

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



CRA Meeting

Tuesday, March 24, 2026

Regular Meeting at 4:00 PM

Commission Chambers
Delray Beach City Hall

Or live stream:
www.youtube.com@cityofdelraybeachfl

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.*

RULES FOR PUBLIC PARTICIPATION

PUBLIC COMMENT DURING CRA BOARD MEETINGS

PUBLIC COMMENT: CRA Board meetings are business meetings and the right to limit discussion rests with the CRA Board of Commissioners ("CRA Board"). Generally, remarks by an individual will be limited to three (3) minutes or less unless otherwise specified. The Chair or upon consensus of the CRA Board has discretion to adjust the amount of time allocated.

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. If you are not able to do so prior to the start of the meeting, you may still address the CRA Board. The primary purpose of the sign-in sheet is to assist staff with record keeping. Therefore, when you come up to the to speak, please complete the sign-in sheet if you have not already done so.

ADDRESSING THE CRA BOARD: At the appropriate time, please step up to the lectern and state your name and zip code 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.

PUBLIC COMMENT PHONE SUBMISSIONS

Public comments can be made either in person during the public comments portion of the meeting or accepted via voicemail message. Any member of the public wishing to comment by phone may submit their comments by dialing 561-243-7557 and leaving a voicemail message that will be played during the CRA Board meeting and made a part of the public record:

1. State your full name
2. State your zip code
3. Leave a comment no longer than three (3) minutes

Public comments via voicemail message will be accepted until 3:00 p.m. on the day of the meeting.

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. The CRA neither provides nor prepares such record.

ACCESS ACCOMMODATIONS

Those wishing to access the public meeting virtually by means of communications media may do so by visiting our website at www.delraycra.org, where the meeting will be livestreamed for the public through the home page.

If any member of the public requires additional information about making public comments, please contact:

Delray Beach Community Redevelopment Agency
20 N. Swinton Avenue
Delray Beach, FL 33444
561-276-8640

IN ACCORDANCE WITH THE AMERICAN DISABILITIES ACT, ANY PERSON WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CRA AT 561-276-8640 AT LEAST 48 HOURS PRIOR TO THE MEETING.

1. Call to Order**2. Roll Call****3. Approval of Agenda****4. March PowerPoint Presentation (For Informational Purposes Only)****4A. MARCH POWERPOINT PRESENTATION**

Attachments: [March 24, 2026 - CRA Regular Board Meeting Presentation](#)

5. Staff Reports (For Informational Purposes Only)**5A. MONTHLY WORK PLAN REPORT**

Attachments: [Monthly Work Plan Report - March 2026](#)

5B. ARTS WAREHOUSE REPORT

Attachments: [Arts Warehouse Report - March 2026](#)

5C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT

Attachments: [Funding Assistance and Community Outreach Report - March 2026](#)

5D. PROPERTY MANAGEMENT REPORT

Attachments: [Property Management Report - March 2026](#)

5E. DISSEMINATION OF REDEVELOPMENT INFORMATION REPORT

Attachments: [Dissemination of Redevelopment Information Report - March 2026](#)

6. Public Comments on Agenda & Non-Agenda Items**7. Consent Agenda****7A. REGULAR BOARD MEETING MINUTES**

Attachments: [February 26, 2026 - CRA Regular Board Meeting Minutes](#)

7B. CRA FINANCIAL REPORT - JANUARY 2026

Recommendation:

Receive and File.

Attachments: [Agenda Cover Report](#)
 [Exhibit A - Financial Statements - January 2026](#)

7C. CRA FINANCIAL REPORT - FEBRUARY 2026**Recommendation:**

Receive and File.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Financial Statements - February 2026](#)

7D. APPROVAL OF A FOURTH AMENDMENT TO THE INTERLOCAL AGREEMENT WITH TREASURE COAST REGIONAL PLANNING COUNCIL FOR THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY'S REDEVELOPMENT PLAN AMENDMENT**Recommendation:**

Approve a Fourth Amendment to the Interlocal Agreement with the Treasure Coast Regional Planning Council for the Delray Beach Community Redevelopment Agency's Redevelopment Plan Amendment to amend the Scope of Services without any increase to the consideration amount, to extend the completion date through June 2026, and authorize the CRA Board Chair to execute any and all related documents for said purpose in a form that is acceptable to the CRA Legal Counsel.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Fourth Amendment to the Interlocal Agreement](#)

[Exhibit B - Interlocal Agreement and Amendments](#)

8. Old Business**8A. DUE DILIGENCE STUDIES FOR THE PROPERTIES LOCATED AT 330, 350, & 358 NE 4th STREET, AND AT 2400 & 2410 NORTH FEDERAL HIGHWAY****Recommendation:**

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

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Property Location Map & Photos](#)

[Exhibit B - Callaway and Price Appraisal – Artists Alley Properties](#)

[Exhibit C - Anderson Carr Appraisal – Artists Alley Properties](#)

[Exhibit D - Aucamp, Dellenback, & Whitney Appraisal – Artists Alley Properties](#)

[Exhibit E - Peacock Architects Work Assignments](#)

[Exhibit F - Artist Alley Properties Due Diligence Package](#)

[Exhibit G - Federal Highway Properties Due Diligence Package](#)

8B. DIRECTION REGARDING DEVELOPMENT OF SW 600 BLOCK OF WEST ATLANTIC AVENUE**Recommendation:**

- 1) Direct CRA Staff to proceed with the unsolicited proposal submitted on February 10, 2026 by holding two duly noticed public meetings pursuant to Florida Statute 255.065;

OR

- 2) Direct CRA Staff to publish a Notice of Receipt of the unsolicited proposal submitted on February 10, 2026 and invite competitive bids/public bidding pursuant to Florida Statute 255.065 and the City of Delray Beach's Purchasing Policies and Procedures Manual and Standard Operating Guidelines for Public/Private Partnerships, Solicited and Unsolicited Proposals and Evaluation Process.

Attachments:

[Agenda Cover Report](#)

[Exhibit A – Grocery Market Sounding](#)

[Exhibit B – Florida Statute 255.065 and Guidelines](#)

[Exhibit C – RHD Unsolicited Proposal](#)

[Exhibit D – Draft Notice of Receipt](#)

[Exhibit E - Location Map](#)

8C. DISCUSSION AND DIRECTION REGARDING DEVELOPMENT OF NW 800 BLOCK OF WEST ATLANTIC AVENUE**Recommendation:**

Update on NW 800 Block of West Atlantic Avenue:

- 1) Presentation from RES Florida Consulting, LLC, regarding the CRA-owned property located at 805 West Atlantic Avenue and the ongoing environmental remediation efforts;

AND

- 2) Direct CRA Staff to draft a Request for Proposals for the Development of a Mixed-Use Project on NW 800 Block of West Atlantic Avenue;

OR

- 3) Approve a work assignment between the Delray Beach Community Redevelopment Agency and The Tamara Peacock Company Architects of Florida, Inc. dba Peacock Architects in order to understand the potential for mixed-used development within the NW 800 Block of West Atlantic Avenue in an amount not to exceed \$10,500 for a due diligence package and authorize the CRA Board Chair to execute any and all related documents for said purposes in a form acceptable to the CRA Legal Counsel.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map and Photos](#)

[Exhibit B – RES Florida Consulting Analysis and Presentation](#)

[Exhibit C - Excerpts from the West Atlantic Master Plan](#)

[Exhibit D – Peacock Architects Work Assignment and Scope of Work](#)

8D. DISCUSSION AND DIRECTION REGARDING DEVELOPMENT OF SW 700 - 800 BLOCKS OF WEST ATLANTIC AVENUE**Recommendation:**

- 1) Direct CRA Staff to draft a Request for Proposals for the Development of a Mixed-Use Project on SW 700 - 800 Blocks of West Atlantic Avenue;

OR

- 2) Approve a work assignment between the Delray Beach Community Redevelopment Agency and The Tamara Peacock Company Architects of Florida, Inc. dba Peacock Architects in order to understand the potential for mixed-used development within the SW 700 - 800 Blocks of West Atlantic Avenue in an amount not to exceed \$25,660, for each due diligence package and authorize the CRA Board Chair to execute any and all related documents for said purposes in a form acceptable to the CRA Legal Counsel.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B – Excerpts from the West Atlantic Master Plan \(aka The Set Transforr](#)

[Exhibit C - West Atlantic Avenue Sketches and Analysis](#)

[Exhibit D – Peacock Architects Work Assignment and Scope of Work](#)

9. New Business**9A. DISCUSSION AND DIRECTION REGARDING A REVOCABLE LICENSE WITH SHARED FUTURE FOUNDATION, A DELAWARE TAX EXEMPT CORPORATION, FOR THE CRA OWNED PROPERTY LOCATED AT 29 SW 6TH AVENUE****Recommendation:**

Discussion and direction regarding a revocable license with Shared Future Foundation, a Delaware tax exempt corporation, for the CRA Owned property located at 29 SW 6th Avenue.

Attachments:

[Agenda Cover Report](#)

[Exhibit A – Map of 29 SW 6th Avenue](#)

10. Redevelopment Advisory Committee (RAC)**11. Other Business**

A. Comments by Executive Director

B. Comments by Board Attorney

C. Comments by Commissioners

12. Adjournment