



Delray Beach Community Redevelopment Agency

Regular Board Meeting

Tuesday, January 27, 2026, at 4:00 PM

Commission Chambers at City Hall



Item 8A.

Development of SW 600 – 800 Blocks of
West Atlantic Avenue



CRA-Owned Vacant Land

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 th Ave
4	SW 6 th Ave
5	36 SW 6 th Ave
6	46 SW 6 th Ave
7	48 SW 6 th Ave
8	11 SW 7 th Ave
9	13 SW 7 th Ave
10	21 SW 7 th Ave
11	25 SW 7 th Ave
12	29 SW 7 th Ave
13	31 SW 7 th Ave
14	37 SW 7 th 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.

27



150 WORTH AVENUE PALM BEACH, FL. This mixed use commercial building has a multi-leveled 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



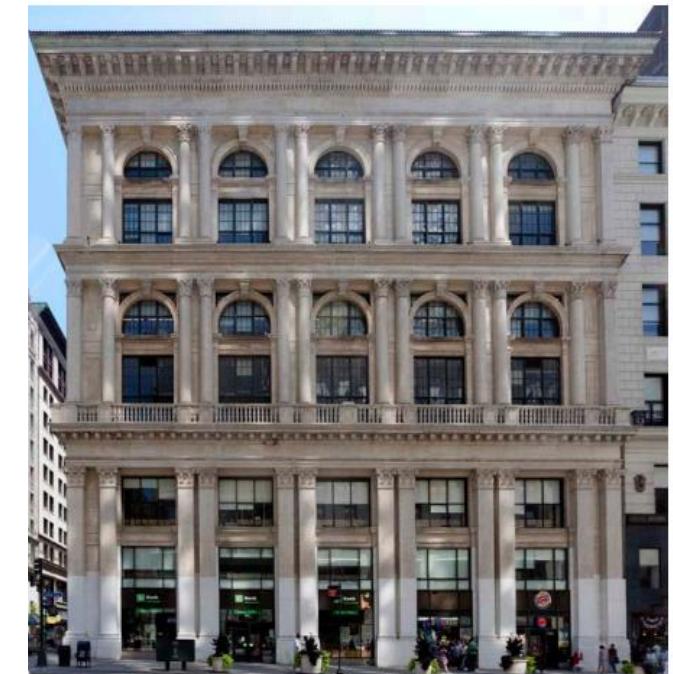
“Classical” Architecture can be defined as the architecture of ancient Greece and Rome. Classicism uses a specific vocabulary, “the orders,” which provide a specific and detailed design framework. Books written about Classical architecture by architects such as Vitruvius, Alberti, Serlio, and Palladio,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



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.



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.



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.



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.



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 Khouri & 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.



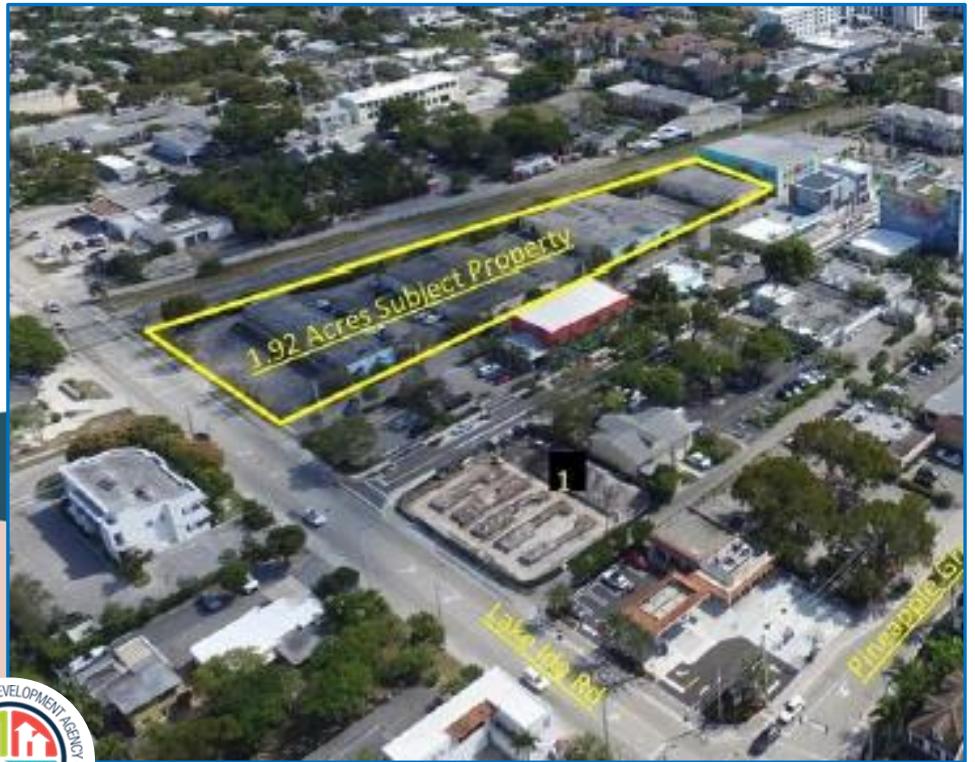


Item 8B.

Discussion regarding due diligence studies for
the properties located at
330, 350, & 358 NE 4th Street
and
2400 & 2410 North Federal Highway

Artist Alley Properties

**- 330, 350, & 358 NE
4th Street**





APPRAISALS

PREPARED FOR CRA

Report Date	Appraiser	Sales Comparison Value
10/3/2024	Callaway and Price, Inc.	\$ 19,200,000
7/25/2024	Anderson Carr	\$ 19,250,000

PREPARED FOR SELLER

Report Date	Appraiser	Sales Comparison Value
3/24/2025	Aucamp, Dellenback & Whitney	\$ 20,200,000



Federal Highway Properties - 2400 & 2410 North Federal Highway



Facing west from Federal Highway.



BOARD ACTION

Discuss whether or not the CRA Board is interested in conducting due diligence studies for the properties located at 330, 350, & 358 NW 4th Street, and 2400 & 2410 North Federal Highway in order to understand the potential development opportunity and constraints of the properties.



Item 9A.

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

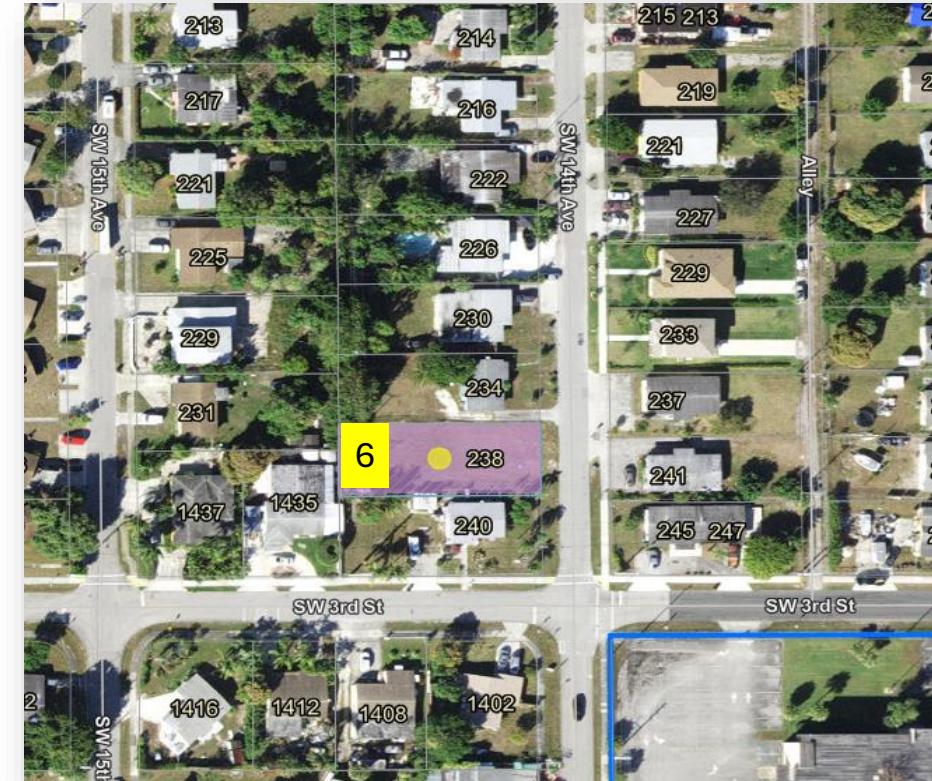
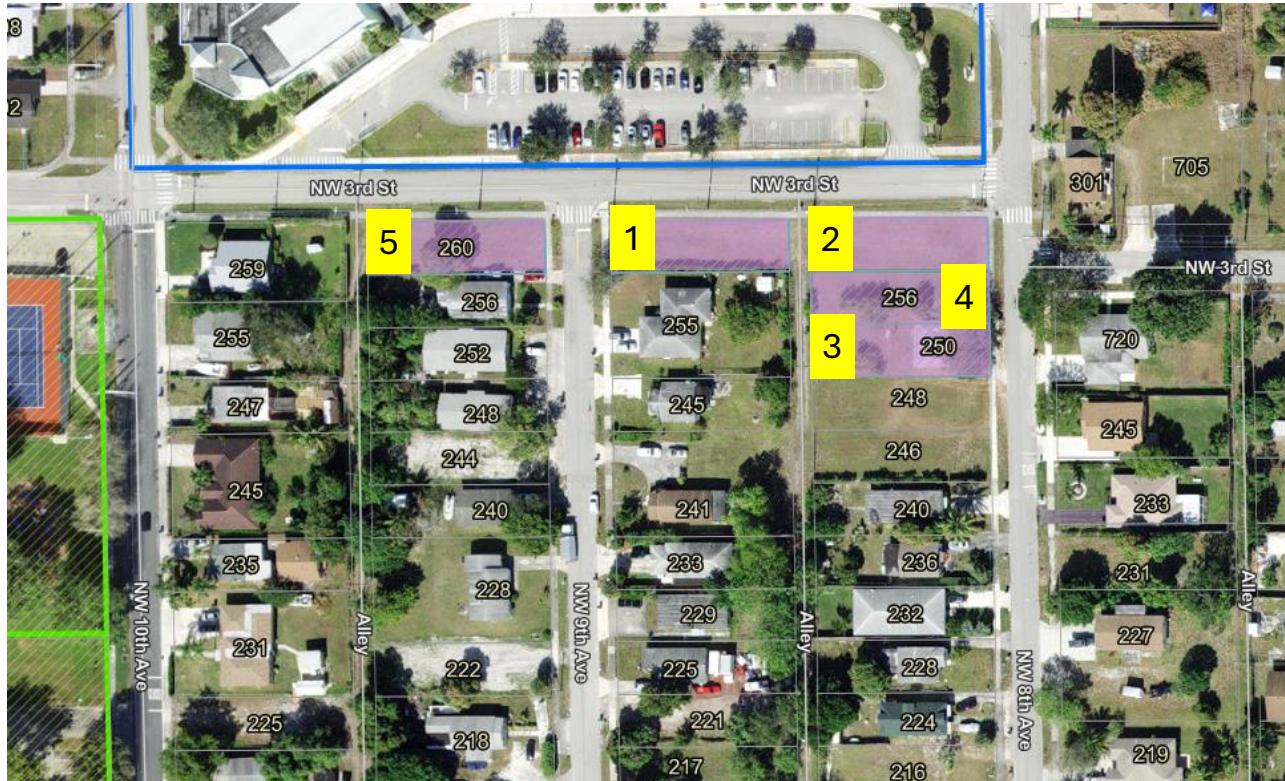


Update on CRA-Owned Lots Included in the City's Inventory List

**Initial list – August 2023
Updated list – January 2025**



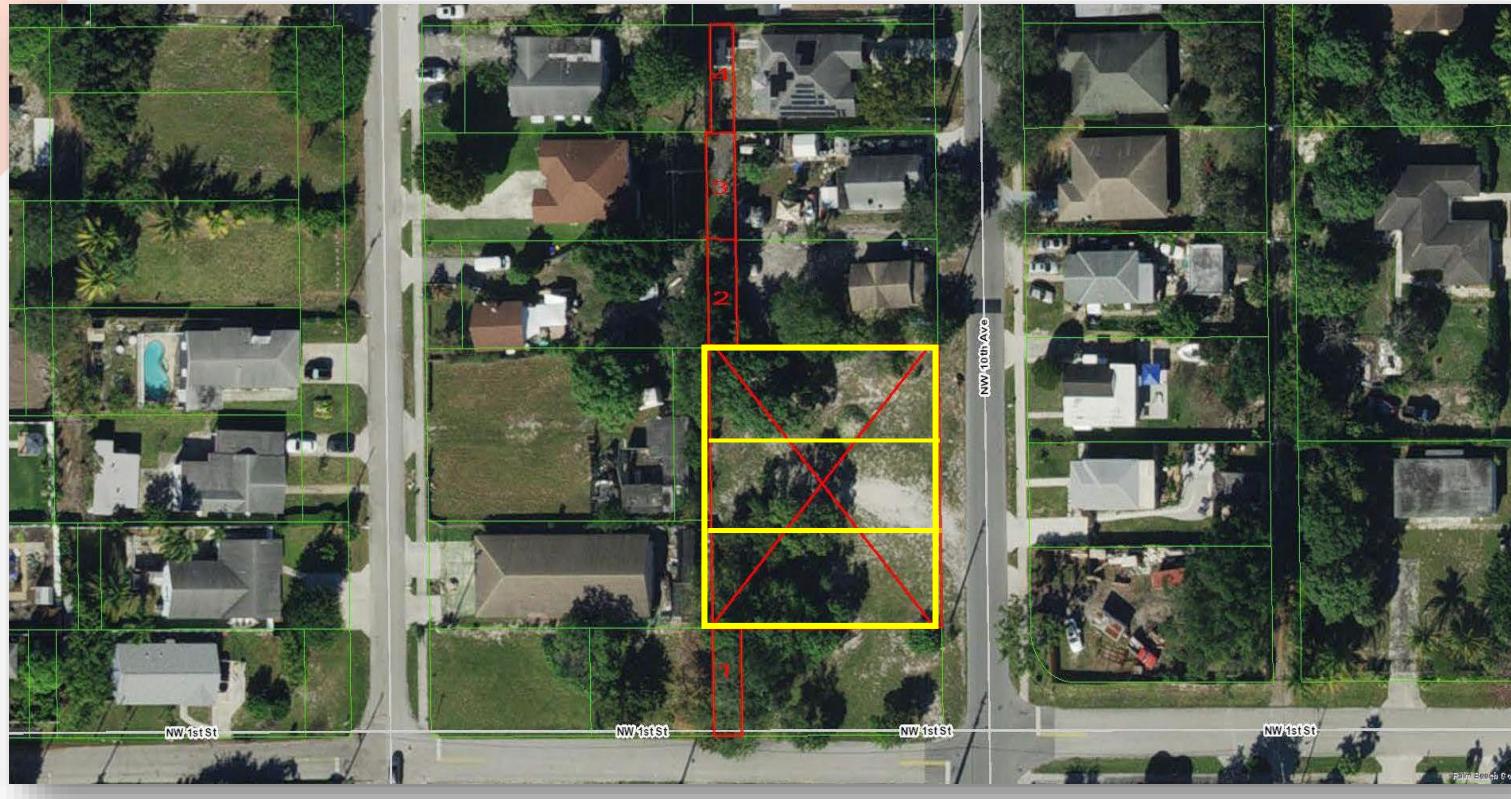
CRA-owned Properties for Affordable Workforce Housing with Purchase and Sale Agreements



Lot	Property Address	Size	Parcel Control Number (PCN)	Zoning Designation	Potential Development	Builder
		Approx.				
1	259 NW 9 th Avenue	40x135	12434617250020010	R1A – Single Family Residential	1 Affordable / WFH Unit - Single-Family	Community Land Trust
2	260 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.

Proposed Modification: Remove from list after closing and ownership transfers.

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 has been conveyed to three of the four abutting private property owners; the closing for the final private property owner is pending. Post-closing, the CRA will submit a Major Plat application to the City of Delray Beach to divide the remaining CRA-owned property into three (3) lots (yellow box) and re-plat all seven (7) properties, including the four (4) private property owners in the application.

704 SW 4th Street

Zoned:

R-1-A Single Family Residential

Current Status:

Major Plat was approved in June 2025. Request for Proposals CRA No. 2026-01 – For the Disposition of Three CRA-Owned Vacant Lots for the Development of Affordable/Workforce Housing will be issued on Monday, January 26, 2026.





111 NW 11th Avenue

Zoned:

R-1-A Single Family Residential

Current Status:

CRA Staff is working with the private property owner and CRA Legal Counsel to close on the small parcel of property (red box) directly abutting the east side of the CRA-owned property (blue box), and the other four (4) privately owned parcels that are tied to that same private property PCN. CRA is waiting for title issues to be resolved prior to moving forward with closing.

Post-closing, CRA Staff will demolish the dilapidated structure that currently straddles the CRA-owned property and the current privately owned property and submit a Minor Plat application to re-plat the two properties into two lots (yellow line) for the development of two (2) single-family homes.



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?



Zoned:

R-1-A Single Family Residential

Current Status:

The CRA purchased the eastern portion of the property; awaiting the completion of the City's amendment to the Land Development Regulations that would allow ADUs and alternative, diverse housing types to assess the possibility of increasing density and potential for development of alternative housing types on the site.



Proposed Additional CRA-Owned Lots to be included in the City's Inventory List

NW 600 Block of West Atlantic Avenue

Zoned:

- The six (6) lots that front NW 7th Avenue are zoned Central Business District (blue box).
- The two (2) lots that front NW 1st Street are zoned R-1-A Single Family Residential (red box).

Current Status:

The six (6) lots on NW 7th Avenue have been designated for the development of 12 affordable/workforce two-story townhouse units that will each have its own detached accessory dwelling unit. CRA staff is awaiting the approval of a City text amendment to the City's Land Development Regulations related to developing accessory dwelling units. The two (2) lots on NW 1st Street are planned for the development of two (2) single-family homes.



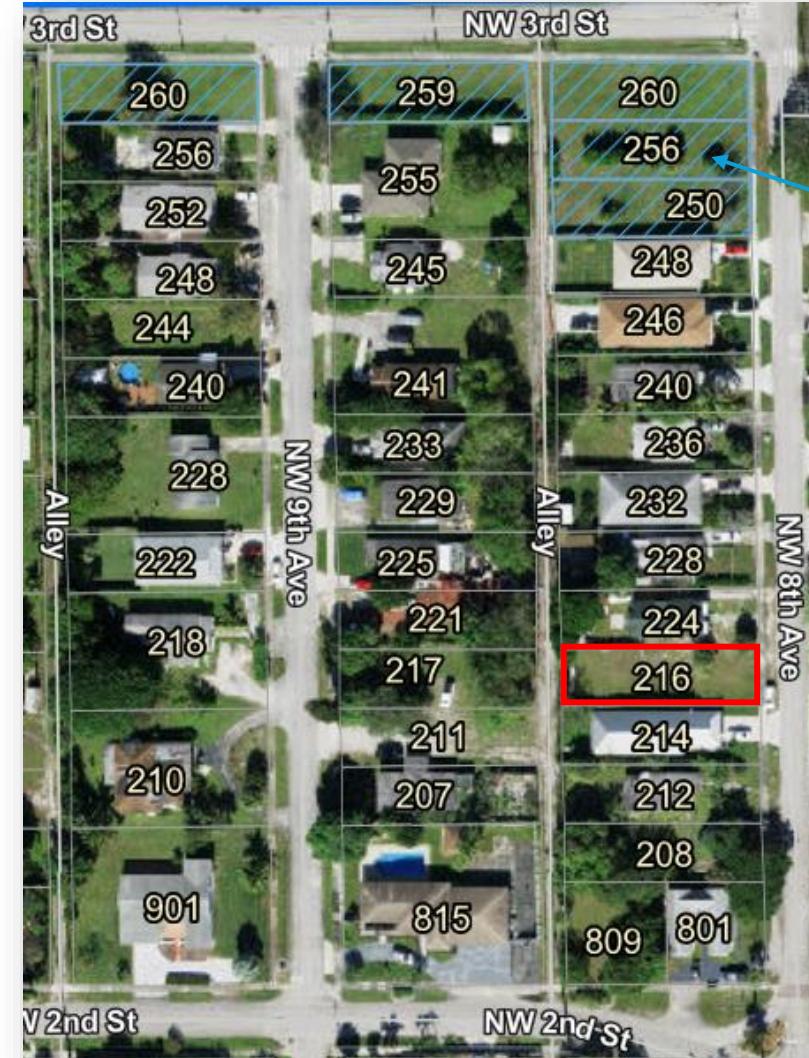
216 NW 8th Avenue

Zoned:

R-1-A Single Family Residential

Current Status:

Request for Proposals CRA No. 2026-02 – For the Disposition of One CRA-Owned Vacant Lot for the Development of Affordable/Workforce Housing will be issued on Monday, January 26, 2026.



Five other CRA-owned lots that have an active PSA for the development of affordable/workforce housing.



29 SW 6th Avenue

Zoned:

- The CRA purchased this vacant lot in 2016.
- This PCN includes one (1) lot.
- The property is zoned RM – Medium Density Residential

Current Status:

Given the current zoning, the lot would be a prime location to assess the possibility for development of alternative housing types. CRA Staff is awaiting the completion of the City's amendment to the Land Development Regulations that would allow accessory dwelling units and alternative, diverse housing types



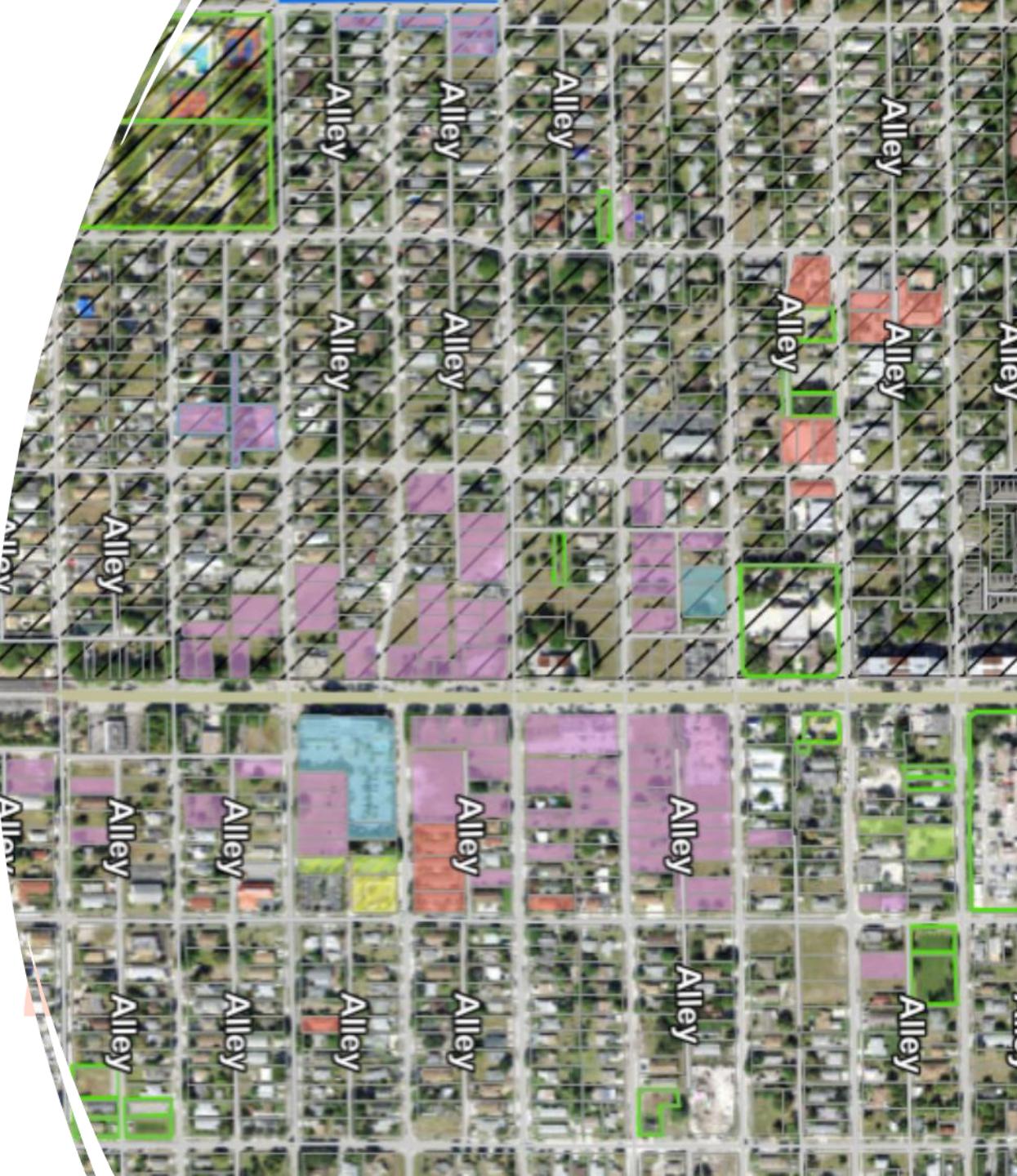


Board Action

Approve an update to the CRA GIS Property Map to include the additional CRA-owned properties as available for disposal for potential use as affordable housing.

CRA Staff will also send an updated list to the City of Delray Beach to include in its inventory list of properties appropriate for the development of affordable housing as required under the Live Local Act.

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





10. Redevelopment Advisory Committee (RAC) Update





CRA Director Updates



95 SW 5th Avenue



Join us for a double Ribbon Cutting
Celebration

**The Atlantic Current & Stella Mix
Ribbon Cutting**

**Thursday, January 29, 2026,
from 5:00 – 7:00 PM**

**Edmonds Baine Building
98 NW 5th Ave, Suite #103 & #105,
Delray Beach, FL 33444**



A banner for a ribbon cutting event. At the top, there is a photograph of a modern, light-colored building with a glass-enclosed entrance. Below the photo, the word "Ribbon" is written in large, white, serif letters, and "Cutting!" is written in large, bold, blue, sans-serif letters, all contained within a stylized red ribbon shape. To the left of the text is a large blue icon of a pair of scissors. Below the main title, the date and time are listed: "Thursday JAN 29TH 5:00PM". Below the date is the address: "98 NW 5th Ave Delray Beach, FL 33444". To the right of the address is a circular logo for the "DELRAY BEACH CRA" (Community Redevelopment Agency), featuring a stylized sun, water, and buildings. Below the address, the text "Join us to celebrate the newest tenants of the Edmonds Baine Building!" is written in blue. At the bottom left, there are logos for "ATLANTIC CURRENT" and "STELLA MIX". At the bottom right, there are logos for "Delray Beach DDA" (Downtown Development Authority) and the "Greater Delray Beach Chamber of Commerce". A QR code and the text "MORE INFO" are located at the bottom left, and a phone number and website are at the bottom right: "(561)-276-8640" and "DelrayCRA.org". The handle "@DelrayBeachCRA" is also present at the bottom right.



Carver Square Park

RIBBON CUTTING

January 30, 2026 • 10 am

SW 3rd Street and SW 7th Avenue



Upcoming CRA Socials – Save the Dates!

2026 CRA Socials

5:00 – 7:00 PM

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

- Wednesday, March 4
 - Thursday, June 4
- Thursday, September 3
- Thursday, December 3





Thank you!