



Delray Beach Community Redevelopment Agency

Regular Board Meeting

**Tuesday, January 28, 2025
at 4:00 PM**

Commission Chambers at City Hall

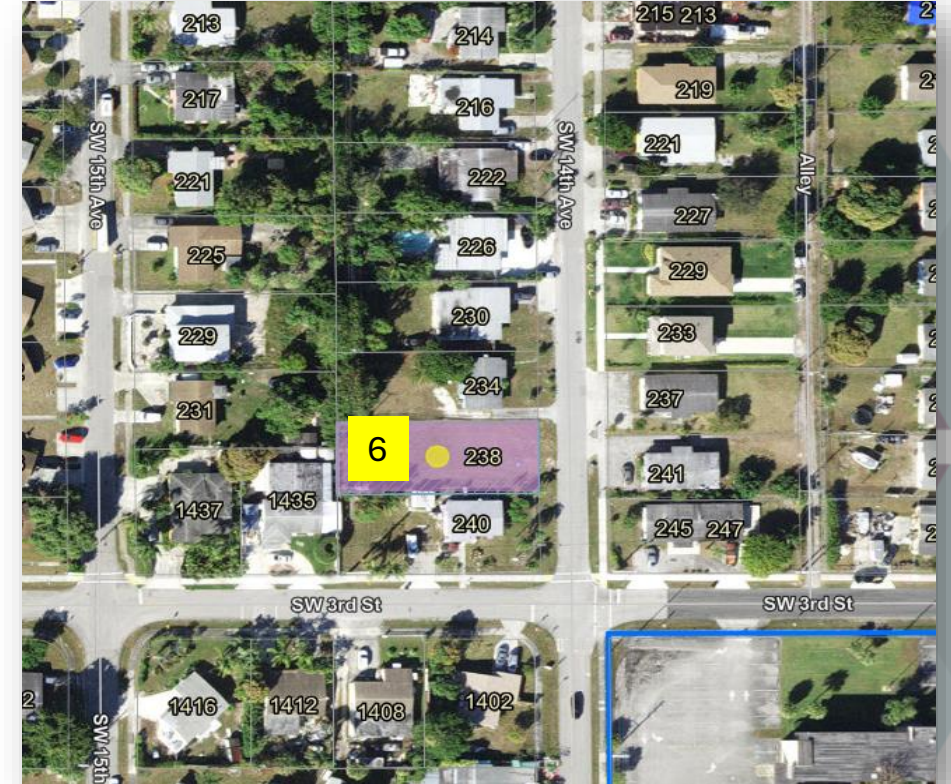


Item 9A.

Update and Board Input on CRA-Owned Lots for Affordable Workforce Housing



CRA-owned Properties for Affordable Workforce Housing with Purchase and Sale Agreements



Lot	Property Address	Size Approx.	Parcel Control Number (PCN)	Zoning Designation	Potential Development	Builder
1	250 NW 8 th Avenue	40x135	12434617250020010	R1A – Single Family Residential	1 Affordable / WFH Unit - Single-Family	Community Land Trust
2	250 NW 8 th Avenue	40x135	12434617250020010	R1A – Single Family Residential	1 Affordable / WFH Unit - Single-Family	Community Land Trust
3	250 NW 8 th Avenue	40x135	12434617250020300	R1A – Single Family Residential	1 Affordable / WFH Unit - Single-Family	Community Land Trust
4	256 NW 8 th Avenue	40x135	12434617250020310	R1A – Single Family Residential	1 Affordable / WFH Unit - Single-Family	Community Land Trust
5	260 NW 9 th Avenue	40x135	12434617250010320	R1A – Single Family Residential	1 Affordable / WFH Unit - Single-Family	Habitat for Humanity of Greater Palm Beach County, Inc
6	238 SW 14 th Avenue	40x135	12434617190030101	R1A – Single Family Residential	1 Affordable / WFH Unit - Single-Family	Boynton Beach Faith Based Community Development Corporation, Inc.

704 SW 4th

Zoned:

R-1-A Single Family Residential

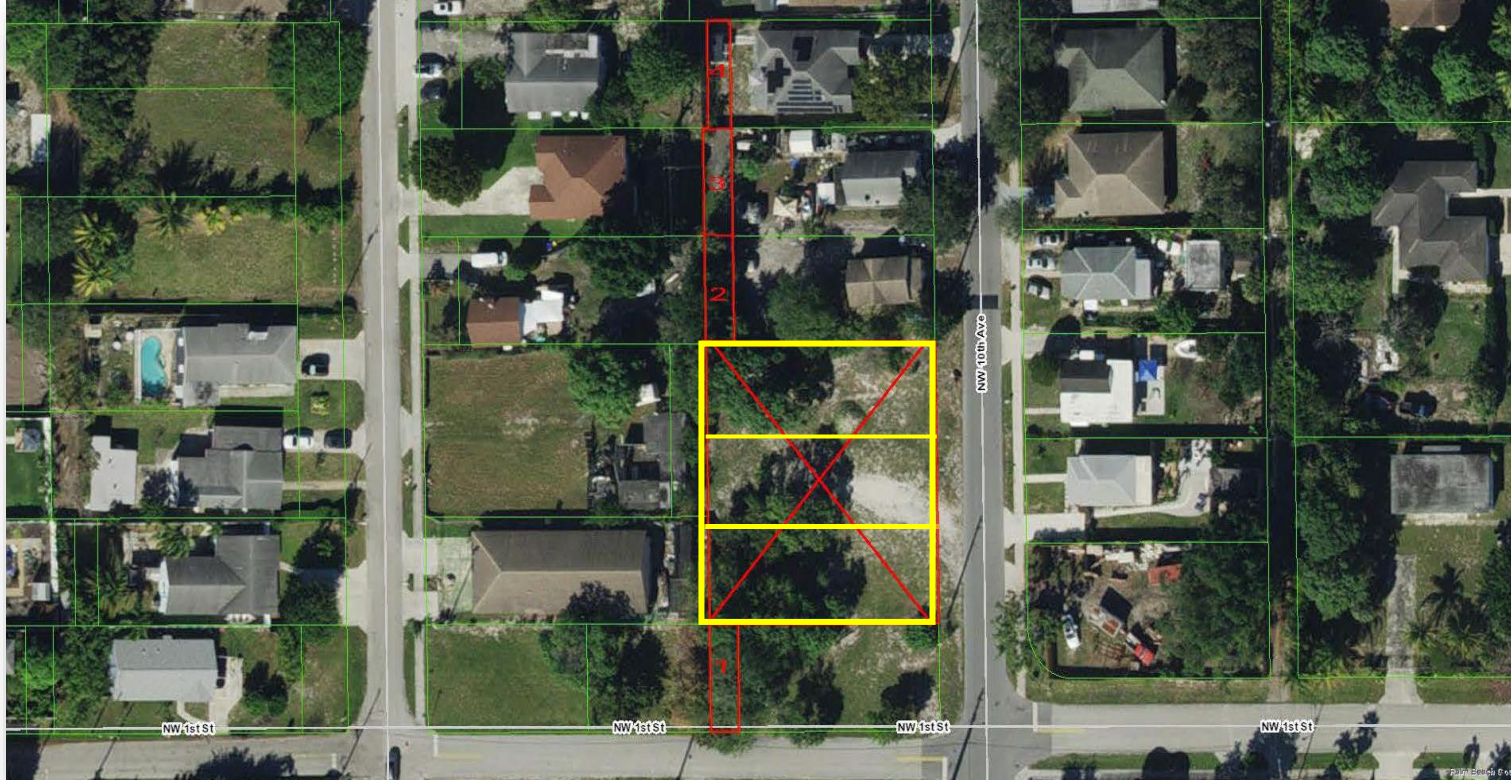
Current Status:

In October 2024, CRA staff submitted a Minor Plat Application to re-plat the property into 3 lots to the City of Delray Beach that is currently going through the approval process.





106 NW 10th Avenue



Zoned: R-1-A Single Family Residential

Current Status: Ownership of the alley portion of the property is being divided between and conveyed to the four (4) abutting private property owners; the closing date is being tentatively scheduled for Spring 2025. Post-closing, the CRA will submit a Major Plat application to the City of Delray Beach to divide the CRA-owned property into 3 lots (yellow box) and re-plat the property, including the 4 private property owners in the application.



111 NW 11th Avenue

Zoned:

R-1-A Single Family Residential

Current Status:

CRA has a pending Purchase and Sale Agreement (CRA Board approved on July 23, 2024) for the small parcel of property directly abutting the east side (red outline) of the CRA-owned property (blue outline). CRA is waiting for title issues to be resolved by CRA General Counsel prior to moving forward with closing.

Post-closing, CRA staff will demolish the dilapidated structure on the property and re-plat the entirety of the two properties into two lots (yellow line).



1300 Lake Ida Road

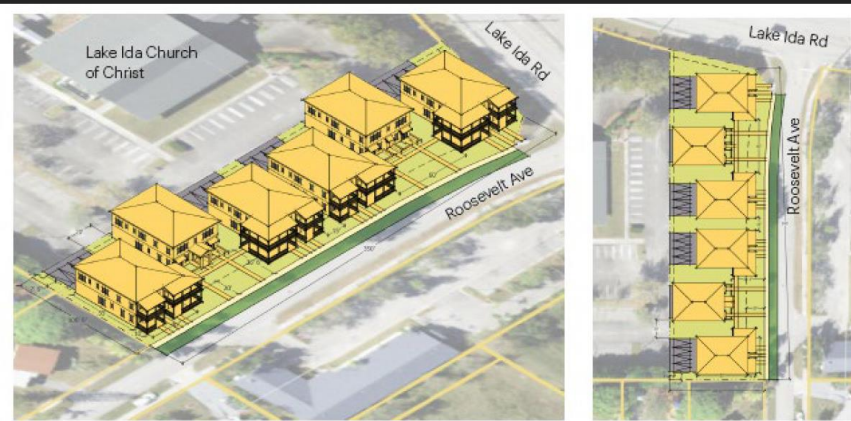


City of Delray Beach's ADU and Diverse Housing Types Study

Fourplexes

- Compact
- Large House Form
- Arranged around courts
- Appropriate as a Liner?

Is this appropriate for some locations in the Northwest or Southwest Neighborhoods?



Option 1:

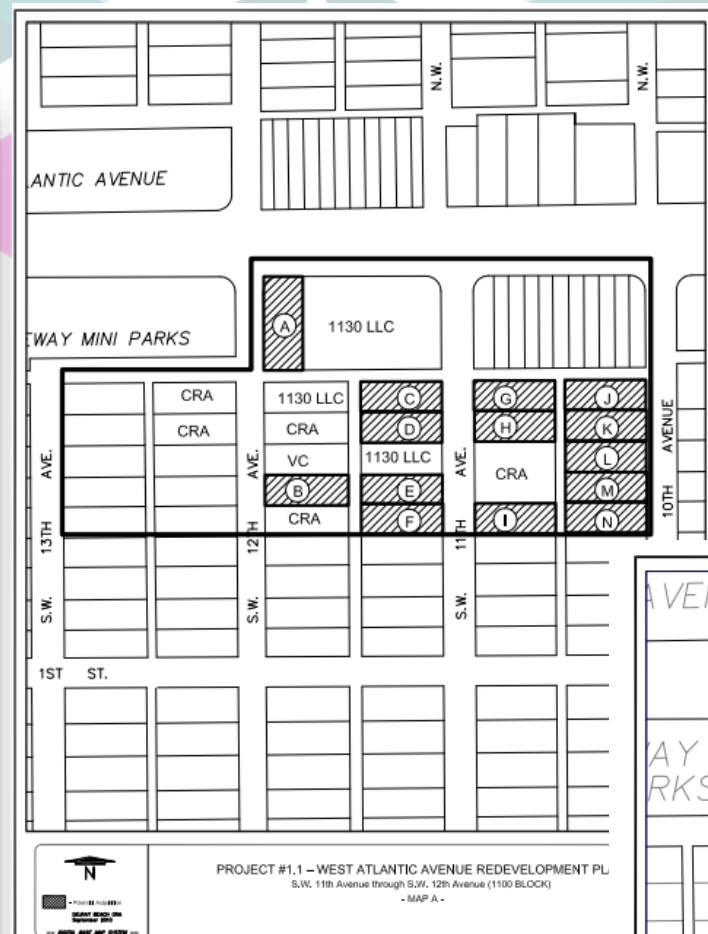
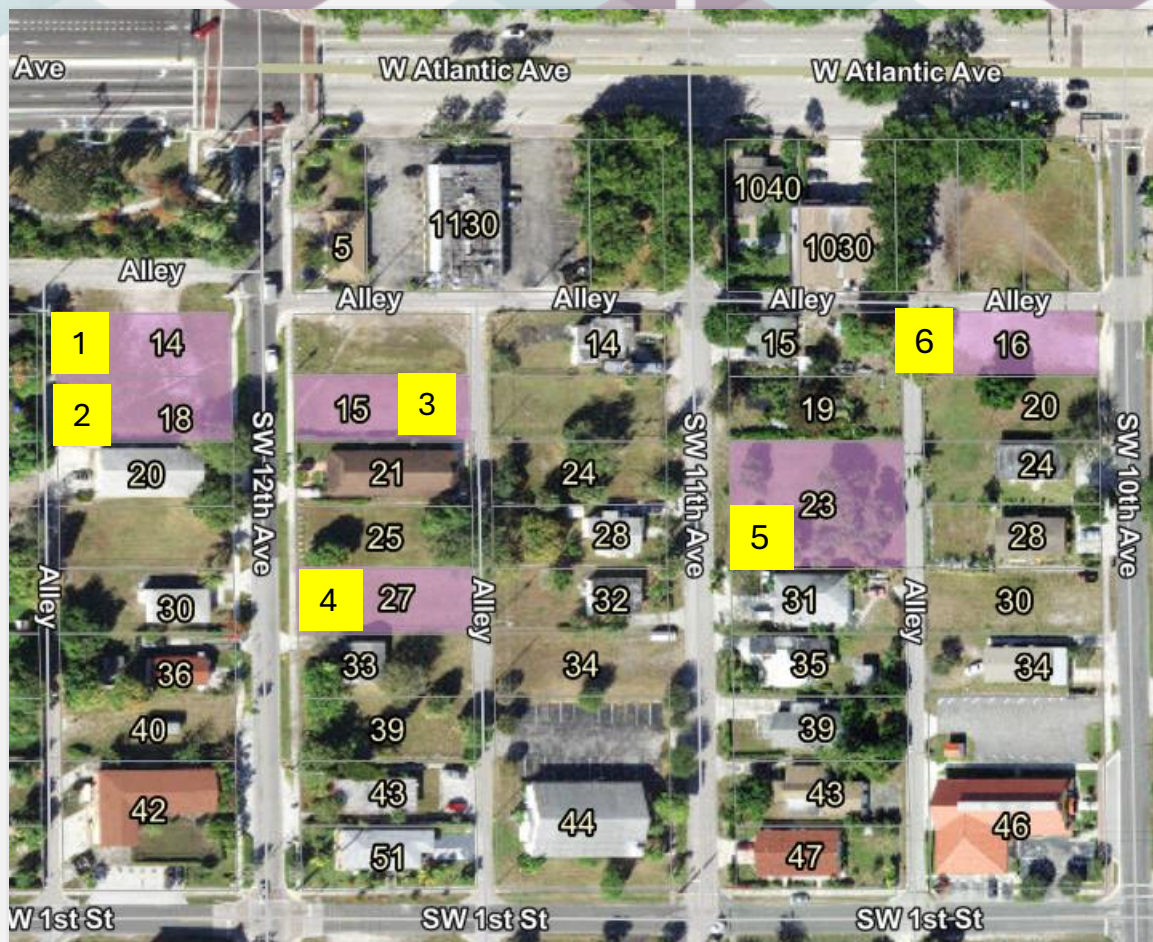
Continue with the Major Plat Application, seek approval for the platting of eight (8) lots, and plan for the development of eight (8) affordable/workforce single-family residential units as originally contemplated given current zoning.

Option 2:

Pause the Major Plat Application and await the completion and outcome of the City of Delray Beach's ADU and Diverse Housing Types Study to assess the possibility of increasing density and potential for development of alternative housing types. In the meantime, physically separate the CRA-owned lot from the Church-owned lot by demolishing the parking lot, creating a landscape buffer, and/or installing a fence.

Option 3:

Pause the Major Plat Application and await the completion and outcome of the City of Delray Beach's ADU and Diverse Housing Types Study to assess the possibility of increasing density and potential for development of alternative housing types. In the meantime, leave the CRA-owned property as-is.



CRA Redevelopment Plan

Project #1.1 West Atlantic Redevelopment Plan

Lot	Property Address	Size Approx.	Parcel Number (PCN)	Control	Zoning Designation
1	14 SW 12th Avenue	50x137	12434617180020210		RM - Medium Density Residential
2	18 SW 12th Avenue	50x137	12434617180020220		RM - Medium Density Residential
3	15 SW 12th Avenue	50x137	12434617230050130		CBD - Central Business District
4	27 SW 12th Avenue	50x137	12434617230050160		CBD - Central Business District
5	23 SW 11th Avenue	100x137	12434617230080140		CBD - Central Business District
6	16 SW 10th Avenue	50x137	12434617230080210		CBD - Central Business District



SW 1100 Block





SW 1100 Block

Project #1.1 West Atlantic Redevelopment Plan

“A major component of the program shall be site acquisition, assembly and resale for redevelopment; the CRA may also acquire property for construction of centralized parking facilities to service the surrounding areas; the parking lots constructed under this program may be municipal lots entirely for public use, may be sold or leased to private entities or may be a combination of both.”

See Page 58 CRA Redevelopment Plan

Option 1:

Continue with Project 1.1 – West Atlantic Redevelopment Plan as provided in the CRA's Redevelopment Plan and retain the lots for future assessment.

Option 2:

Include the identified lots within the SW 1100 Block as potential sites for the development of affordable housing and await the completion and outcome of the City of Delray Beach's ADU and Diverse



Update CRA GIS Property Map

<https://delraycra.org/property-map/>





Item 9B.



Cancel Request for Qualifications CRA No.
2024-04 – NW 800 Block of West Atlantic
Avenue – Progressive Design-Build
Redevelopment Project

and

Issue Request for Qualifications 2025-01 –
NW 800 Block of West Atlantic Avenue –
Progressive Design-Build Redevelopment
Project

Exhibit A – Location Map



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



Proposed RFQ 2025-01 Details

Under the new RFQ, qualified Proposers would include:

- Design-build service firms licensed, registered, and practicing and providing professional architectural services under Title XXXII, Regulation of Professions and Occupations, Florida Statutes, Chapter 481, “Architecture, Interior Design, and Landscape Architecture”; or
- Licensed and registered general contractors under Florida Statute Section 489.119; or
- Property development team consisting of identified team members with requisite qualifications and experience as stated in the RFQ.

The objective of the RFQ would be to enter into an agreement with a qualified entity to provide full-scale design-build services for the redevelopment of the NW 800 Block of West Atlantic Avenue utilizing modular construction materials and methods.



Moreover, with the issuance of the new RFQ, two (2) additional vacant lots that the CRA acquired in January 2025 will be included as part of the redevelopment project site. The 17 properties that will be included within the new RFQ will be:

	Street Address	Parcel Control Number
1	805 West Atlantic Avenue (Remediation Site)	12-43-46-17-22-001-0090
2	West Atlantic Avenue	12-43-46-17-22-001-0101
3	West Atlantic Avenue	12-43-46-17-22-002-0140
4	West Atlantic Avenue	12-43-46-17-22-002-0130
5	West Atlantic Avenue	12-43-46-17-22-002-0100
6	West Atlantic Avenue	12-43-46-17-22-002-0090
7	NW 9 th Avenue	12-43-46-17-22-002-0010
8	23 NW 9 th Avenue	12-43-46-17-22-002-0040
9	NW 9 th Avenue	12-43-46-17-22-002-0050
10	15 NW 9 th Avenue	12-43-46-17-22-002-0080
11	NW 8 th Avenue	12-43-46-17-22-001-0030
12	8 th Ave S	12-43-46-17-22-001-0060
13	16 NW 8 th Avenue	12-43-46-17-22-001-0070
14	20 NW 8 th Avenue	12-43-46-17-22-001-0040
15	NW 8 th Avenue	12-43-46-17-22-001-0080
16	NW 9 th Avenue (newly acquired)	12-43-46-17-22-002-0020
17	NW 9 th Avenue (newly acquired)	12-43-46-17-22-002-0030



All properties are vacant and have a Land Use Designation of Commercial Core and a Zoning Designation of Central Business District. Exhibit A includes a Property Map for the CRA-owned properties that will be developed as part of redevelopment project included within the RFQ.

The intent of the CRA is to release RFQ CRA No. 2025-01 on Wednesday, January 29, 2025, and have the Proposal Submittal Due Date be Monday March 17, 2025. CRA Staff will provide a copy of the RFQ to the CRA Board Members prior to issuance. The full RFQ will be available to view online on the CRA's website, www.delraycra.com, or on Bidnet Direct, www.bidnetdirect.com; a hard copy can also be requested.



Recommended Action:

1. Cancel Request for Qualifications (RFQ) CRA No. 2024-04 – NW 800 Block of West Atlantic Avenue – Progressive Design-Build Redevelopment Project; and
2. Approve the issuance of RFQ CRA No. 2025-01 - NW 800 Block of West Atlantic Avenue – Progressive Design-Build Redevelopment Project revising the project qualifications to allow for more design build team structures to potentially submit.





Item 9C.

Approve mutual termination of
Lease Agreement with Jerk & Lime
at Nicole's House, LLC located at 182
NW 5TH Avenue
and
Direction on completing buildout at
182 NW 5TH Avenue

182 NW 5th Avenue





Recommended Action:

1. Approval to mutually terminate the Lease Agreement with Jerk & Lime at Nicole's House, LLC located at 182 NW 5th Avenue, effective on February 1, 2025, in a form legally acceptable to the CRA Legal Counsel and authorize the CRA Board Chair to execute all related documents;

AND

2. Direction on completing buildout out at CRA Owned property located at 182 NW 5th Avenue





10. Redevelopment Advisory Committee (RAC) Update





CRA Director Updates





March 3, 1929

In Remembrance of Vera Rolle Farrington

January 12, 2025



Vera Farrington, founder of the Spady Cultural Heritage Museum and a visionary leader in our community passed away on January 12, 2025. As a dedicated Palm Beach County educator for 37 years, Vera dreamed of preserving the history of the Black community in her hometown so that future generations could learn from and celebrate this rich heritage. Her dream became a reality in July 2001 with the opening of the Spady Museum.

Vera's legacy will endure through the countless lives she touched and the history she so passionately preserved.



Progress on Projects: SW Alleys and Artist Alley

SW Neighborhood Alleys –
3 Alleys (Funded in prior fiscal year – work is ongoing)



Artists Alley Drainage Improvement – (Ongoing from prior fiscal year)
CRA Funding in FY 2024-25: \$324,000





Progress on Projects: 95 SW 5th Avenue Construction

(Ongoing from prior fiscal year)
CRA Funding in FY 2024-25: \$1,400,000



Upcoming CRA Socials – Save the Date

2025 CRA Socials

5:00 – 7:00 PM

**In the Edmonds Baine Building, 98 NW 5th Avenue, Second Floor,
Delray Beach, FL 33444**

Thursday, March 6, 2025

Thursday, June 5, 2025

Thursday, September 4, 2025

Thursday, December 5, 2025



Upcoming Board Meetings

- Tuesday, February 25, 2025, at 4:00 PM
- Tuesday, March 25, 2025, at 4:00 PM –
Potential Topic: Accessory Dwelling Unit Study





Thank you!