



Joint Delray Beach City Commission/  
CRA Board Workshop Meeting Minutes  
Tuesday, October 17, 2023 – 4:00 p.m.  
City Hall Commission Chambers  
Delray Beach, FL 33444

**CRA STAFF PRESENT:**

Renee Jadusingh, Esq.

Christine Tibbs

Tracy Waterlander

**CITY COMMISSION STAFF PRESENT:**

Terrence Moore

Lynn Gelin

Katerri Johnson

**1. Call to Order**

Mayor Petrolia called the meeting to order at 4:00 p.m.

**2. Roll Call**

**City Commissioners Present:** Mayor Shelly Petrolia, Vice-Mayor Ryan Boylston, Deputy Vice-Mayor Rob Long, Commissioner Adam Frankel, and Commissioner Angela Burns.

**CRA Board Members Present:** Chair Adam Frankel, Vice-Chair Angela Burns, Deputy Vice-Chair Shelly Petrolia, CRA Commissioner Ryan Boylston, and CRA Commissioner Rob Long

**3. Approval of Agenda**

There was no motion to approve the agenda.

**4. Discussion**

- a. Discussion Concerning CRA/City Owned Properties on the West Atlantic Avenue Corridor

Ms. Jadusingh introduced the item and provided background on the project to date. Based on the input, she noted, the community is interested in updating the West Atlantic Master Plan/The Set Transformation Plan. She displayed a map of the CRA-Owned Properties in the West Atlantic Avenue area.

Mayor Petrolia stated they have previously discussed whether to break apart the 600, 700, and 800 blocks so it is easier to develop. She said they need to consider whether they want to see commercial and governmental buildings along West Atlantic Avenue. If not, they may be discussing land swaps.

Vice-Mayor Boylston said there is a real opportunity in the location of the Police and Fire stations, creating continuity for five blocks.

Commissioner Burns wants to ensure they are engaging residents and creating income that matches the income in the area. She noted the residents deserve to benefit from the future development.

Deputy Vice-Mayor Long is interested in continuing the discussion about land swap. He noted Chief Murphy said the Fire Station needs an area with more depth for effective training. He also agreed with Commissioner Burns that resident input is important.

Commissioner Frankel said the elephant in the room is the legal resolution of the 600, 700, and 800 blocks. He noted they need a more holistic plan. Ms. Jadusingh clarified they can move forward with development once the lawsuit is resolved.

Mayor Petrolia said this is an opportunity to have a real vision and plan for West Atlantic Avenue, which could serve as destination location and entry into the City. She said the Police and Fire stations should not be removed from the corridor since they are central to the City. She suggested they need to understand the residents' needs and priorities. She also spoke about the shortage of senior affordable housing within the City.

Vice-Mayor Boylston stated The Set Transformation Plan should be updated. He said proposed ideas for the 600,700, 800 blocks are good conversation starters to engage the community. He noted they want residential or mixed-use to feed the 5th Avenue business district.

Mayor Petrolia agreed the 5th Avenue business district is a bit shut off and this could open it up an increase visibility.

Commissioner Burns asked which properties are being discussed for a potential land swap. Mayor Petrolia clarified it is primarily the Fire and Police Stations.

Commissioner Burns supports breaking up the 600,700, and 800 blocks for smaller projects.

Deputy Vice-Mayor Long said there are still opportunities to have retail fronting West Atlantic Avenue.

Discussion ensued about training at the Fire Station.

Mayor Petrolia suggested if the Police Station remains, to create a park or more pedestrian friendly area.

Ms. Gelin stated there is a deed-restricted portion of the Police Station property.

Mayor Petrolia asked Ms. Jadusingh about next steps.

Ms. Jadusingh said they are currently working on the CRA Redevelopment Plan and anticipate presenting a draft within a few months. She asked the Board their preference to work on the West Atlantic Master Plan/The Set Transformation Plan before land swapping.

Mayor Petrolia said they did not discuss specifics about land swapping but said they could do both together. She asked about the need for the update on the West Atlantic Master Plan/The Set Transformation Plan. Ms. Jadusingh said they are updating The Set Transformation Plan, so it is current.

Mayor Petrolia recommending engaging with other consultants for fresh ideas.

Ms. Jadusingh noted the CRA has \$500,000 in the budget this year for a federal grant writer for the Northwest neighborhood project. She mentioned the purpose of the grant writer is to secure funds for the West Atlantic infrastructure.

Vice-Mayor Boylston said The Set Transformation Plan is relevant and what needs to be updated is the implementation plan.

Ms. Jadusingh stated they will focus on updating the CRA Redevelopment Plan and issue the RFQ for The Set Transformation Plan.

Mayor Petrolia further explained her suggestion to solicit outside ideas. Ms. Jadusingh clarified the current consultants are looking at The Set Transformation Plan.

Commissioner Burns would like to keep working with the current consultants. She wants to know what they have achieved in the implementation plan to date.

Vice-Mayor Boylston asked the timeline to issue the RFQ. Ms. Jadusingh said they can provide a draft at the next CRA meeting and issue it before the end of the year.

Mayor Petrolia asked if there are any concerns from the City.

Missie Barletto, Director of Public Works, said they are mainly finished with the Northwest neighborhood design, and it was based on The Set Transformation Plan.

## 5. Adjournment

There being no further discussion, the meeting was adjourned at 4:47 p.m.

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Renee Jadusingh, Executive Director

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Adam Frankel, Chair