

# 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 17, 2020

4:00 PM

Special Meeting

Arts Warehouse - <https://youtu.be/QqPkW8diu0M>

## Community Redevelopment Agency

*CRA Board of Commissioners*  
*Chair Shirley Ervin Johnson*  
*Vice-Chair Adam Frankel*  
*Deputy Vice-Chair Angie Gray*  
*CRA Commissioner Ryan Boylston*  
*CRA Commissioner Kelcey Brooks*  
*CRA Commissioner Juli Casale*  
*CRA Commissioner Shelly Petrolia*

## **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.

**CRA BOARD MEETING  
PUBLIC PARTICIPATION IN-PERSON OR VIRTUAL OPTION**

**PUBLIC COMMENT 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 publicly on any matter, including public comment or public hearing items, 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 address
3. Leave a comment no longer than 3 minutes

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

**OCCUPANCY LIMITATIONS:**

Physical attendance to this meeting is strictly limited to seating available based upon COVID-19 precautions and social distancing guidelines. Public seating will be on a first available or as available basis. Access to the meeting virtually is available to anyone who is unable to attend should seating capacity be reached or for those who do not wish to physically attend.

PLEASE ALSO BE ADVISED that to prevent the spread of COVID-19 and to aid in the response to the COVID-19 public health emergency, all persons attending the public meeting will be required to answer questions regarding potential exposure to COVID-19 within the past 14 days, to submit to temperature screening, and shall either wear face coverings or other cloth or material covering the nose and mouth. Violations of these requirements may also result in removal from the meeting. Any person found to have a temperature of 100.4° or higher will be asked to leave.

**ACCESS ACCOMMODATIONS:**

Due to any potential occupancy limitations from preventing the spread of COVID-19, those wishing to access the public meeting virtually by means of communications media technology may do so remotely in the following way:

Members of the public wishing to view CRA Board meetings may visit our website at [www.delraycra.org](http://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:

The Delray Beach Community Redevelopment Agency  
20 N. Swinton Ave  
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. Meeting PowerPoint Presentation****4A. CRA SPECIAL MEETING PRESENTATION**

**Attachments:** [Delray Beach CRA Special Meeting Presentation 12.17.20](#)

**5. Public Comments on Agenda & Non-Agenda Items****6. Old Business****6A. SPECIAL MEETING REGARDING THE DEVELOPMENT OF SW 600-800 BLOCKS OF WEST ATLANTIC AVENUE**

**Recommendation:** Discuss and approve or disapprove the negotiation and preparation of a Fourth Amendment to the Purchase & Sale Agreement by and between Delray Beach Community Redevelopment Agency and BH3 Management, LLC dated April 22, 2019 related to the development of SW 600-800 blocks of West Atlantic Avenue.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - BH3 Request Letter](#)  
[Exhibit B - BH3 Clarification Memo](#)  
[Exhibit C - FABRIK Proposed Renderings and Site Plan](#)  
[Exhibit D - Critical Dates Timeline](#)  
[Exhibit E - Purchase and Sale Agreement and Amendments](#)  
[Exhibit F - Aerial View of Properties](#)  
[Exhibit G - FABRIK SPRAB Submitted Renderings and Site Plan](#)  
[Exhibit H – AtlaWest Renderings and Site Plan](#)

**7. Other Business**

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

**8. Adjournment**

