



Cover Memorandum/Staff Report

File #: 25-214 CRA

Agenda Date: 11/20/2025

Item #: 9A.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: November 20, 2025

REQUEST TO ISSUE CALL TO ARTISTS - 95 SW 5th AVENUE

Recommended Action:

Authorize the issuance of Call to Artists for the mural for the CRA-owned commercial building located at 95 SW 5th Avenue.

Background:

In 2023, the CRA began constructing a new, approximately 7,089 square foot, two-story commercial building located at 95 SW 5th Avenue. The ground floor spans approximately 2,245 square feet, and will feature a lobby, staircase, restrooms, elevator, and one commercial rental space accessible from SW 5th Avenue. The second-floor spans approximately 4,844 square feet, and will feature restrooms and two commercial rental spaces. The development project signifies an important step toward creating affordable commercial rental space and activation along the Historic Northwest & Southwest 5th Avenue commercial corridor, as called for by the CRA Redevelopment Plan.

In 2024, the CRA Board prioritized meeting the needs of The Set community as identified in the 2012 West Atlantic Area Needs Assessment, the West Atlantic Master Plan (a/k/a The Set Transformation Plan), and the CRA's Redevelopment Plan, and dedicated the affordable commercial rental spaces within 95 SW 5th Avenue for tenants who would provide medical, pharmacy, healthcare, and wellness services. Construction of the commercial building is ongoing with an expected completion date Winter 2025 - 2026.

The approved design of 95 SW 5th Avenue includes a mural on the south wall near the front entrance to the building on SW 1st Street (renderings are included in Exhibit B). The mural included in the architectural rendering is a place holder, and with the building nearing completion, CRA staff is planning to issue a Call to Artists (see Draft Call to Artists included in Exhibit C).

The intent of the Call for Artists will be to seek an Artist 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.

An Evaluation Committee comprised of CRA Staff, City Staff, and community stakeholders within the CRA District and The Set will select an Artist based on qualifications, experience, previously completed and installed work similar in size and scope to the 95 SW 5th Avenue mural, and submitted Letter of Intent.

The selected Artist shall research the history of The Set and pay particular attention to the history and importance of Frog Alley, and the people and businesses that that helped to establish, shape, and grow The Set community. Additionally, the selected Artist will design the mural allowing for significant and meaningful community participation - working with CRA Staff to organize and conduct a community outreach meeting. The feedback and input received will be used alongside the Artist's research to 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.

CRA staff is requesting the CRA Board 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 5th Avenue CRA-owned building.

Attachment(s): Exhibit A - Location Map & Photos; Exhibit B - Renderings of Approved Design; Exhibit B - Draft Call to Artists

CRA Attorney Review:

N/A

Funding Source/Financial Impact:

N/A

Overall need within the Community Redevelopment Area from Delray Beach

CRA Redevelopment Plan:

Removal of Slum and Blight

Land Use

Economic Development

Affordable Housing

Downtown Housing

Infrastructure

Recreation and Cultural Facilities