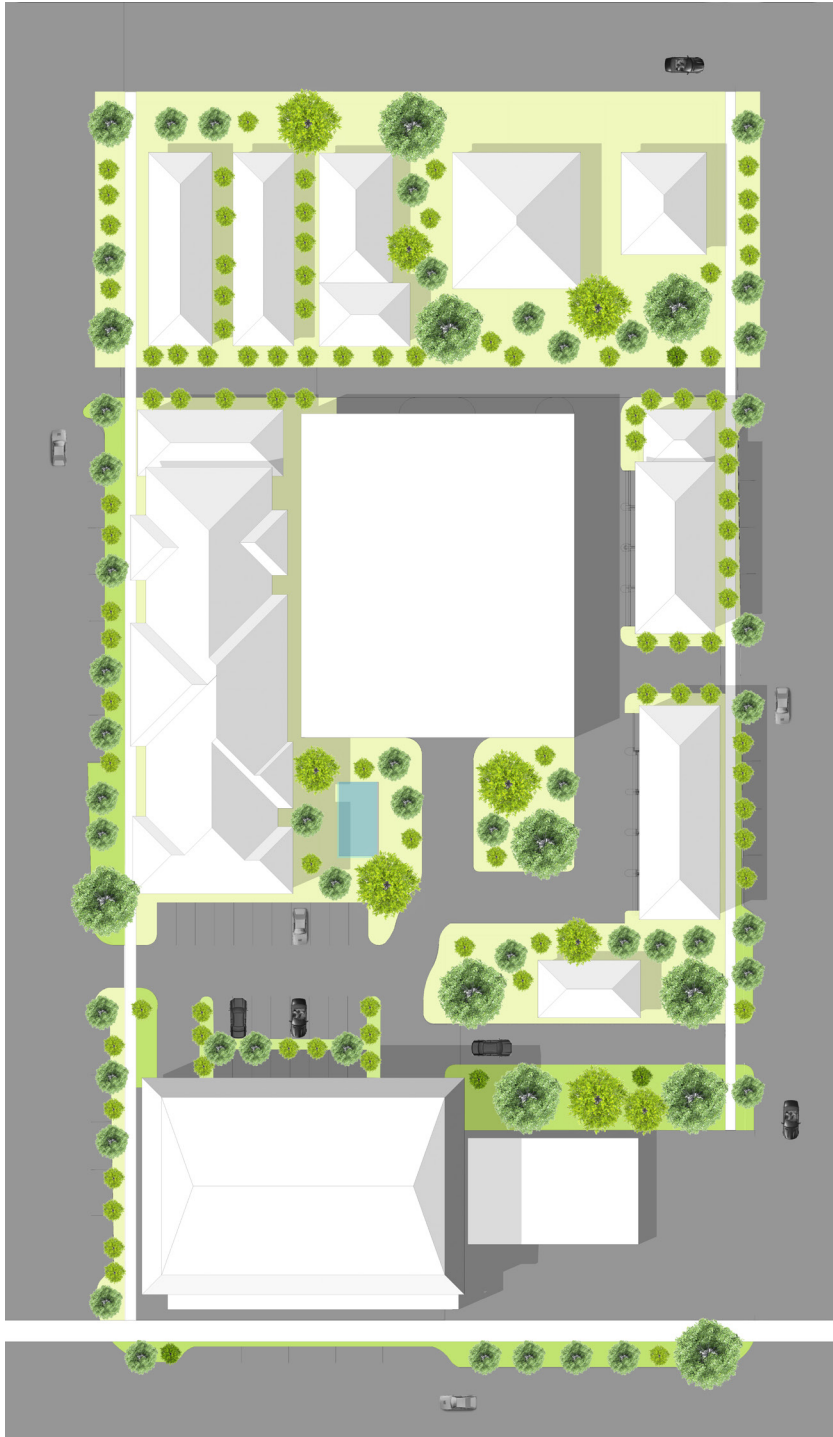


# Atlantic Avenue Development Proposal

Development proposal for the six hundred block  
on the north side of atlantic avenue.

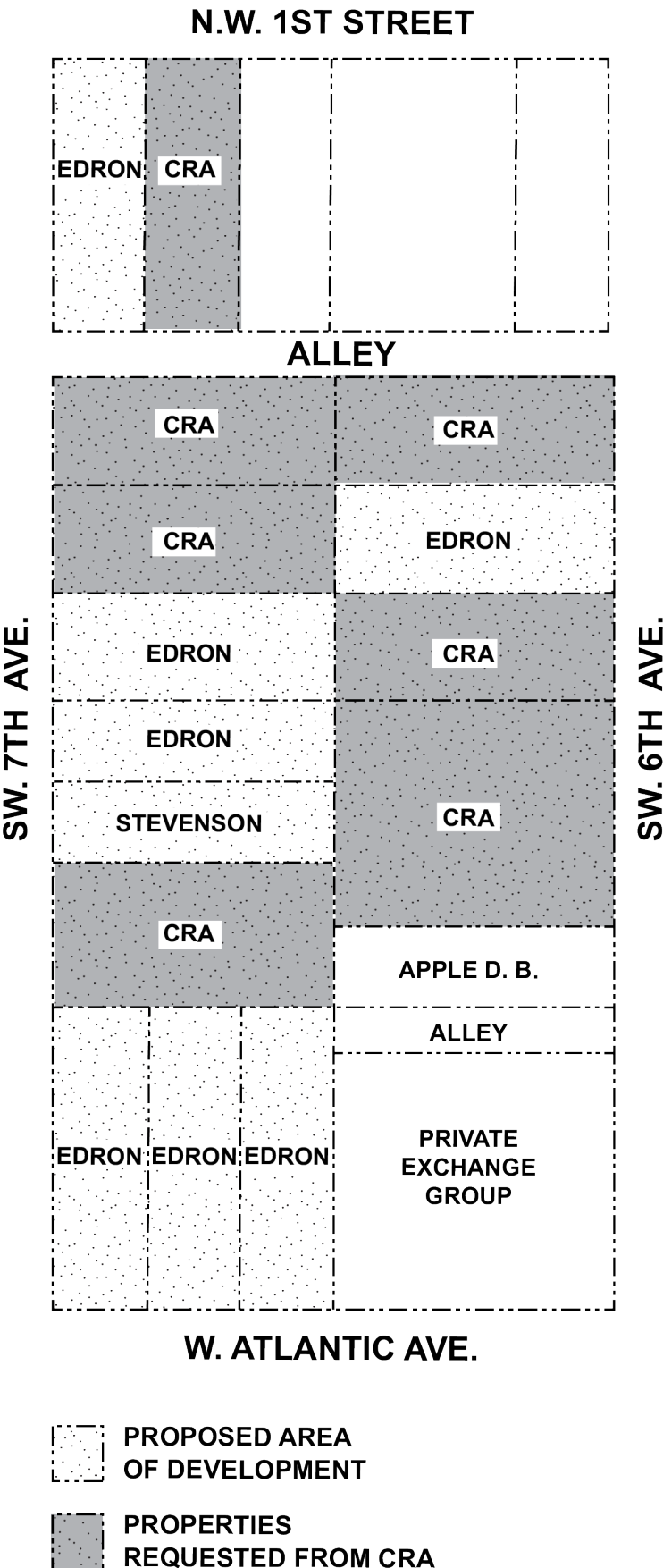


**Applicant:**  
**Edron LLC.**  
**Delray Beach, FL**

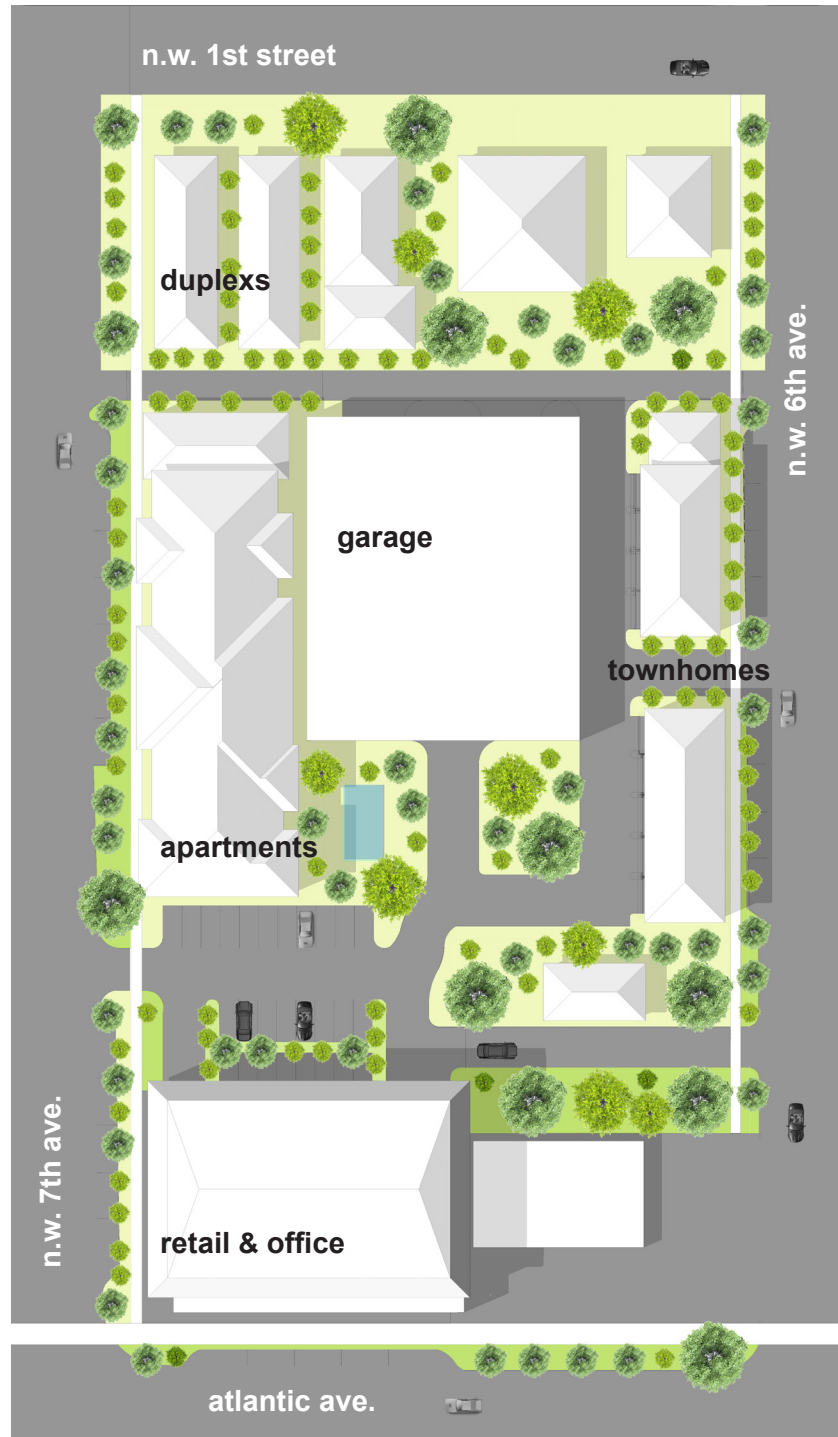
**Architect:**  
**David Lawrence Architecture**  
**205 Worth Ave #301c,**  
**Palm Beach, FL 33480**

# aquisition overview & parcel map

The applicant presently owns seven parcels of land within the six hundred block bordering Southwest 7th Ave. and Southwest 6th Ave. This includes more than half of the property that fronts Atlantic Avenue. Below is a map identifying ownership of the key parcels on the block. To develop this area to its fullest potential, the applicant requests that the CRA properties be given to Edron LLC. The combination of the CRA's and of Edron LLC.'s parcels will be large enough that a significant project can be constructed.



# the proposed development



## the proposed development

On Atlantic Avenue the applicant proposes a four-story mixed-use building. The building fronts the street and more than half of the block along Atlantic Avenue. It will make a significant improvement to the quality of the street. The first floor will be 4,800 Square feet of retail with a covered colonnade to enhance the pedestrian experience along Atlantic Avenue. The upper three levels will be office space totaling 36,000 square feet. The colonnade will create a pleasant stepping back of the mass of the building along main street and offer balconies for the second floor office space.

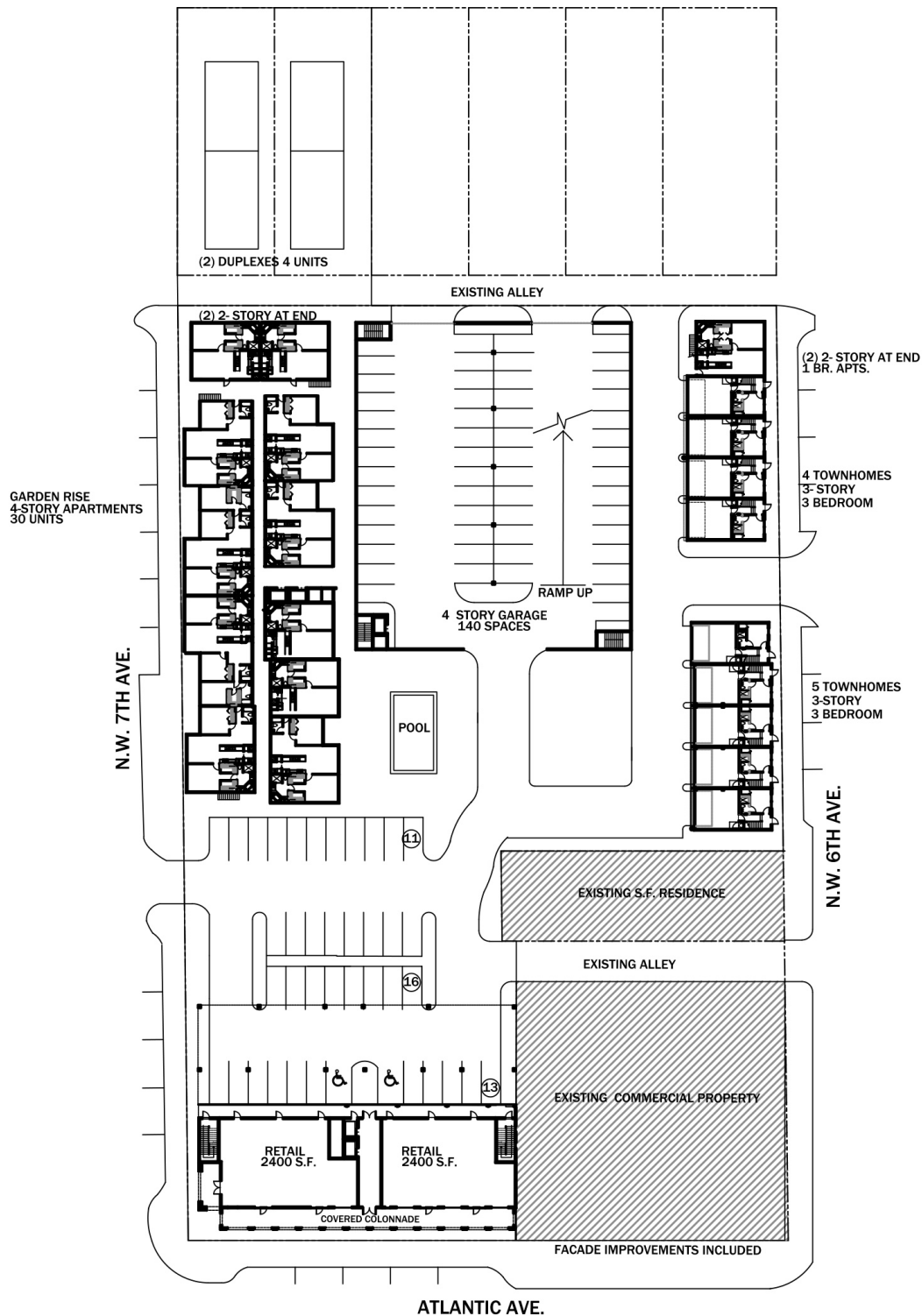
For the West side of the property facing N.W. 7th Avenue, the applicant proposes a forty unit four-story apartment building. The apartments will be market rate units. The building will have an elevator serving all four floors so all units could be accessed by those with disabilities and limited mobility. The North side of the building steps down to two stories to reduce the scale as it approaches the single-family homes to the north of the property. The apartment building has a mix of one, two and three bedroom units.

On the North side of the property, the applicant proposes two duplex units for the two single family lots that anchor the Northwest corner of the property. These four dwelling units would be two-story with attached garages.

On the East side of the property along N.W. 6th Avenue the applicant proposes nine three-story townhouses and two apartments in two buildings. The townhouses will have three bedrooms and three and a half baths. Each townhouse will have a two-car garage. The front of the townhouses will face the street to offer a pleasing streetscape. The garages are served by an internal roadway. The townhouses are divided into two buildings to reduce their scale. Two apartments located on the North side of the north building are two story to scale down the building and blend in with the residences to the North.

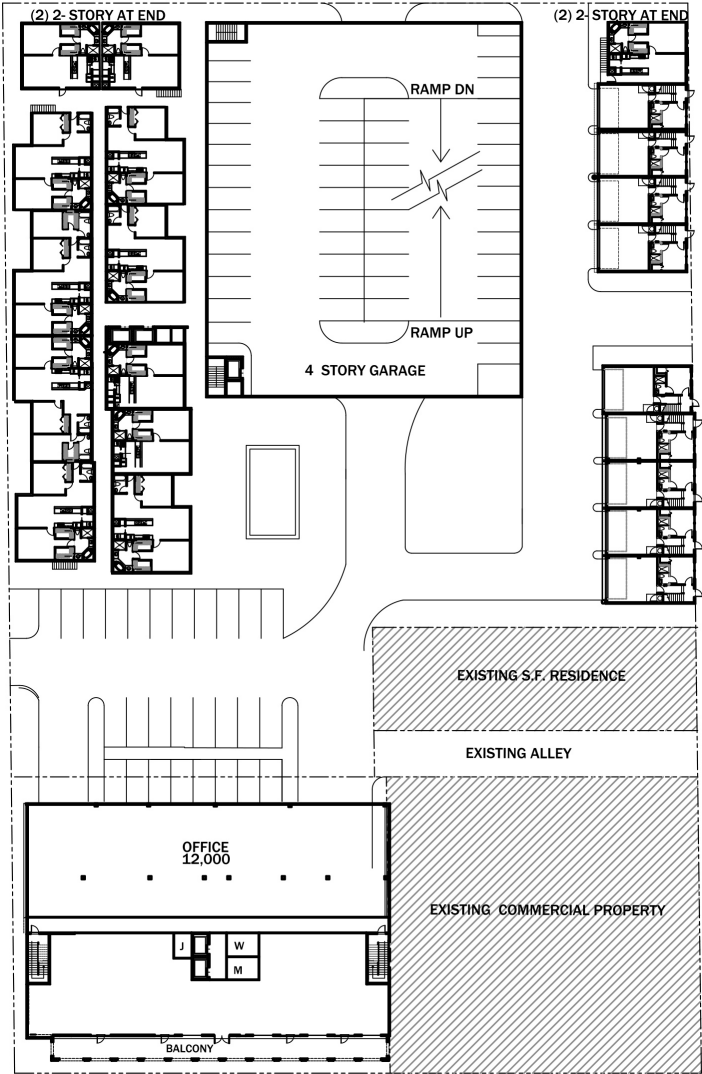
The parking is accommodated by a four level 140 space garage situated in the center of the property. The garage is located in the middle of the property to minimize its visual impact to the neighborhood.

first floor



PARKING CALCULATION		PARKING PROVIDED		PROJECT MIX		TOTAL UNITS 53 SITE AREA 2.49 AC. 108,648 S.F. (ESTIMATE NO SURVEY AVAILABLE)
OFFICE 1/300	120	ON STREET	25	RETAIL	4,800 S.F.	
RETAIL 4.5/1000	22	SURFACE	40	OFFICE	36,000 S.F.	
<u>RESIDENTIAL</u>		TOWNHOUSES	22	TOWNHOUSES	9	
1 B.R. @1.5	18	DUPLEX	8	DUPLEX (2)	4	
2&3 B.R. @2	72	PARKING DECK	140	<u>APARTMENTS</u>		
TOTAL REQ'D	232	TOTAL	235	3 BEDROOM	8	
				2 BEDROOM	16	
				1 BEDROOM	16	
				TOTAL UNITS	53	

upper floors



## community benefits

**Improvements to Atlantic Avenue:** The new building will enhance the quality of the street along Atlantic Avenue. Additionally, the applicant has agreed to make façade improvements to adjacent property located at the corner of Atlantic Avenue and N.W. 6th Avenue, thereby improving the appearance of the entire block.

**Discounts for Delray Beach Residents:** The applicant will offer a 35% discount on up to 20% of the office space rent for businesses that are locally owned for a period of four years. All reduced rent rates will be phased out after four years.

**Economic Benefits:** The project will increase the tax rolls for the city. It may also attract new businesses to the area. The rent incentives will also encourage local business growth.

**Construction by Local Firms:** The project will be bid out competitively and local firms will be encouraged to submit bids. All construction firms bidding the project will be required to obtain bids from local subcontractors and will be required to use some local firms if the price and quality are comparable.

**Reduction in traffic:** Providing housing in the city center helps reduce the overall demand on roadways. The mix of uses offers city residents the opportunity to walk to work if they so choose, further reducing congestion.

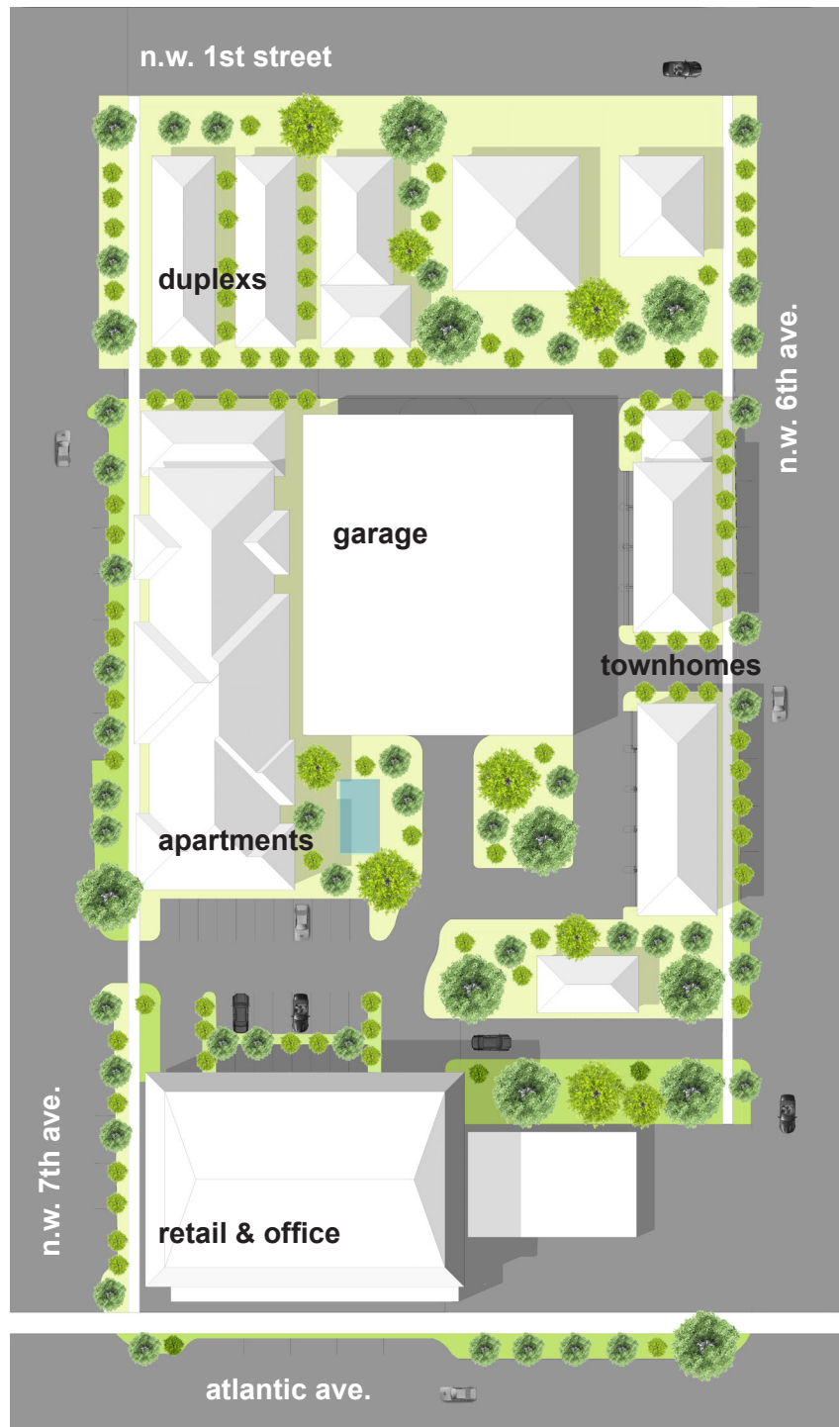
**Minimal displacement:** This project is largely being built on vacant land so it does not reduce the inventory of existing affordable housing units.



## conclusion

The proposed mixed use development is the kind of growth the city needs. The benefits outlined in this proposal clearly show how the project will economically and aesthetically improve the quality of life in Delray Beach. Your assistance with the missing parcels allows for the type of development that is in line with the mission of the CRA. For these reasons, we request that the board of the Delray Beach CRA accepts this proposal. Thank you for your time and consideration.

Sincerely,  
Maxim Eida, President, Edron LLC.





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**From:** Max Eida <[maxeida@gmail.com](mailto:maxeida@gmail.com)>

**Date:** May 14, 2018 at 12:51:09 PM EDT

Dear Commissioners,

My name is Max Eida and I have bought about 40% of the 600 block 18 years ago. The only reason I purchased this property stemmed from the promise that the C R A would comply and stand by me in the idea of redevelopment. So far, for 18 years, it had been nothing but back and forth with no forward movement. I am still very interested in completing this project on updating the entire square block. What I want to do now is sit down with you and discuss this project. I have the plans ready and available, and can bring them to you to go over the details.

In relation to all the remaining properties on the 600 block, I want to connect our properties together so I will be able to develop most of the square block. In return, I will give the community a 35% discount for local residents who have been in the community for a minimum of 3 years on 20% of the offices. Also this will bring business to local construction corporations and will create office as well as building maintenance jobs for the locals. I'm also planning to build apartments and townhomes so people can live near their jobs and even walk to work. As for Willi's building, I plan to facelift and beautify the whole square block.

Lets set a time sometime this week at your earliest convenience so you can see what my plan is for redevelopment, and the hopes that after nearly two decades, I can finally start this project.

Thanks,

Max Eida  
TL# 954-242-1920

Sent from my iPhone