



Delray Beach Community Redevelopment Agency

Regular Board Meeting

Tuesday, September 30, 2025

At 4:00 P.M.

Commission Chambers at City Hall



Item 8A.

Update from Tenants at 98 NW 5th Avenue



Notice of Intent to Lease- 98 NW 5th Avenue, Suite 102

98 NW 5th Avenue, Suite 102 - Touch of Posh, LLC Commercial Lease Termination

- On June 1, 2024, The CRA entered into a Commercial Lease Agreement with Touch of Posh, LLC
- At the November 18, 2024, CRA Board Meeting, the CRA Board preliminarily approved a Site Development Funding Assistance grant in an amount not to exceed \$35,171.25. Since then there have been several amendments to the Lease Agreement have extended the Buildout Period until December 31, 2025.
- On September 9, 2025, the owner of Touch of Posh, LLC reached out to CRA staff to terminate the lease given the delayed progress in completing the necessary design and construction documents. A Mutual Termination of Lease Agreement was entered into on September 22, 2025. The lease agreement terminates September 30, 2025.

98 NW 5th Avenue, Suite 102- Notice of Intent to Lease

- The CRA intends to publish the Notice of Intent to Lease the first-floor bay at 98 NW 5th Avenue, Suite 102 **on Monday, October 20, 2025.**
- The CRA intends to lease the property to a qualified individual or entity for commercial use with daytime, nighttime, and weekend operating hours.
 - Overview of Lease Terms:
 - Lease Term: 4 years with 2 options to renew for 2 years
 - Lease Amount: -\$18 per square foot for remaining bays (6% increase annually)
 - Buildout Period: Open for Negotiation





Item 9A.

Discussion – Request from
Concours D'Elegance



Delray Beach Concours d'Elegance - Videos



2025 4th Annual International Delray Beach Concours d'Elegance Film

<https://www.youtube.com/watch?v=uW7rabKHcQ8>

Delray Beach Concours April 27, 2025 Overview Video

<https://www.youtube.com/watch?v=8tgWlglepTY>



GreenMarket

30th Anniversary! Winter 2025-2026

GreenMarket Dates:

October 25, 2025 – May 16, 2026

Saturdays from 9AM to 2PM

Summer 2026

GreenMarket Dates:

May 30, 2026 – July 25, 2026

Saturdays from 9AM to 1PM

Location:

Main Location:

OSS Pavilion Grounds

Alternative Location:

Cornell Museum Front Lawn

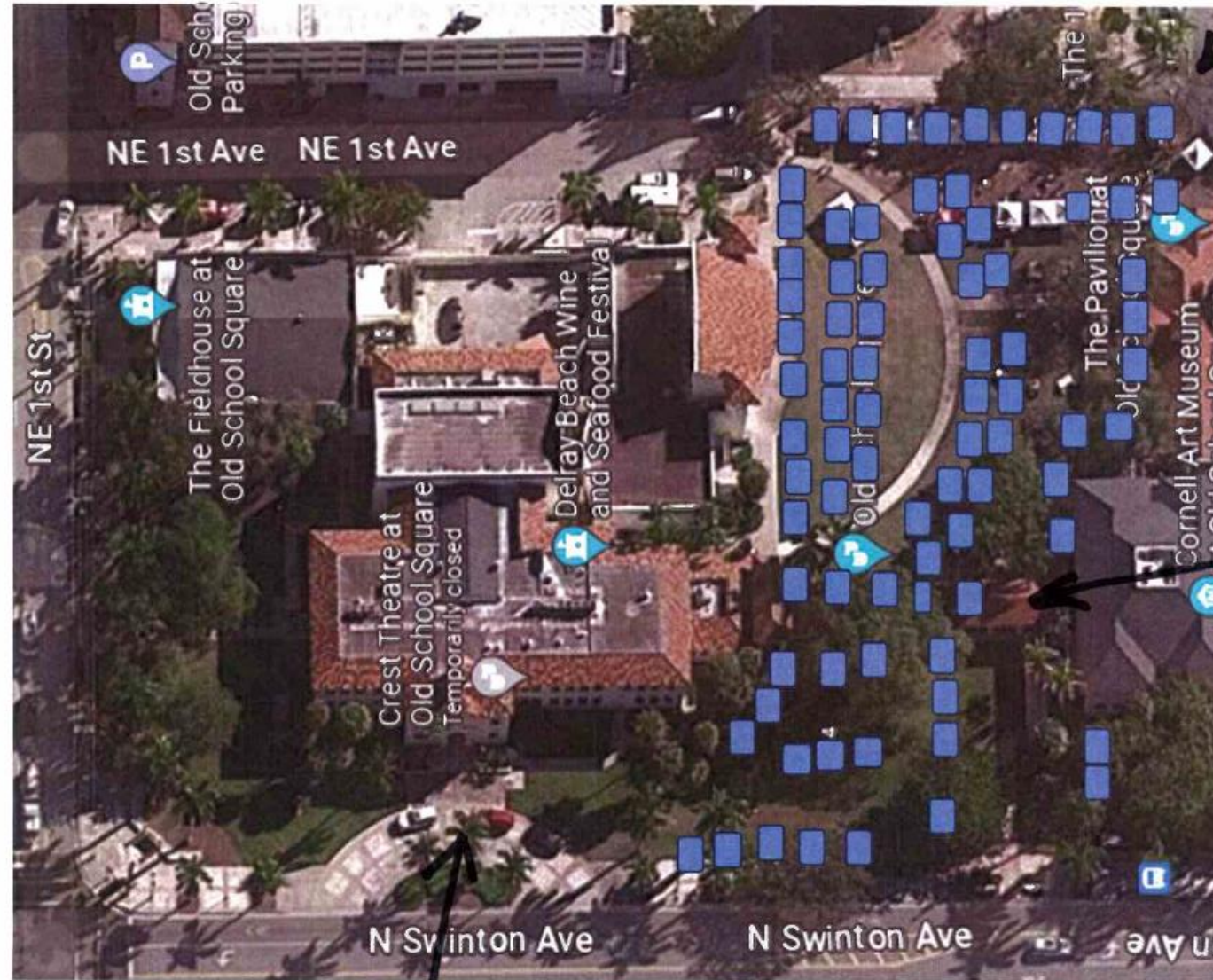
Number of Vendors:

75



TYPICAL SITE PLAN

CENTER GROUNDS SITE PLAN



LOAD IN/OUT
9 PKG
SPACES
ON
1ST AVE

BREEZE
WAY
SEATING

LOAD IN/OUT

FRONT LAWN SITE PLAN

LOAD IN/OUT
9 PARKING SPACES ON
NE 1ST AVE.



LOAD IN/OUT

BREEZE WAY
SEATING

ALTERNATIVE SITE PLAN

- July 16, 2025, CRA Board Meeting:
 - Concours requested the 30th GreenMarket to be relocated off the OSS Campus on April 18, 2026, as Concours is seeking approval from SETAC to utilize the entire OSS Campus, including both location options that were approved for the 30th GreenMarket.
- After the July CRA Board Meeting:
 - CRA staff contacted Concours to ask if both events could take place on the OSS Campus on April 18, 2026, however it seems that Concours would like to utilize the entire OSS Campus.
- August 28, 2025, CRA Board Meeting:
 - Concours requested that the CRA Board place an item on the upcoming September 30, 2025, agenda to discuss the cancellation of the 30th GreenMarket on April 18, 2026.
- After the August Board Meeting:
 - Concours has proposed various alternative locations off of the OSS campus, including utilizing private property, for the 30th GreenMarket on April 18, 2016, and CRA staff is analyzing the latest proposal.
 - Any modification to the two approved locations for the 30th GreenMarket would require another application and review by SETAC.
 - If private property is considered, other factors must be accounted for: additional insurance for vendors/CRA, liability, use agreements, etc.



BOARD ACTION:

CRA Staff is seeking direction from the CRA Board regarding Concours August 28, 2025, request to cancel the 30th GreenMarket on April 18, 2026.

Any direction provided does not override City requirements and approvals, including but not limited to SETAC applications and review process.



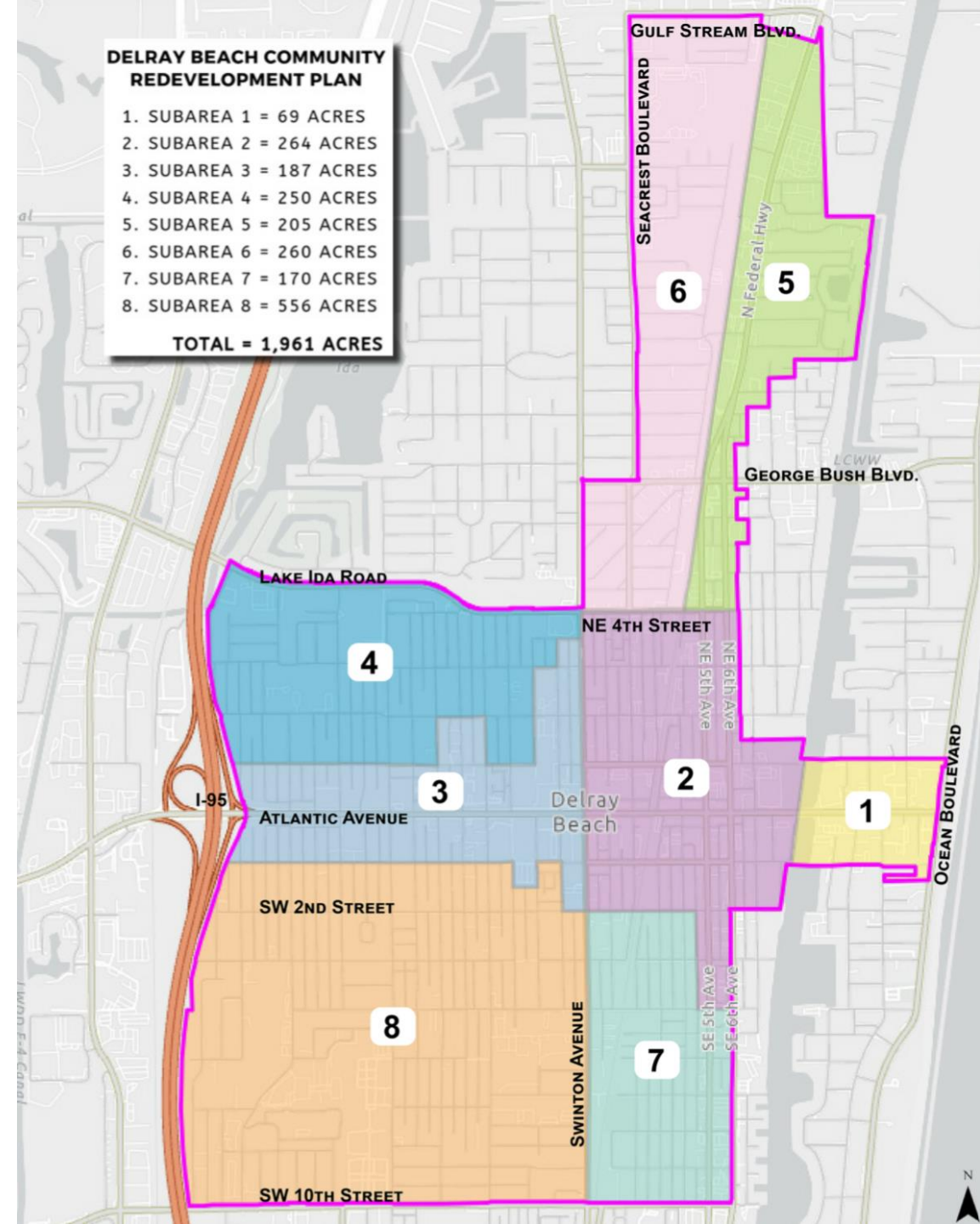
Item 9B.

Resolution 2025-14
Approval of the CRA Budget
for Fiscal Year 2025-2026



Projects by Subarea

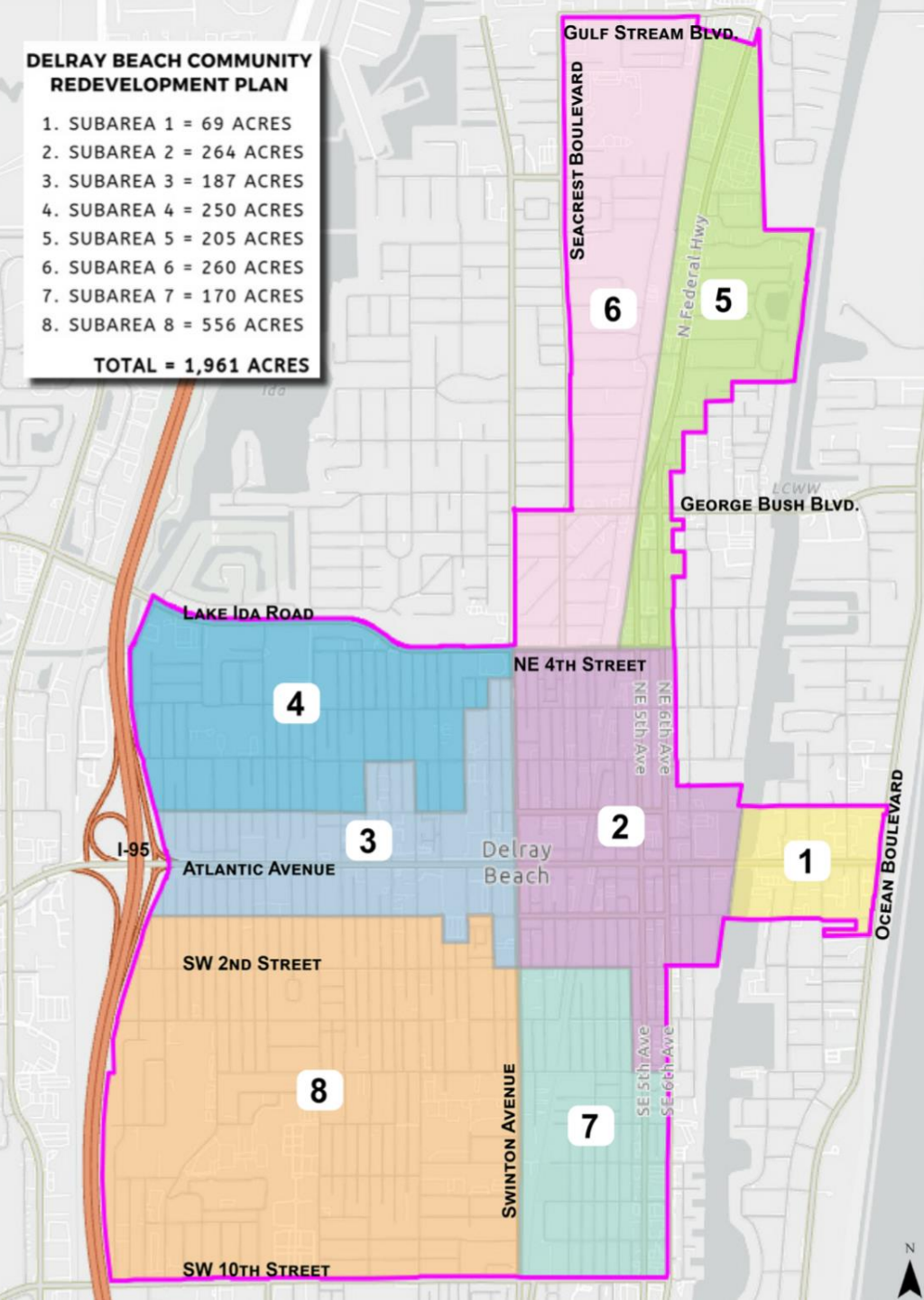
Subarea	Proposed 2026	Budgeted 2025
1 - Beach District	62,500	68,750
2 - Central Core	4,112,967	3,485,337
3 - W. Atlantic Avenue	21,485,884	16,900,107
4 - NW Neighborhood	67,608,384	61,049,987
5 - N. Federal Highway	314,286	311,436
6 - Seacrest/Del Ida	314,286	311,436
7 - Osceola Park	333,036	916,436
8 - SW Neighborhood	9,279,384	8,537,106
Total CRA Area	103,510,727	91,580,595



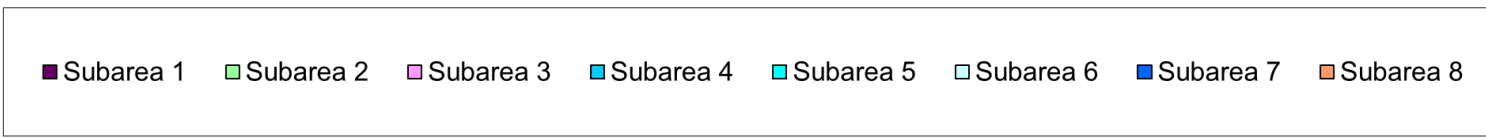
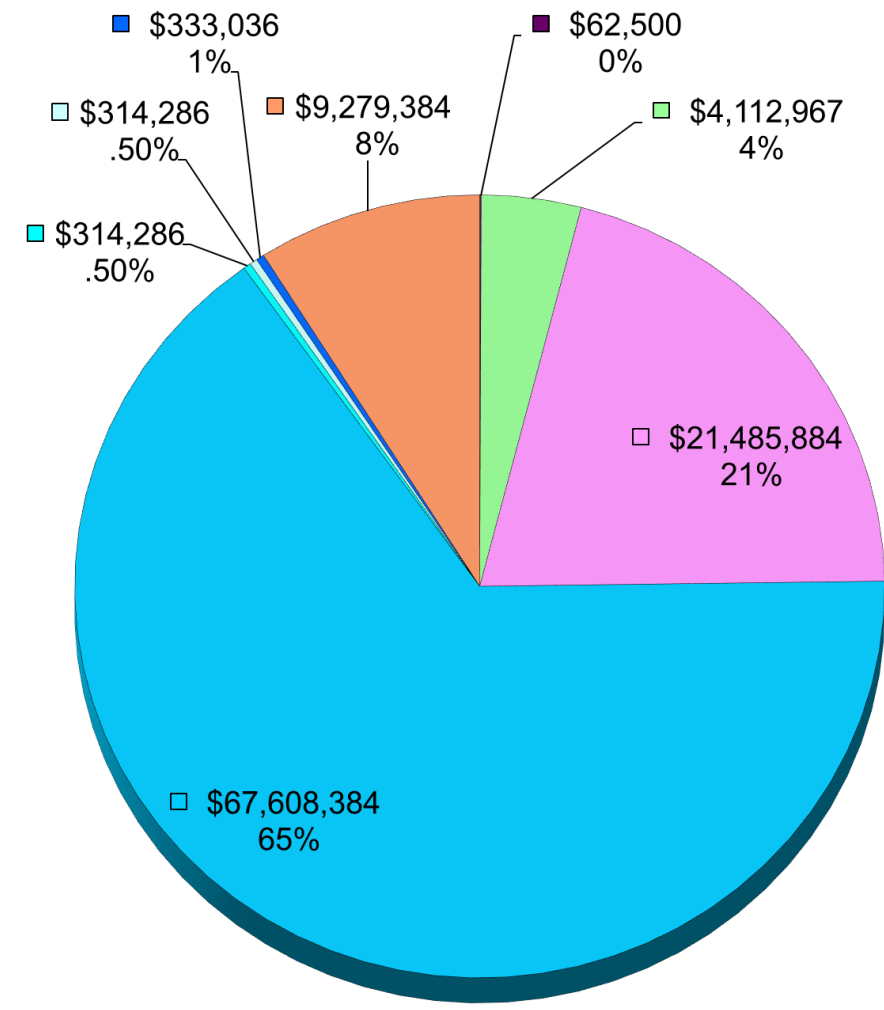
**DELRAY BEACH COMMUNITY
REDEVELOPMENT PLAN**

- 1. SUBAREA 1 = 69 ACRES
- 2. SUBAREA 2 = 264 ACRES
- 3. SUBAREA 3 = 187 ACRES
- 4. SUBAREA 4 = 250 ACRES
- 5. SUBAREA 5 = 205 ACRES
- 6. SUBAREA 6 = 260 ACRES
- 7. SUBAREA 7 = 170 ACRES
- 8. SUBAREA 8 = 556 ACRES

TOTAL = 1,961 ACRES



CRA FY 2025-2026 Budgeted Projects by Subarea





Fiscal Year 2025 -2026 – CRA Priorities

- Short Term and Long-Term Planning Initiatives:

- Complete CRA Redevelopment Plan
- Complete The Set Transformation Plan Update (West Atlantic Master Plan)
- West Atlantic Avenue – Development Strategy for CRA Properties
- Identify Sites for Acquisition

- CRA Property Maintenance and Activation:

- Maintenance, Repair, and Enhanced Security Measures for CRA Properties (including Parking Lots)
- Complete Construction and Activation of 95 SW 5th Avenue
- Complete Tenant Buildout and Signage for 98 NW 5th Avenue
- Complete Repairs for 102 NW 5th Avenue and Activation of Units 108/110

Fiscal Year 2025 -2026 – CRA Priorities



- *CRA Property Development:*

- Bid for Commercial Property Management for CRA Properties
- NW 600 Block (Affordable/Workforce Housing/Mixed Use) – Construction Documents, Assess Funding Sources for Construction, Issue Bid for Construction
- NW 800 Block (Container/Modular Commercial Activation) – Construction Documents, Permitting & Construction
- Re-platting Lots for Future In-fill Affordable/Workforce Housing Units
- RFPs for Disposition of Infill Lots for Affordable/Workforce Housing
- Continue with Property Acquisition

- *Demolitions for Future Development (Commercial and Affordable/Workforce Housing):*

- Demolition of Dilapidated Structure on 111 NW 11th Avenue
- Demolition of Dilapidated Structure at 235 SE 2nd Avenue

Fiscal Year 2025 -2026 – CRA Priorities



- *Continue to work with City on:*

- OSS Master Plan Implementation
- Crest Theatre Historic Preservation
- SW 8th Avenue Streetscape Improvements
- SW 8th Avenue and SW 2nd Street Improvements
- Merritt Park Shade Enhancement
- Pompey Park Renovation Project
- Northwest Neighborhood Infrastructure Improvements
- Next Steps for Disparity Study
- Next Steps for Accessory Dwelling Units Study / Land Developments Regulations Amendments
 - FUTURE INFRASTRUCTURE PROJECT – Southwest Neighborhood Infrastructure Improvement Project



Additional Details

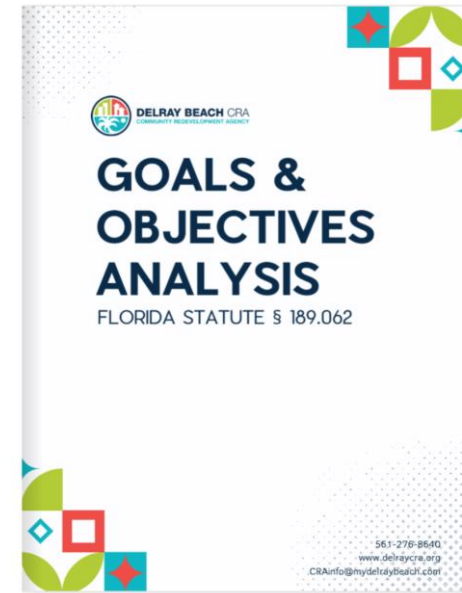
- CRA Office Maintenance – Painting, HVAC Maintenance & Relocate Duct Work from Crawl Space, Roof Repair, & Siding Repair
- 182 NW 5th Avenue – Maintenance & Interior Repairs
- 102 NW 5th Avenue & Lots - Maintenance & Exterior Repairs
- Arts Warehouse Maintenance – Replace Air Conditioning Units, Repair Floors, Repair Roof, Exterior Painting
- Security Cameras at CRA Properties to Tie in with Delray Beach PD



Item 9C.

Approval of the Goals & Objectives Analysis
Establishing Goals, Objectives, and Performance
Measures and Standards for Programs and
Activities undertaken by the Delray Beach
Community Redevelopment Agency during Fiscal
Year 2025-2026 to comply with the Florida
Statute § 189.0694

- In 2024, HB 7013 revised Fla. Stat. § 189.0694
- CRA Staff prepared an analysis document with metrics to measure and evaluate how the Delray Beach CRA achieved the established goals and objectives based on our Work Plan and Budget. Additionally, increases in the property values shall also be reviewed to assess performance. These methods will provide a tangible and measurable indicator of achieved outcomes.



Scan QR Code





Item 9D.

Delray Beach Community Redevelopment Agency Redevelopment Advisory Committee Follow Up



The RAC application period was open from
June 5, 2025 – September 15, 2025.

During the RAC application period, 15 applicants
applied.

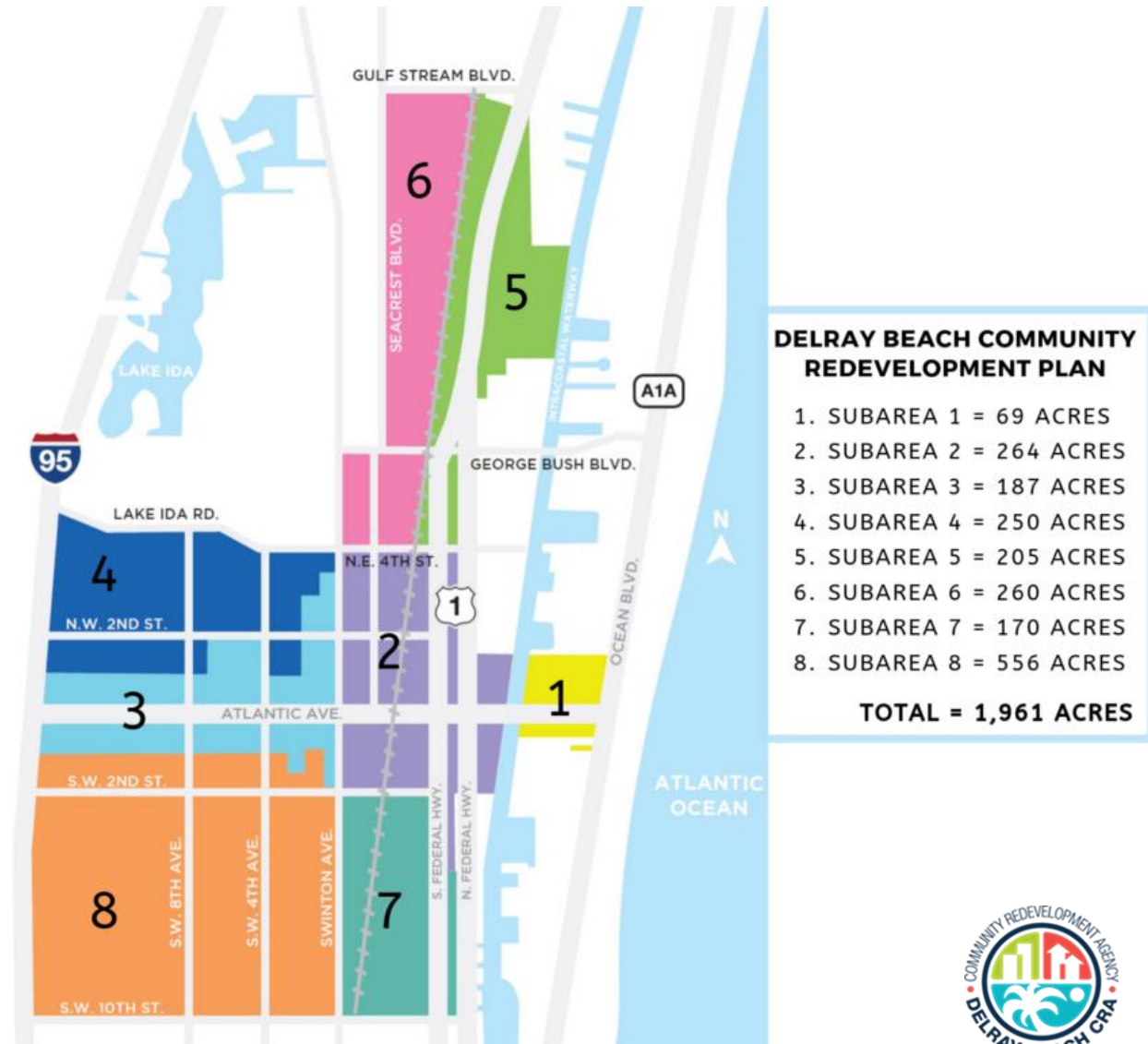
Of the 15 applicants, 7 are ineligible because they
live outside the CRA District and neither own nor
rent within the district.

3 applied from Sub Area 4

1 applied from Sub Area 7

4 applied from Sub Area 8

There are 3 committee members eligible for
appointment at the at the next October 28, 2025,
CRA Board Meeting.



RAC Meeting Schedule, FY 25-26 (Tentative)

June 5, 2025 – September 15, 2025	RAC Appointment Application
September 4, 2025	Pre-Submission Meeting Held by CRA Staff for RAC Appointment Application
Tuesday, October 28, 2025, CRA Board Meeting	<ul style="list-style-type: none"> • CRA Board Appointment of RAC Members • Approve RAC Board Assignments • Approval of RAC Meetings Dates
Thursday, November 13, 2025 (Tentative)	RAC Meeting #1
Thursday, January 15, 2026 (Tentative)	RAC Meeting #2
Thursday, March 12, 2026 (Tentative)	RAC Meeting #3
Thursday, May 14, 2026 (Tentative)	RAC Meeting #4



RAC Term Guidelines

- On August 22, 2023, the CRA Board approved Resolution 2023-03, allowing for one (1) two-year term, and a limit of two terms of two years under Article 3 of the RAC Resolution.
- On May 30, 2024, Resolution 2024-06 modified Article 3 to a term of one year without the ability for RAC members to seek reappointment.
- At the April 30 and August 28, 2025, CRA Board meetings, the Board discussed reviewing and possibly revising RAC term guidelines in Article 3.

Current language:

“[t]he term of the RAC shall be for one (1) one-year term.”

Suggested Article 3 Language Under RAC Resolution 2025-15

Article 3. Term.

- 3.1 Term. The term of the members of RAC shall be for a term of *two (2) years*.
- 3.2 Reappointment. *Upon completion of one (1) - (2) two-year term of membership, no RAC member shall be eligible for reappointment to the RAC for a period of one (1) year.*
- 3.3 Term Limits. *No members shall be appointed for more than two (2) two - year terms.*

* Italics indicate a modification.





Item 9E.

Update on the West Atlantic Master Plan/The Set Transformation Plan Amendment



Update on the West Atlantic Master Plan (aka Set Transformation Plan)

October 17, 2023	City and CRA held a Joint Workshop to discuss future development on CRA and City-owned properties in the West Atlantic Area. At that workshop, CRA Board members discussed starting the update for the WAMP.
November 16, 2023	<ul style="list-style-type: none">• The CRA Board voted to proceed with obtaining proposals to update the entirety of the WAMP.• Based on the quotes received, CRA staff would be updating portions of the WAMP in-house to reduce the overall cost.
March 27, 2024	An agreement with BusinessFlare, LLC was executed to update the demographic information/data and charts throughout the WAMP.
October 29, 2024	<ul style="list-style-type: none">• A CRA Board Workshop was held where the updates to the demographic information/data and charts were presented to the CRA Board.• CRA staff met with community stakeholders to discuss and coordinate the activities and outreach efforts necessary for the amendment to the WAMP.• Following these discussions, it was determined that more than the demographics information would need to be amended to achieve the goals, objectives, and desires of the community.



Update on the West Atlantic Master Plan (aka Set Transformation Plan)

May 8, 2025	CRA entered into an Independent Contractor Agreement with Inspire Placemaking Collective, Inc. to assist with facilitating the outreach meetings and with drafting the update to the WAMP
May 28, 2025	Kickoff Meeting
August 18, 2025	2 nd Public Outreach Meeting
September 29, 2025	3 rd Public Outreach Meeting
October 9, 2025	4 th Public Outreach Meeting
October – December 2025	Drafting Update
December 2025	CRA Board Meeting to review and recommend City Commission adoption.



Item 9F.

Development of
SW 600 – 800 Blocks of West
Atlantic Avenue



Request for Proposals for SW 600 Block of West Atlantic Overview

- | | |
|--|---------|
| 1) PROPERTY INFORMATION | Page 5 |
| 2) DEVELOPMENT OBJECTIVES | Page 11 |
| 3) SUBMITTAL REQUIREMENTS | Page 15 |
| 4) EVALUATION CRITERIA &
SELECTION PROCEDURES | Page 28 |



Development Objectives in the RFP

Page 11

1) Community Oriented, Full-Service Grocery Store

A full-service grocery store shall be defined as:

“a retail operation affiliated with a regional grocery chain and consisting of no less than 20,000 square feet of retail space offering to the general public but not limited to the sale of fresh fruits and fresh vegetables, dairy products, meat products, frozen food and vegetables, bakery items, and toiletries.”

Proposer must provide a letter of intent *within 4 months of proposal due date* from a company that will operate the full-service grocery store. The letter of intent shall *be addressed to the proposer and* include the type of grocer, the proposed size/square footage of the store, and the timeline to complete construction of the grocery store.



Development Objectives in the RFP

2) Parking

Parking to accommodate the full-service grocery store and the general public with a preference for a multi-level parking structure.

- BOARD INPUT: Surface parking v. Multi-level parking
- BOARD INPUT: Requirement v. option

3) Option to include additional priority uses identified in the 2012 West Atlantic Area Needs Assessment:

- Pharmacy*
- Financial institution (bank or credit union)*
- Health and wellness facility (urgent care, clinic, fitness center)
- Family/social entertainment (sports bar, jazz club/lounge, amusement venues)

*Pharmacy & Financial Institution are the preferred additional priority uses and may be located within the grocery store

SW 600 Block West Atlantic Avenue Properties Page 5



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.
- All lots must be utilized in development.



Item for Discussion



- Allow option to utilize some or all lots?

*Appraisal Pending



Development Design and Standards

Page 6

Buildings:

No more than three-stories, situated adjacent to the public right-of-way, with lighted, wide and uninterrupted pedestrian sidewalks.

Parking:

On-street parking along the public rights-of-way, as well as on-site parking lots (or garages) located at the rear of the development. Opportunities for shared parking with adjacent uses are desired.

Pedestrian Friendliness:

Wide arcades and sidewalks, open spaces, and activities along Atlantic Avenue are encouraged.



Item for Discussion

- 2018 RFP required development to be no more than 3 stories
- Current code allows 4 stories.

ACTION STRATEGIES: NEIGHBORHOOD PRESERVATION

- Change City development code to permit Residential Office zoning within the West Settlers Historic District
- Change City development code 4.4.13. to permit mixed-use development to extend the full block north and south of W. Atlantic Avenue from 10th Avenue to Swinton Avenue with the condition that the frontage of 1st Street be lined with residential limited to three stories.
- Change City development code 4.4.13. to permit four story development along W. Atlantic Avenue to a depth of 150' in the area between 10th Avenue and Swinton Avenue if the development is a full block deep. Height of development past 150' feet from W. Atlantic Avenue shall be limited to three stories.



Items for Discussion

ACTION STRATEGIES: CITY-OWNED REDEVELOPMENT SITES

Amend Land Development Regulations in the area to include the following:

- Reduce the height on West Atlantic Avenue from 54' or **4 stories to three stories**. Amend City Land Development Regulation code Section 4.4.13 Table 4.4.12 (C) to decrease the allowable height from four stories or 54' to three stories and 44' along the West Atlantic Corridor.
- Allow commercial buildings on West Atlantic Avenue to **exceed the current 150' -300' depth without conditional approval within selected blocks** subject to the following requirements:
 - » Site and building design that exceeds code as defined between the developer, the CRA and WARC
 - » If the project extends to SW 1st Street, create a transition between the existing neighborhood and the new project by lining the north side of SW 1st with housing.
 - » Entering into a Community Benefits Agreement
- » Provision of a use identified in the West Atlantic Needs Assessment:
 - o Supermarket/ Grovery Store
 - o Health/Wellness/Pharmacy
 - o Bank/Financial Institution
 - o Entertainment/Hospitality Cluster - Restaurants, Music Clubs, Theater
- » Approval from CRA and WARC
- Change the zoning on the DBHA's 3.2-acre property adjacent to Village Square from **R-1-A to Medium Density** allowing more for-sale units. This is consistent with the Carver Estates Overlay District.
- Consider **eliminating or reducing minimum parking requirements** as an incentive for developers to provide the appropriate number of parking spaces for a development given the City's future goal to make the area more walkable and transit friendly.



Economic Development Incentives & Public/Private Partnership Opportunities

Page 13

CRA INCENTIVES:

- **Development Infrastructure Assistance Program** – CRA may reimburse a private for-profit organization fifty percent (50%) of the costs of eligible site improvements for an eligible commercial project, up to an amount not to exceed 50% of the projected Tax Increment Funds generated by the improvements over a five (5) year period following project completion, not to exceed \$250,000.
- **Land Value Investment Program** – Entities may lease CRA-owned land for up to 60 years at severely discounted rates during the first fifteen years. In exchange, the entity builds a multi-story building with retail on the ground floor and Class A office space and other uses on additional floors.



Economic Development Incentives & Public/Private Partnership Opportunities

Public/Private Partnership Opportunity:

Open to opportunities to create a public/private partnership with the Successful Proposer. Request must be detailed in proposal.

Including, but not limited to:

- Co-ownership or master leasing a commercial and/or retail space for local small businesses who would help fulfill the CRA Redevelopment Plan objectives.



Submittal Requirements

Page 15

Proposers are invited to submit the following:

- Narrative/Executive Summary
 - General introduction statement clearly identifying the party(ies) responding to the RFP and their functional responsibilities
 - Overview of the proposed development
 - A statement that demonstrates the Proposer's understanding and commitment to the goals and desires of The Set community as related to the development of a community oriented full-service grocery store and parking taking into account the CRA Redevelopment Plan, the West Atlantic Master Plan (aka The Set Transformation Plan) and the 2012 West Atlantic Area Needs Assessment.



Submittal Requirements

- Information, Qualifications, and Experience
 - In business in the State of Florida for the past five (5) years under its current business name
 - Legal Organizational Structure
 - Key Personnel (directly employed by Proposer, Partner, Joint Venture) –
 - Titles, Roles, Responsibilities, Resumes, Licenses and Certifications
 - Sub-Consultants/Sub-Contractors
 - Titles, Roles, Responsibilities, Resumes, Licenses and Certifications
 - Organization Chart



Submittal Requirements

- Project Design/Development Concept
 - Project Overview
 - Analysis of the proposed project
 - Two Renderings
 - Description of the proposed project
 - Impact and relationship to adjacent properties
 - Site Plan
 - Conceptual Site Plan – *Make more specific.*
 - Two conceptual elevations
 - Floor Plan
 - Basic floor plan of the proposed buildings
 - Use Plan
 - Proposed uses, total square footage, square footage of each use, number of parking spaces
 - Development and Construction Schedule



Submittal Requirements

- Financial Structure
 - Project Cost
 - Operating Pro Forma (3 Years)
 - Sales/Lease Information
 - Financing Plan
- Fiscal Impact
 - Estimate of Fiscal Impact
 - Jobs Generated
 - Requests for CRA Incentives, if applicable
 - Terms of Public/Private Partnership, if applicable
 - Purchase Price/Lease Terms of the Subject Properties
 - BOARD INPUT: Land purchase v. Land lease (LVI Program)

Submittal Requirements



- Past Projects and References
 - At least three (3) projects completed within the last 10 years that are similar in size, scope, and complexity.
 - At least one (1) of those projects must have been for a public entity.
 - List of governmental entities/clients with which the Proposer, its directors, officers, and principals have had a similar contract for development within the past seven (7) years.
 - Three (3) professional references from projects completed within the last five (5) years



Submittal Requirements

- Financial Information
 - Financial Capacity
 - Performance and Payment Bond
 - Insurance
- Litigation, Disciplinary Proceedings, & Conflicts
- Offer Price or Lease Amount



Evaluation Criteria Page 29

REQUIREMENTS	EVALUATION CRITERIA	POINTS
Development Team Experience	<ul style="list-style-type: none"> • Project and Professional References • Clearly demonstrate the experience of the Team and background for developing similar projects. 	30 Points
Project Concept	<ul style="list-style-type: none"> • Proposed Development and Construction Plan(s) • Proposed Development and Construction Schedule • Community Oriented, Full-Service Grocery Store • Parking • Inclusion of other Priority Uses • Design/architectural • Size and Scale of project • Schedule to deliver project • Enhances The Set community's unique identity and sense of place • Integrates into neighborhood and emphasizes aesthetic massing and proportion and establishes a strong relationship with the streets 	40 Points
Financial Structure	<ul style="list-style-type: none"> • Pro Forma review • Sufficient capital • Equity commitments • Project cash flow projections 	15 Points
Fiscal Impact	<ul style="list-style-type: none"> • Provides for the highest or best purchase price or best lease terms • Provides new jobs for residents of the city and county • Provides a substantial economic impact to the City of Delray Beach 	15 Points
Total Maximum Points Available		100 Points



Selection Procedures - Page 28

- 1) Evaluation Committee evaluates and ranks all timely submitted, responsive Proposals.
- 2) Evaluation Committee may choose to shortlist Proposers and request Oral Presentations from shortlisted Proposers.
- 3) Evaluation Committee finalizes their scores and the rankings, and the scores and rankings will go before the CRA Board.
- 4) The CRA Board will have the following options:
 - Accept the Evaluation Committee's scores and award the RFP to the highest scoring Proposer; or
 - Reject the Evaluation Committee's scores, select the Proposer that the CRA Board believes will serve in the CRA's best interests, and award the RFP to the selected Proposer; or
 - Cancel the RFP at any time, and/or reject all submitted Proposals, and/or direct CRA Staff to re-issue the RFP.
- 5) CRA staff negotiates with the Successful Proposer. If an agreement cannot be reached, CRA Staff will end negotiations and begin negotiations with the next highest ranking proposer until an agreement is reached.



CRA Director Updates



95 SW 5th Avenue



Join
US

National Night Out

Wednesday, October 8, 2025

5:30 – 8:30 PM

Old School Square

51 N. Swinton Avenue

National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer and more caring places to live.



DELRAY BEACH POLICE DEPARTMENT
IS HOSTING THE

2025
**NATIONAL
NIGHT
Out**

POLICE • COMMUNITY PARTNERSHIPS

SAVE THE DATE

WEDNESDAY, OCTOBER 8, 2025
OLD SCHOOL SQUARE - 51 N. SWINTON AVE.
5:30 PM - 8:30 PM

COME CELEBRATE OUR COMMUNITIES AND PUBLIC SAFETY
PARTNERS WITH A FUN NIGHT OUT FOR FAMILIES!

POLICE & FIRE DISPLAYS
SWAT, K9, DRONE, AND MORE!
TOUCH-A-TRUCK

KID FRIENDLY GAMES & ACTIVITIES
DUNK TANK & PHOTO BOOTH
FREE FOOD & BEVERAGES

RAFFLE & PRIZES
SCAVENGER HUNT

DELRAY BEACH
P.O. 1000
FLA

DELRAY BEACH
NEIGHBORHOOD and
COMMUNITY SERVICES

DELRAY BEACH
FIRE DEPT
EST. 1927

CITY OF
DELRAY BEACH

DELRAY BEACH POLICE DEPARTMENT
WE SET THE
P.A.C.E.
PROFESSIONAL ACCOUNTABLE CONSISTENT ENGAGED

PUBLIC OUTREACH MEETING

TO DISCUSS THE
West Atlantic Master Plan
(AKA Set Transformation Plan)



SHAPE THE FUTURE OF THE SET!

Let's continue discussing where we are going.
Your input will help shape how The Set grows and thrives.
We will continue refining priorities, and exploring
strategies for the updated Plan.

Join Us: Workshop #3

**THURSDAY, OCTOBER 9TH
5PM - 7PM**

**Pompey Park Recreational Center
1101 NW 2nd St, Delray Beach, FL 33444**



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

MORE INFORMATION



561-276-8640



DELRAYCRA.ORG

Join Us!



Join us for a Public Outreach Meeting to
discuss the West Atlantic Master Plan
(AKA Set Transformation Plan). Help us
shape the future of the Set!

Public Outreach Meeting: Workshop #3

Thursday, October 9th, 2025

5:00 – 7:00 PM

Pompey Park Recreational Center

**1101 NW 2nd Street,
Delray Beach, FL 33444**

**AVAILABLE
NOW**

**RESERVE
SPONSOR &
EXHIBITOR BOOTHS
NOW!**

**COMING
SOON**

**CONFERENCE
REGISTRATION
OPENING SOON**

OCTOBER 14-17, 2025

**Hilton West Palm Beach Hotel,
West Palm Beach, FL**



2025

**THE FLORIDA
REDEVELOPMENT
ASSOCIATION**

ANNUAL CONFERENCE



ORAL PRESENTATIONS

RFQ CRA No. 2025-01

NW 800 Block of West Atlantic Avenue –
Progressive Design-Build Redevelopment Project

CRA BOARD WORKSHOP

OCTOBER 7, 2025, starting at 3PM

PROPOSER	ORAL PRESENTATION TIME
DMR Construction Services, Inc.	3:00PM
Hatcher Construction & Development, Inc.	3:40PM
Waypoint Contracting, Inc.	4:20PM

Note: The Cone of Silence remains in effect.



Upcoming CRA Board Meetings

Tuesday, October 7 th , 2025, at 3:00 PM	CRA Workshop
Tuesday, October 28 th , 2025, at 4:00 PM	CRA Regular Board Meeting
Wednesday, November 19 th , 2025, at 4:00 PM (*The date is subject to change)	CRA Regular Board Meeting
Monday, December 1 st , 2025, at 4:00 PM (Tentative)	CRA Special Meeting (Tentative)
Tuesday, January 27 th , 2026, at 4:00 PM	CRA Regular Board Meeting
Thursday, February 26 th , 2026, at 4:00 PM	CRA Regular Board Meeting
Tuesday, March 24 th , 2026, at 4:00 PM	CRA Regular Board Meeting



Anniversary

DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

Thank you!