



## PUBLIC NOTICE

# LAST CALL FOR PROPOSALS TO LEASE COMMERCIAL SPACE

**DUE DATE AND TIME: Proposals must be submitted on or before THURSDAY, JULY 15, 2024, at 12:00AM EST**

Pursuant to Section 163.380, Florida Statutes, notice is hereby given that the Delray Beach Community Redevelopment Agency (CRA) intends to lease four (4) CRA-owned properties. It is the CRA's intent to lease said properties to a qualified individual or entity for the property to be used for a commercial use with daytime, nighttime, and weekend operating hours.

The CRA-owned properties are located at 186 NW 5th Avenue, Delray Beach, FL 33444, 98 NW 5th Avenue Units 103 and 104, Delray Beach, FL 33444 and 135 NW 5th Ave. Unit C6, Delray Beach, FL 33444.

PCN 186 NW 5<sup>th</sup> Ave: 12-43-46-17-50-000-0010

PCN 98 NW 5<sup>th</sup> Ave Units 103 and 104: 12-43-46-16-01-020-0110

PCN 135 NW 5<sup>th</sup> Ave Unit C6: 12-43-46-17-65-001-0010

\*Please note, two buildings/properties are located at the PCN above for 186 NW 5<sup>th</sup> Ave. This public notice pertains only to 186 NW 5<sup>th</sup> Ave.

The CRA-owned properties are located along the historic NW 5th Avenue corridor within the West Settlers Historic District. This area was once a vital commercial and institutional corridor comprised of black-owned businesses in the heart of the City of Delray Beach's African American neighborhood.

The Delray Beach CRA's Community Redevelopment Plan includes the NW & SW 5th Avenue corridor under the NW & SW 5th Avenue Beautification Project #2.1. The objective of Project #2.1 is to revitalize the NW & SW 5th Avenue corridor into a thriving district for neighborhood businesses and cultural activities. Project #2.1 calls for the strategic provision of diverse neighborhood shopping, services, and cultural facilities that will serve as the catalyst to enhance business activity and pedestrian activity and to attract residents and visitors to the area.

For more information about the neighborhood and the needs of the community please see the West Atlantic Master Plan and the CRA Redevelopment Plan both located at [www.delraycra.org](http://www.delraycra.org)

The CRA intends to lease the properties located at 186 NW 5th Avenue, 98 NW 5th Ave Units 103 and 104 and 135 NW 5th Ave. Unit C6 to a qualified individual(s) or entity/entities for commercial uses with daytime, nighttime, and weekend operating hours. Commercial uses shall be retail/specialty shop, café, and/or artist gallery/workspace as permitted within the Central Business District (CBD) zoning district, more particularly described in the City of Delray Beach's Land Development Regulations. Commercial use

shall not include restaurants that require a commercial kitchen. Non-profit organizations shall be excluded and will not be considered. The CRA hereby invites all interested parties to submit their proposals for consideration as tenants of these prime locations on the historic NW & SW 5th Avenue commercial corridor in the West Settlers Historic District in Delray Beach.

Leasable Properties: 186 NW 5TH Avenue, “Harvel House” – approximately 1,100 Square Feet, 98 NW 5th Ave. Units 103 and 104 – approximately 600 Square Feet, 135 NW 5th Ave. Unit C6 – approximately 875 square feet

Available CRA Funding Programs: Project Consultancy & Design Services Program; Site Development Assistance Program; Paint-up & Signage Program

All proposals must be submitted using the application link found at the CRA website, [DelrayCRA.org](http://DelrayCRA.org).

The Delray Beach CRA Board reserves the right to accept any proposal and to negotiate an agreement with any selected proposer, and/or to reject any or all proposal(s). Additional information may be obtained by contacting Christine Tibbs, Assistant Director, at [tibbsc@mydelraybeach.com](mailto:tibbsc@mydelraybeach.com) or at 561-276-8640 or by visiting the CRA office at 20 N. Swinton Ave., Delray Beach 33444.

The CRA is vested by the State of Florida pursuant to its powers under Florida Statutes, Chapter 163, Part III, the Community Redevelopment Act of 1969 as amended, with the authority to acquire and lease real property in order to effectuate redevelopment pursuant to the goals and objectives of the Delray Beach CRA Redevelopment Plan.

Tom Carney, Board Chair  
Renee Jadusingh, Executive Director

Delray Beach Community Redevelopment Agency  
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