



CRA Board Workshop Meeting Minutes
Tuesday, October 29, 2024 – 2:00 p.m.
City Hall Commission Chambers
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh, Esq.
Gina Clayton

Christine Tibbs
Tracy Waterlander

Donald Doody, Esq.

OTHERS PRESENT:

Jess Sowards
Moshe Laniado

1. Call to Order

Chair Carney called the meeting to order at 2:00 p.m.

2. Roll Call

CRA Board Members Present: Chair Tom Carney, Deputy-Vice Chair Tom Markert, CRA Commissioner Juli Casale, and CRA Commissioner Rob Long.

3. Approval of Agenda

Motion by Commissioner Casale, seconded by Deputy Vice-Chair Markert, to approve the Agenda. In a roll call vote, **motion** passed (4-0)

4. Workshop PowerPoint Presentation (Included for information only)

A. WORKSHOP POWERPOINT PRESENTATION

5. Discussion

A. UPDATE ON THE WEST ATLANTIC MASTER PLAN (aka SET TRANSFORMATION PLAN)

Ms. Jadusingh introduced the item and provided a presentation to review the following: SET Transformation Plan – Update; Chapter 5 Implementation Plan; 2020 and 2024; and SET Transformation Plan Next Steps.

There was consensus to hold public meetings.

Commissioner Casale and Ms. Jadusingh discussed updating the financial responsibility column, ensuring current funding commitments. Ms. Jadusingh needs to adjust the document internally, considering recent developments, and emphasized the need to gather public input to reflect current priorities.

B. WEST ATLANTIC AVENUE LOT STUDY PRESENTATION AND DISCUSSION

Ms. Jadusingh introduced the item and provided a presentation to review the following: SET Transformation Plan (aka West Atlantic Master Plan); Activating commercial opportunities on West Atlantic Avenue; Community Feedback; West Atlantic Area Needs Assessment and General Conclusions.

Discussion ensued about grocery store and pharmacy opportunities and challenges.

Commissioner Long expressed a preference for keeping the SET Plan holistic, emphasizing that West Atlantic should be integrated into the broader community development strategy to ensure the community's voice was included. He acknowledged the unique aspects of West Atlantic but stressed the importance of maintaining a unified approach.

Ms. Jadusingh displayed the West Atlantic Avenue sketch from consultants and introduced Mr. Jess Sowards, Principal Architect at Currie Sowards Aguila Architects.

Mr. Sowards outlined the CRA's year-long effort to plan the redevelopment of vacant properties, focusing on the 600, 700, and 800 blocks. Various options, including retail, grocery, and residential units, were explored, with parking capacity being a key factor. The team also evaluated relocating the police station but determined it would be best to keep it on its current site near the courthouse, allowing for a new three-story facility, a parking garage, and a new fire station. This plan frees the 600-800 blocks for redevelopment and opens up Fifth Avenue for mixed-use projects. He further reviewed concepts for the NW and SW Atlantic Avenue 600, 700, and 800 Blocks.

Ms. Jadusingh continued the presentation and summarized the Bank Map Analysis. Mr. Sowards noted that the key takeaway was the concentration of banks, which are primarily located along Federal Highway.

Mr. Sowards proceeded by reviewing the Pharmacy Map Analysis; Supermarket Map Analysis; and Small Markets Map Analysis.

Ms. Jadusingh noted the possible next steps include begin marketing/outreach efforts and/or issue a Request for Qualifications for commercial realtor services assist with awareness of CRA's desires to seek out supermarkets, pharmacies, or banks that may want to have a location on CRA-owned lots.

There was consensus to proceed with the recommended next steps.

C. UPDATE: NW 600 BLOCK WEST ATLANTIC AVENUE – MIXED-USE / WORKFORCE HOUSING TOWNHOUSE DESIGN

Ms. Jadusingh introduced the item and reviewed the following: Background; Initial Conceptual Site Plan (June 23, 2020); January 2022 Acquisitions; and Current CRA-owned Vacant Properties.

Ms. Tibbs provided additional comments and introduced Mr. Moshe Laniado, Principal Architect at Synalovski Romanik Saye.

Mr. Laniado reviewed design plans for the NW 600 Block West Atlantic Avenue, focusing on affordable housing through two-story townhomes with garages, private courtyards, and ADUs positioned at the rear. The project aimed to revitalize underutilized alleys for vehicle access and offer flexible housing options. The Anglo-Caribbean style was chosen to suit the local climate, with each townhome featuring three bedrooms, two and a half baths, and shared outdoor spaces.

Vice-Chair Burns joined the meeting at approximately 2:50 PM.

Ms. Tibbs highlighted the project layout, noting townhomes along Northwest Seventh and First Streets, and the need for rezoning three lots currently zoned single-family residential. She also mentioned plans for a commercial unit with dedicated parking. Community feedback would be gathered at the CRA Social on December 5, followed by city approvals and funding as the next steps.

Commissioner Casale asked about the potential unit count. Ms. Tibbs stated the design allows for 13 townhomes, potentially 26 with ADUs included. Ms. Jadusingh noted the pricing strategy aimed at affordability and mentioned that the city's ADU study could impact the project, offering flexibility in classifying ADUs. She acknowledged rezoning challenges but indicated adjustments could be made if necessary.

6. Adjournment

There being no further discussion, the meeting was initially adjourned at 2:56 p.m.

The Board agreed to re-open the meeting in order to hear public input.

Some public input was not captured due to a technical issue with the recording.

Carter Van Voris, 770 Highpoint Boulevard North, suggested that the CRA consider forming an advisory committee composed of experienced developers. She emphasized the value of local expertise in guiding development projects, particularly in understanding economies of scale and construction costs. Ms. Van Voris expressed surprise that such local knowledge was not being utilized and recommended tapping into these resources to enhance the CRA's development initiatives.

Ernestine Holiday, 40 NW 9th Avenue, voiced concerns about the 24-hour store at Northwest 10th Avenue and Atlantic. She felt it was inappropriate for the community, noting it sells little to no food, and urged its discontinuation as part of the Atlantic Avenue redevelopment.

Chuck Ridley, 210 NW 2nd Avenue, highlighted how small community stores have shifted to exploitative businesses and stressed that a lack of trust has hindered development in West Atlantic Avenue. He called for the SET Transformation Plan to address past inequities and urged the Commission and CRA to engage in meaningful discussions to foster trust and advance equitable development in Delray Beach.

Janice Hill, 309 SW 15th Terrace, urged the City Commission to engage more with all neighborhoods, emphasizing the need for leaders to be present and understand the community's needs. She highlighted the importance of visiting areas like Carver Park to ensure a unified and thriving city.

Chair Carney suggested reviewing the qualifications for businesses operating under grocery store licenses. He questioned whether stores primarily selling non-grocery items should continue under the same license and emphasized the need to ensure businesses operate as intended. He committed to investigating this further.

Sarah Sales, 1700 NW 2nd Avenue, Ms. Sales reminded the CRA Board of their invitation to attend the Racial Equity Institute workshops, emphasizing their importance. She encouraged participation in both the three-hour session on Saturday and the two-day workshop, noting the value and past involvement of city leaders, fire, and police departments. She acknowledged the time commitment but stressed its significant impact.

Ms. Jadusingh expressed appreciation for the public comments, emphasizing the importance of dialogue in fostering community engagement. She highlighted the CRA's efforts to create opportunities for open conversation through socials and outreach events, inviting community members to participate actively. She reassured attendees that input on vacant lot developments and other projects is still timely and welcomed. Ms. Jadusingh encouraged ongoing interaction, emphasizing the CRA's commitment to listening and working collaboratively to build trust and enhance the West Atlantic area.

The meeting adjourned again at 3:15 p.m.


Renee Jadusingh, Executive Director


Tom Carney, Chair