

# City of Delray Beach

COMMUNITY REDEVELOPMENT AGENCY  
20 North Swinton Avenue - Delray Beach, FL 33444  
Phone: (561) 276-8640 - Fax: (561) 276-8558  
[www.delraycra.org](http://www.delraycra.org)



## CRA Meeting

Thursday, December 4, 2025

10:30 AM

Special Meeting at 10:30 AM

Commission Chambers  
Delray Beach City Hall

## Community Redevelopment Agency

*CRA Board of Commissioners*

*Chair Angela Burns*  
*Vice-Chair Tom Markert*  
*Deputy Vice-Chair Juli Casale*  
*CRA Commissioner Thomas F. Carney, Jr.*  
*CRA Commissioner Rob Long*

## **RULES FOR PUBLIC PARTICIPATION**

**PUBLIC COMMENT:** Any citizen is entitled to speak on items under the Old or New Business sections at the time the items are heard by the CRA Board of Commissioners ("CRA Board"). Comments are limited to 3 minutes unless otherwise specified.

**ADDRESSING THE CRA BOARD:** Members of the public will be requested to complete a form or other document in order to inform the CRA Board of a desire to be heard. At the appropriate time, please step up to the lectern and state your name and address for the record. All comments must be addressed to the CRA Board as a body and not to individuals. Any person making disruptive, impertinent, or slanderous remarks or who becomes boisterous, while addressing the CRA Board and refuses to stop may be requested to leave by the meeting Chair. Any person who, at a Board meeting, willfully interrupts or disturbs the meeting in violation of Section 871.01, Fla. Stat., entitled "Disturbing Schools and Religious and Other Assemblies," is subject to arrest by those law enforcement officers present.

**SIGN IN SHEET:** Prior to the start of the CRA Board Meeting, individuals attending the meeting should sign in on the sheet located on the right side of the dais. The primary purpose of the sign-in sheet is to assist staff with record keeping.

## **APPELLATE PROCEDURES**

Please be advised that if any person decides to appeal any decision made by the CRA Board with respect to any matter considered at this meeting, that person will need a record of the proceedings, and that, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**1. Call to Order****2. Roll Call****3. Approval of Agenda****4. December Powerpoint Presentation (For Informational Purposes Only)****4A. DECEMBER POWERPOINT PRESENTATION**

Attachments:      [December 4, 2025 - CRA Special Board Meeting Presentation](#)

**5. Public Comments on Agenda & Non-Agenda Items****6. Consent Agenda**

- 6A.** APPROVAL OF CONSTRUCTION SERVICES AGREEMENT WITH DAN ENTERPRISES TEAM, LLC, IN AN AMOUNT NOT TO EXCEED \$426,771.71, FOR THE CONSTRUCTION OF EXTERIOR AND INTERIOR REPAIRS TO THE CRA-OWNED BUILDING LOCATED AT 313 NE 3RD STREET

Recommendation:

Approve a Construction Services Agreement for Invitation to Bid CRA No. 2025-03 for the construction of exterior and interior repairs to the CRA-owned two-story building located at 313 NE 3rd Street (Project), also known as the Arts Warehouse, to Dan Enterprises Team, LLC, in an amount not to exceed \$426,771.71, and authorize the CRA Board Chair to execute the Construction Services Agreement for the Project, and any and all related documents for the Project, in a form that is acceptable to the CRA Legal Counsel.

Attachments:      [Agenda Cover Report](#)  
                             [Exhibit A - Location Map & Photos](#)  
                             [Exhibit B - Invitation to Bid CRA No. 2025-03 and Addendums](#)  
                             [Exhibit C - Construction Services Agreement](#)

**6B. APPROVAL OF TEMPORARY USE AGREEMENT WITH DAN ENTERPRISES TEAM, LLC, TO UTILIZE FIVE PARKING SPACES WITHIN THE CRA-OWNED PARKING LOT LOCATED AT 362 NE 3RD AVENUE**

**Recommendation:**

Approve a Temporary Use Agreement with Dan Enterprises Team, LLC, for the use of five (5) parking spaces within the CRA-owned parking lot located at 362 NE 3rd Avenue.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A- Location Map](#)

[Exhibit B - Temporary Use Agreement](#)

**6C. APPROVAL OF WORK ASSIGNMENT IN AN AMOUNT NOT TO EXCEED \$25,625 WITH JONES LANG LASALLE AMERICAS, INC. FOR PROFESSIONAL COMMERCIAL REAL ESTATE MARKETING SERVICES RELATED TO VACANT CRA-OWNED PROPERTY ON WEST ATLANTIC AVENUE**

**Recommendation:**

Approve the Work Assignment between the Delray Beach Community Redevelopment Agency and Jones Lang Lasalle Americas, Inc. for Professional Commercial Real Estate Marketing Services related to vacant CRA-owned property on West Atlantic Avenue in an amount not to exceed \$25,625 and authorize the CRA Board Chair to execute all related documents for said purpose.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - RFQ CRA No. 2024-09](#)

[Exhibit B - JLL Work Assignment](#)

**6D. AMENDMENT TO DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BYLAWS**

**Recommendation:**

Approve the amendment to Article III, Section 3.12 (6) of the Delray Beach Community Redevelopment Agency Bylaws.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Proposed Amendment CRA Bylaws](#)

**7. Old Business**

A. None

**8. New Business**

- 8A.** RECOMMEND ADOPTION OF THE 2025 UPDATE TO THE WEST ATLANTIC MASTER PLAN (A.K.A. THE SET TRANSFORMATION PLAN), IN SUBSTANTIALLY THE ATTACHED FORM, BY THE CITY OF DELRAY BEACH

**Recommendation:**

Recommend adoption of the 2025 Update to the West Atlantic Master Plan (a.k.a. The Set Transformation Plan), in substantially the attached form, by the City of Delray Beach.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Summary of Public Outreach Meetings](#)

[Exhibit B - Draft 2025 Update to the West Atlantic Master Plan \(aka The Set Tra](#)

[Exhibit C - Draft Implementation Strategy - Working Document](#)

## **9. Other Business**

- A. Comments by Executive Director
- B. Comments by Board Attorney
- C. Comments by Commissioners

## **10. Adjournment**