Professional Commercial Property Real Estate Marketing Services Solicitation



October 8, 2024: CRA Board Workshop

November 25, 2024: Issued RFQ for Professional Commercial Real Estate Marketing Services

January 16, 2025: RFQ Proposals Due Date

March 25, 2025: CRA Board Awarded the RFQ to:

1. CBRE, Inc. (CBRE)
2. Jones Lang LaSalle Americas, Inc. (JLL)



## JLL:

May 29, 2025: CRA Board approved an Agreement with JLL based on hourly rate for services of \$175.00-\$495.00 per hour. Services may include:

- Data Collection and Site Analysis
- Market Analysis
- Property Marketing
- Solicitation Management/Support
- Negotiation Support

CRA Staff received service proposals for the SW 600 Block of West Atlantic Avenue ranging from approximately \$218,000-\$440,000.

## JLL:

“Market Sounding” Service Proposal: interviews with grocery stores to provide a sense of interest from the tenant (grocer) perspective on opening a grocery store on West Atlantic Avenue.

The fee for the market sounding would be \$25,625 and would take approximately 6 weeks to complete.

JLL will engage with local, regional, and national grocery chains to gauge industry interest in the CRA-owned vacant land on West Atlantic Avenue and will also:

- Develop Industry Outreach Materials
- Create Target List of Industry Stakeholders
- Facilitate Market Engagement Meetings
- Prepare Meeting Minutes
- Summarize Stakeholder Feedback





## Item 8C.

Development of SW 600–800  
Blocks of West Atlantic Avenue

# SW 600 Block West Atlantic Avenue Properties



Lot	CRA Owned – Property Address
1	606 W Atlantic Ave
2	640 W Atlantic Ave
3	26 SW 6 <sup>th</sup> Ave
4	SW 6 <sup>th</sup> Ave
5	36 SW 6 <sup>th</sup> Ave
6	46 SW 6 <sup>th</sup> Ave
7	48 SW 6 <sup>th</sup> Ave
8	11 SW 7 <sup>th</sup> Ave
9	13 SW 7 <sup>th</sup> Ave
10	21 SW 7 <sup>th</sup> Ave
11	25 SW 7 <sup>th</sup> Ave
12	29 SW 7 <sup>th</sup> Ave
13	31 SW 7 <sup>th</sup> Ave
14	37 SW 7 <sup>th</sup> Ave
15	Alley – No Address

All CRA-owned properties are zoned CBD with a coordinating land use designation of Commercial Core.





# Request for Proposals for SW 600 Block of West Atlantic Overview

## Development Design and Standards

The RFP references the City of Delray Beach's Land Development Regulations that a developer must follow as it relates to the design and installation and/or construction of improvements to and along public rights-of-way – including landscaping, lighting, on-street parking, sidewalks, street furniture, etc.

[https://library.municode.com/fl/delray\\_beach/codes/land\\_development\\_regulations?nodeId=CH4ZORE\\_ART4.4BAZODI\\_S4.4.13CEBUCBDI](https://library.municode.com/fl/delray_beach/codes/land_development_regulations?nodeId=CH4ZORE_ART4.4BAZODI_S4.4.13CEBUCBDI)



# Request for Proposals for SW 600 Block of West Atlantic

## Development Design and Standards

The RFP will reference the City of Delray Beach Architectural Design Guidelines that identify as appropriate architectural styles for the Central Business District:  
<https://www.spikowski.com/documents-DelrayBeach/DelrayBeachCBD-ArchitecturalGuidelines.pdf>

The seven (7) identified architectural styles for the Central Business District are:

- Florida Vernacular
- Anglo-Caribbean
- Mediterranean Revival
- Classical Tradition
- Art Deco
- Masonry Modern
- Main Street Vernacular



## FLORIDA VERNACULAR



The Florida Vernacular is a style of architecture native to the region, most typically constructed with a wooden frame and finished with wood siding. The origins of the style are adapted from multiple sources, including the Victorian (more common in the northern states), the Southern Plantation home, the Florida Cracker, and Florida Craftsman styles. The classical temple is heavily referenced in the Florida vernacular, as evidenced by gable-roof ends facing the street and simplified classical detailing. The front facade is often composed of double-height or stacked porches.



**MIXED-USE BUILDING, KEY WEST, FL.** The composition of this building places the commercial use at the corner to ensure visibility and access from two streets, emphasized by the gable end. The body of the building has an elevated two-story porch setback from the sidewalk. The roof space is habitable and is naturally lit with dormer windows.



**AUDUBON HOUSE, KEY WEST, FL.** This building has a classical, symmetrical composition. The ground-story porch has simplified classical columns. Operable shutters are sized proportionally to the openings they cover.



115 DUVAL STREET, KEY WEST, FL.



## ANGLO-CARIBBEAN



Anglo-Caribbean architecture is often considered an eclectic style, common to the British-settled isles of the Caribbean and influenced by Portuguese, Dutch, French, and Spanish colonizations. Anglo-Caribbean architecture is characterized by wooden upper floors and roofs historically added over time to the masonry ground floors of initial settlements. The style today often references this through a change in material between floors or as a predominantly masonry construction with sculptural transitions between horizontal and vertical areas, incorporating wood building features.



57 GOVERNORS COURT, Alys Beach, FL. Anglo-Caribbean architecture typically elaborates and sculptural shapes masonry elements. Generally this detailing occurs on the parapets, chimneys, entries, and stairways.



WATERCOLOR, FL. Designed by Cooper Robertson, this is an excellent example of a recently constructed Anglo-Caribbean building. The building clearly expresses the base, middle, and top. The design incorporates varied detailing adding richness to the simple facade.



WILLEMSTAD, CURACAO: The origin of the style has European roots and vernacular adaptations from the Caribbean. Curacao shows some of the Dutch and Portuguese influence that was introduced to the region in the colonial era. The embellished parapet walls and steeper roof pitches remain central compositional features of the style.



FRENCH QUARTER, NEW ORLEANS, LA. New Orleans was founded by the French, and occupied by the Spanish before being part of the Louisiana purchase. This eclectic style includes stacked porches, surrounding masonry structures, awnings, and expressive parapet and end walls.



## MEDITERRANEAN REVIVAL



Mediterranean Revival is a style introduced primarily in Florida and California at the end of the 19th and beginning of the 20th centuries. The style references the architecture of the Mediterranean, especially that of the Beaux-Arts, the Venetian Gothic, and the Spanish and Italian Renaissance. In Florida, Spanish Colonial and Mission architecture also emerged, largely used for hotels and civic buildings. The principal mass of a Mediterranean Revival building is typically rectangular in plan, with elements such as towers, loggias, porches, balconies, chimneys, and garden walls added for compositional effect. The language of classical architecture is referenced by the use of the Classical Orders (columns, profiles, and details) but Mediterranean Revival does not follow the stricter rules of symmetry and superimposition of the Classical style. Spanish Mission uses similar elements and composition, but is less ornate with fewer facade openings.

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150 WORTH AVENUE PALM BEACH, FL. This mixed use commercial building has a multi-level parking garage integrated into its design; however, the variation of heights and the use of arcades and loggias and an interior courtyard help break down the mass and make the building compatible in scale with the surrounding context.



EVERGLADES CLUB, PALM BEACH, FL. This famous club was designed by architect Addison Mizner. The building extends along most of a city block, however, the composition of the massing is artfully broken up into smaller increments. The result is multiple building volumes providing a rich visual environment along the sidewalk and street.



VIA MIZNER, PALM BEACH, FL. Architect: Addison Mizner.



## CLASSICAL TRADITION



“Classical” Architecture can be defined as the architecture of ancient Greece and Rome. Classicism uses a specific vocabulary, “the orders,” which provide a specific and detailed design framework. Books written about Classical architecture by architects such as Vitruvius, Alberti, Serlio, and Palladio, remain relevant today and should be referenced when designing a Classical building.



TOTTENHAM COURT ROAD, COMMERCIAL BUILDING, LONDON This recently constructed commercial building was designed by Quinlan Terry. The six-story building is cleverly disguised in a three-story composition. This play of scale maintains classical proportions while making the building appear smaller.



THE BETSY ROSS, MIAMI BEACH, FL This hotel has a classical, symmetrical facade with a double-height porch in the center flanked by volumes with simple gabled ends. Windows align in vertical pattern. The modest detailing is also consistent with Florida Vernacular architecture's application of classical trim.



BUILDING FOR TIFFANY AND CO, NEW YORK. Architect: McKim, Mead and White, 1906.



## ART DECO



OFFICE BUILDING, MIAMI, FL. This Art Deco example has a three-story central mass, and two-story wings. Art Deco motifs including articulated parapets and corners decorate a fairly simple geometric massing. At ground level, large store-front openings help provide visual interest for pedestrians.



ALBION HOTEL, MIAMI BEACH, FL. This building has a horizontal composition, accentuated by vertical windows aggregated to fill horizontal masonry openings. The building has long, linear eyebrows, further emphasizing the horizontal lines. The corner, however, is vertically composed with a decorative tower used to display the name of the hotel.

Art Deco is an influential modern design style that first appeared in France post WWI. It is an eclectic style, borrowing traditional craft details and incorporating influences from the streamlined machine age. The popularity of the Art Deco waned post WWII, although it is often referenced in modern architectural design. While stone typically was used in northern examples of the Art Deco, masonry and stucco with vivid color highlights are common in Florida.



THE CARLYLE, MIAMI BEACH, FL. Nautical references are apparent in this Miami Beach hotel. Three centralized vertical piers stretch above the building's parapet and culminate with metal mast-like poles. The streamlined style, popular in the era, is evident in the rounded corners of the building, and the recessed ground floor.



THE BREAKWATER, MIAMI BEACH, FL. This Art Deco hotel on Ocean Drive in Miami Beach emphasizes the name of the hotel on a central marquee and is symmetrically composed to either side of it. Wide awning windows are pushed to the extreme ends of the walls, and concrete eyebrows provide necessary shade.



## MASONRY MODERN



The Masonry Modern style of architecture is defined by its rational load bearing construction technique, its system of punched openings (vs. large expansive walls of windows) and its limited ornament. Stucco is the prevalent building finish in the Masonry Modern style. Stone and wood details are used to soften the stark modern forms of the building mass.



DESIGN DISTRICT, MIAMI, FL. This pair of buildings designed by Cure & Penebad (left) and Khoury & Vogt (right) help frame a new street in the design district. Both demonstrate how good proportions, elegant detailing, and sensitivity to the public realm can produce a beautiful street composition.



AQUA, MIAMI BEACH, FL. This house by Suzanne Martinson illustrates a tripartite composition with punched openings and carved spaces creating outdoor terraces. Photograph by Steven Brooks Architectural Photography and Prints.



MIXED USE BUILDING, SEASIDE, FL. Architect: Merrill, Pastor, & Colgan Architects



## MAIN STREET VERNACULAR



The Main Street Vernacular is a style of architecture that encompasses the traditional commercial and mixed-use buildings that have shaped successful main streets throughout the region since the 1900s. Storefronts line the sidewalk and frequently, one or two upper stories contain offices or residences. The buildings are structurally simple, comprised of a bay or series of bays and openings that are aligned over each other. Depending upon the era of construction, the buildings may have only simple cornice lines at the top of the first story and on the parapet or may incorporate ornamentation in the form of friezes, gilding, keystones, and quoins.



MIXED-USE BUILDING, WEST PALM BEACH, FL. This Main Street Vernacular example has a symmetrical facade comprised of three bays, with the center emphasizing entry to the store. Ornamentation is limited to a simple cornice line between the first and second stories and an articulated parapet. Shade is provided from awnings and street trees.



49 SW FLAGLER AVE. STUART, FL. A mixed use building with storefronts on the ground floor and an entry providing access to upper story offices. The facade is comprised of a three bays. Ornamentation is a simple cornice line between the first and second stories, an articulated parapet, and lintels over second story windows.



CLEMATIS CENTRE, WEST PALM BEACH, FL. This two-story building contains stores in the first story and residences in the second story. The facade is comprised of a series of storefronts and regularly spaced, vertically-proportioned windows with shutters in the second story.



1913 S. DIXIE HIGHWAY, WEST PALM BEACH, FL. This shop illustrates the type of ornamental friezes and pilasters that were frequently incorporated in the 1920s. Buildings remain simple in form with decorative elements typically applied between bays, around openings, or within parapets.



# **Request for Proposals for SW 600 Block of West Atlantic**

## **RECOMMENDED ACTION:**

Discuss and provide direction as it relates to any architectural styles the CRA would like a potential proposer to utilize or not utilize for the SW 600 Block of West Atlantic Avenue. This will allow the CRA to provide potential proposers with more definitive direction as to what the CRA would like to consider for the SW 600 Block of West Atlantic Avenue.



## **SW 700-800 BLOCK OF WEST ATLANTIC AVENUE:**

At the April 30, 2025, CRA Board meeting, the CRA Board decided to move forward with the development of the SW 600 to 800 Blocks of West Atlantic Avenue via two (2) separate RFP processes. The CRA Board decided the two (2) RFPs will be issued in the following manner:

- 1) An RFP for the SW 600 Block of West Atlantic Avenue for the development of a full-service, 20,000 square foot grocery store with parking; and
- 2) A separate RFP in which both the SW 700 – 800 Blocks of West Atlantic Avenue would be included together for a mixed-used development. CRA Board discussions related to this RFP would occur after the RFP process for the SW 600 Block of West Atlantic Avenue had been concluded.



## Item 9A.

Call for Artists

95 SW 5<sup>th</sup> Avenue



The design of 95 SW 5<sup>th</sup> Avenue has a mural on the near entrance on SW 1<sup>st</sup> Street and CRA staff is planning to issue a Call to Artists.



One Artist will be selected to work with The Set community to develop and create a dynamic mural that is embraced by and rooted in the values, culture, and history of The Set community.

Artist shall:

- Research the history of The Set and Frog Alley.
- Work with CRA Staff to conduct a community outreach meeting and use the feedback and input to help develop the theme and vision for mural design.
- The final mural design will come before the CRA Board prior to going before the City Public Art and Advisory Board for mural permit approval.





## **RECOMMENDED ACTION:**

Discuss and provide input on the Call to Artists and authorize CRA staff to issue the Call to Artists for the mural to be placed on the 95 SW 5<sup>th</sup> Avenue CRA-owned building.



## Item 9B.

Follow Up Information  
Regarding Properties Referenced  
at the September 30, 2025, CRA  
Board Meeting

Property Address	Lot Size	Zoned For	Appraisal Dates	Market Values	Appraiser
1712 NE 2nd Avenue	10.5 Acres	Zoned Community Facilities	8/7/24	\$18,400,000	N/A
330, 352 and 358 NE 4th Street	1.91 Acres	Zoned Central Business District	7/25/2024	\$19,250,000	Anderson Carr (PREPARED FOR CRA)
			10/3/24	\$19,200,000	Callaway and Price, Inc. (PREPARED FOR CRA)
			3/24/25	\$20,200,000	Aucamp, Dellenback & Whitney (PREPARED FOR SELLER)
14 Parcels near 118 SE 2nd Street	2.36 Acres	Zoned Central Business District	5/1/25 (Offered)	\$20,000,000	N/A





## Item 9C.

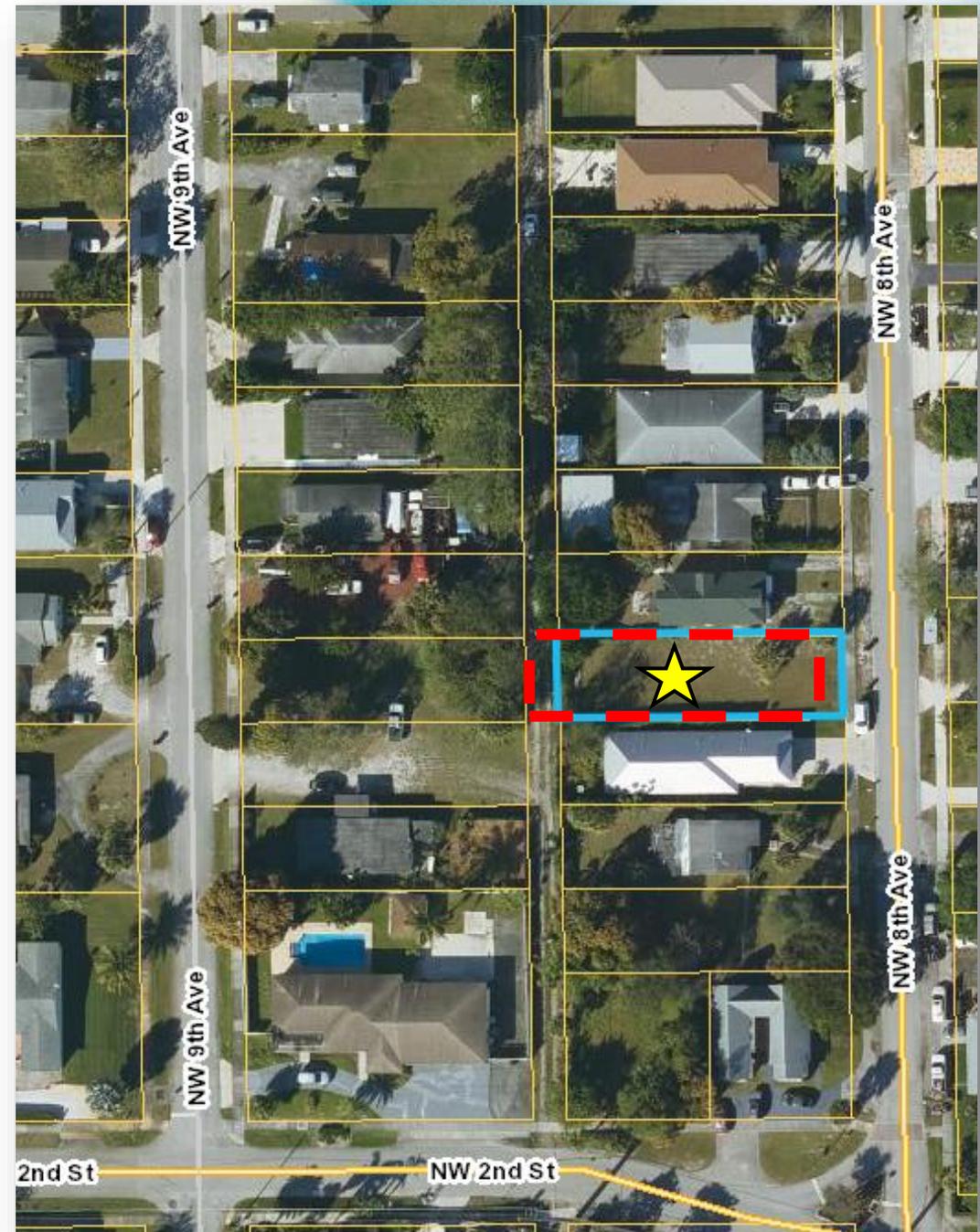
*Discussion and Direction on Funding  
Method for Developing  
Affordable/Workforce Housing*

# August 28, 2025 – CRA Board approved issuance of two RFPs – RFP 2025-07 and RFP 2025-08

**RFP CRA No. 2025-08:**

**PROPERTY ADDRESS**  
216 NW 8th Avenue

**ZONING DESIGNATION**  
R-1-A – Single Family Residential





## RFP CRA No. 2025-07:

### PROPERTY ADDRESS

Lot 1 - 630 SW 4th Street

Lot 2 - 704 SW 4th Street

Lot 3 - 708 SW 4th Street

### ZONING DESIGNATION

R1A – Single Family Residential

R1A – Single Family Residential

R1A – Single Family Residential



# Suggested Addition to RFP's:

The following costs may be eligible to receive Funding Assistance, be paid for by the CRA subject to availability of funds, and not incurred by the developer or the homeowner:

1. Architectural & Engineering Services
2. Development and Construction Permit Fees, including Impact Fees
3. Construction Financing
4. Roadway, Alley, Sidewalk, Infrastructure Construction as required by the City of Delray Beach

Any request for Funding Assistance shall be made by the Proposer within its submitted Proposal. The Proposer must state the amount of Funding Assistance requested and for which of the above costs the Funding Assistance would go towards.

Additionally, the CRA may provide Subsidies to assist the homebuyer with the cost to purchase the home. Any request for such a Subsidy shall be made by the Proposer within its submitted Proposal. The Proposer must state the estimated amount requested. After the RFP award, the CRA will work with the Successful Proposer to determine the final Subsidy amount.

NOTE: CRA Funding Assistance and Subsidies will not be available to developers that are required to provide Workforce Housing to fulfill a governmental requirement related to any other project





## **RECOMMENDED ACTION:**

Approve the issuance of the revised RFPs (RFP 2025-07 and RFP 2025-08) for the disposition of the CRA-owned vacant lots for the development of affordable/workforce housing.



## Item 10A.

Redevelopment Advisory  
Committee (RAC) Update



# CRA Director Updates



95 SW 5<sup>th</sup> Avenue





# Upcoming CRA Special Meeting

We would like to schedule a CRA Special Meeting on Thursday, December 4, 2025, at 10:00 AM to consider the West Atlantic Master Plan / Set Transformation Plan Amendment.

**Proposed Date: Thursday, December 4<sup>th</sup>, 2025  
at 10:00AM**



Join  
US

**CRA Social**  
**Thursday, December 4, 2025**  
**Edmonds Baine Building**  
**98 NW 5<sup>th</sup> Avenue, Second**  
**Floor,**  
**Delray Beach, FL 33444**

During the socials we will share information about CRAs, what we do, upcoming projects, and the basics of how CRAs function. This session will focus on the West Atlantic Master Plan/Set Transformation Plan Update Process.



**CRA**  
**SOCIAL**

**YOU'RE INVITED!**

**DECEMBER 4<sup>TH</sup>, 2025**

**5-7PM**

 **Edmonds Baine Building**  
98 NW 5th Avenue, Delray Beach, FL 33444

- ✓ Meet the CRA Team
- ✓ Discuss important info
- ✓ Ask questions & share comments
- ✓ Light refreshments provided!

 561-276-8640  [delraycra.org](http://delraycra.org)

More  
info

SCAN



✦ *Happy*

# THANKS GIVING ✦

TO YOU AND YOUR FAMILY!



40<sup>th</sup>



*Anniversary*

**DELRAY BEACH** CRA  
COMMUNITY REDEVELOPMENT AGENCY

*Thank you!*