



## Cover Memorandum/Staff Report

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**File #:** 18-0989 CRA

**Agenda Date:** 1/25/2022

**Item #:** 8B.

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**TO:** CRA Board of Commissioners  
**FROM:** Ivan Cabrera, AICP, Redevelopment Manager  
**THROUGH:** Renée A. Jadusingh, Esq., CRA Executive Director  
**DATE:** January 25, 2022

### **NW 800 BLOCK REDEVELOPMENT PROJECT - UPDATE AND DIRECTION**

#### **Recommended Action:**

Update and discuss the Redevelopment Project located on the NW 800 Block of West Atlantic Avenue.

#### **Background:**

The Redevelopment Project located on the NW 800 Block of West Atlantic Avenue ("Project") is included in the CRA's Budget & Work Plan for Fiscal Year 2021-2022.

At the April 27, 2021, CRA Board Meeting, the Board ratified a Work Assignment between the CRA and CPZ Architect, Inc. ("CPZ"), to develop a conceptual design for the CRA-owned properties located on the NW 800 Block of West Atlantic Avenue.

On July 15, 2021, the CRA Board provided input on the ongoing development of the conceptual design sketches and approved continuing the Project and having CRA staff take the next steps to move it forward.

In August 2021, the CRA and CPZ executed the First Amendment to the Original Agreement. The First Amendment included the following tasks: complete review of the zoning and building codes, participation in community meetings, development of three ground level renderings and high-level cost estimates.

In October 2021, two (2) public outreach meetings were held to present the Project and to gather feedback from the community.

In December 2021, CRA staff also reached out requesting feedback from the Delray Beach Downtown Development Authority, the Greater Delray Beach Chamber of Commerce, and the City's Economic Development Department.

At this time, CRA staff is presenting an update on the Project, and requesting the CRA Board discuss and provide direction to CRA staff on the Project as follows:

- 1) Continue the Project as initially presented to the CRA Board on July 15, 2021, and CRA staff will take the next steps to move the Project forward; or
- 2) Discontinue the Project as initially presented to the CRA Board on July 15, 2021, and a new project/concept for the NW 800 Block of West Atlantic Avenue will be presented to the CRA Board at a future CRA Board meeting.

Should the CRA Board approve continuing the Project as it was initially presented to the Board on July 15, 2021, the next steps of the Project include:

- Finalizing the Conceptual Design
- Developing a feasibility cost analysis
- Outlining the City application and permitting process
- Evaluating infrastructure requirements
- Continuing with public outreach efforts

Attachment(s): Exhibit A - Conceptual Designs as presented to the CRA Board on July 15, 2021

**CRA Attorney Review:**

N/A

**Finance Review:**

N/A

**Funding Source/Financial Impact:**

Funds allocated from General Ledger #5124 - NW 800 Block Redevelopment.