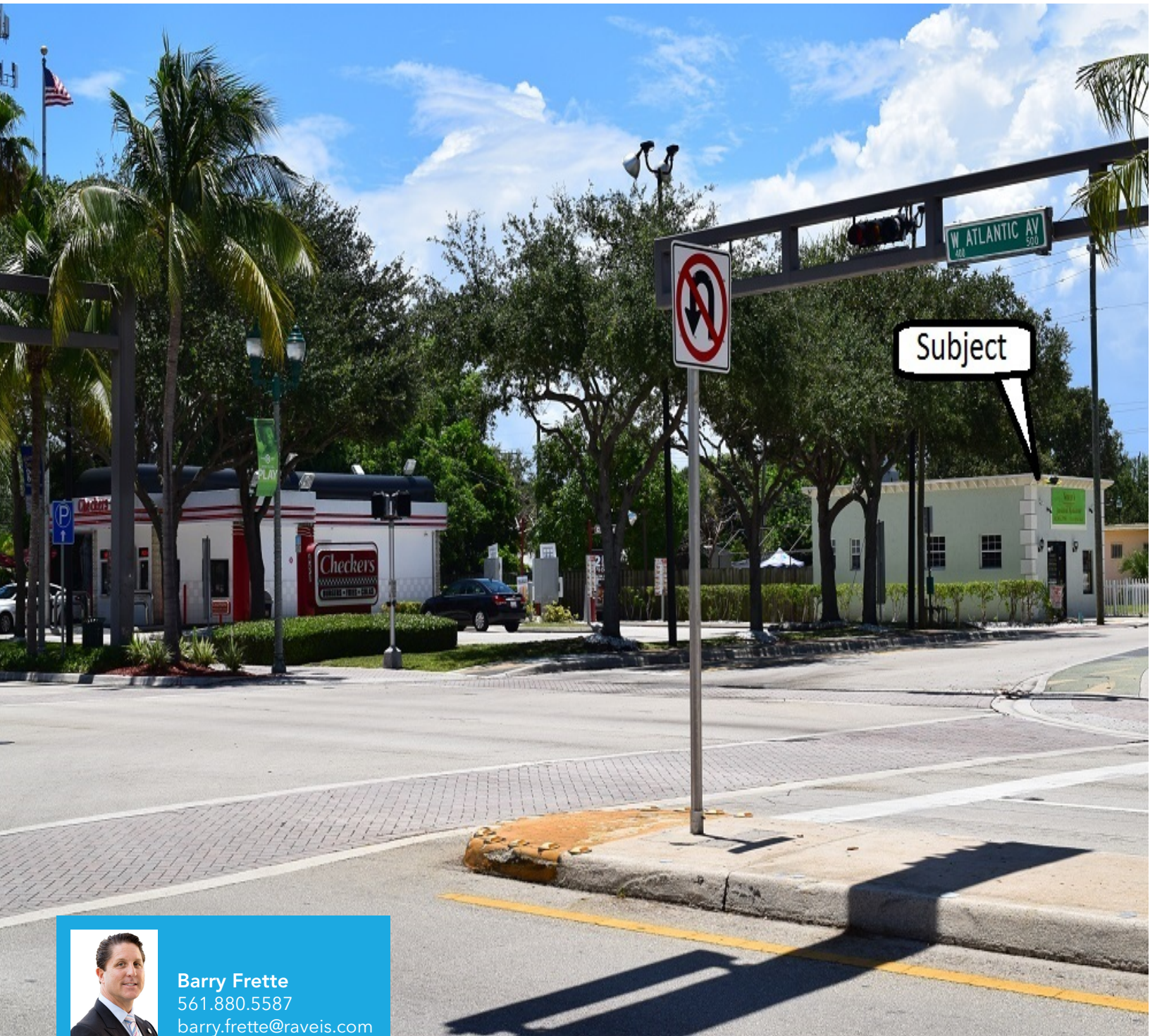


## Downtown Delray Building for Sale

25 SW 5th Ave, Delray Beach, FL 33444



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## PRESENTED BY:

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# WILLIAM RAVEIS

SOUTH FLORIDA

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## PROPERTY INFORMATION:

### **Downtown Delray Building for Sale**

25 SW 5th Ave, Delray Beach, FL 33444



# Executive Summary

25 SW 5th Ave Delray Beach, FL 33444



## OFFERING SUMMARY

Sale Price:	\$350,000
Cap Rate:	6.86%
NOI:	\$24,000
Lot Size:	0.08 Acres
Year Built:	1952
Building Size:	640
Zoning:	CBD - Central Business District
Market:	Delray Beach
Submarket:	West Atlantic - The Set Neighborhood
Price / SF:	\$546.88

## PROPERTY HIGHLIGHTS

- Adjoining parcel to Checkers - Fast Food
- Currently a Restaurant with Atlantic Ave Exposure
- Daily Traffic Counts for Atlantic Ave - RPR year 2015 22k/day
- West Atlantic area slated by CRA for next area of growth in Delray
- Potential Economic Incentives Available from City of Delray
- I-95 a three minute drive west & the beach a three minute drive east
- Zoning permits building up to 54'





# West Atlantic Neighborhood



WHERE YOU CAN.



## West Atlantic Neighborhood

### A Vision for the West Atlantic Neighborhood

The Downtown Delray Beach Master Plan includes the West Atlantic Neighborhood, with a Vision that supports:

- Creation of a distinctive gateway feature that welcomes visitors and identifies the West Atlantic area as the entrance to downtown Delray Beach
- New development with buildings fronting the street and parking in the rear
- Affordable housing to minimize displacement of residents
- Strategies for maintaining affordable rental rates and purchase prices on commercial properties to support locally owned businesses
- Revitalization of NW/SW 5th Avenue, with the creation of a public plaza at the Atlantic Avenue intersection
- Neighborhood pocket parks to provide quiet retreats for relaxing and unwinding outdoors
- Continued beautification of Atlantic Avenue with installation of attractive medians, shade trees, and pedestrian amenities



## South florida market update

Delray Beach is booming. With 6 major developments underway and Delray's new leadership, Delray is on the move. Congress Avenue plans are coming together, West Delray in "The Set" neighborhood is adding a new Publix, and the Art District in downtown is exploding! There is a Master-Plan underway and it's exciting for commercial real estate investors that work within the City of Delray Beach. It's just a matter of time that rents are going to sky-rocket.

Rents on Atlantic Ave are ranging from \$50-\$100 per square foot. As inventory shrinks and there is a shortage of property available on Atlantic Ave., values are going to continue to rise. As far as commercial property sales, we are up to \$1,000 per square foot on Atlantic Avenue and in a short period of time, you can expect that to jump to keep up with the pace of Delray's neighboring cities.

Miami Beach's Lincoln Road ranks as the 10<sup>th</sup> most expensive retail street in the United States, and Palm Beach Worth Avenue is not far behind. Thor Equities has property in Delray and are buying property throughout south Florida.

Rents on Lincoln Road have held steady at \$325 per square foot and reach as high as \$400 per square foot. Commercial properties have sold for as high as \$6,579 per square foot on Lincoln Road.

New York's Upper Fifth – Up to \$3,500 per square foot for rents (46% more expensive than the world's second ranked street, Causeway Bay in Hong Kong.) Los Angeles posted the highest retail rents outside of New York at \$800 per square foot. Worth Ave rents have jumped 20% year over year to \$150 - \$200 per square foot for their rents and commercial property sales have yielded as high as \$3,000 per square foot.



# CRA Letter



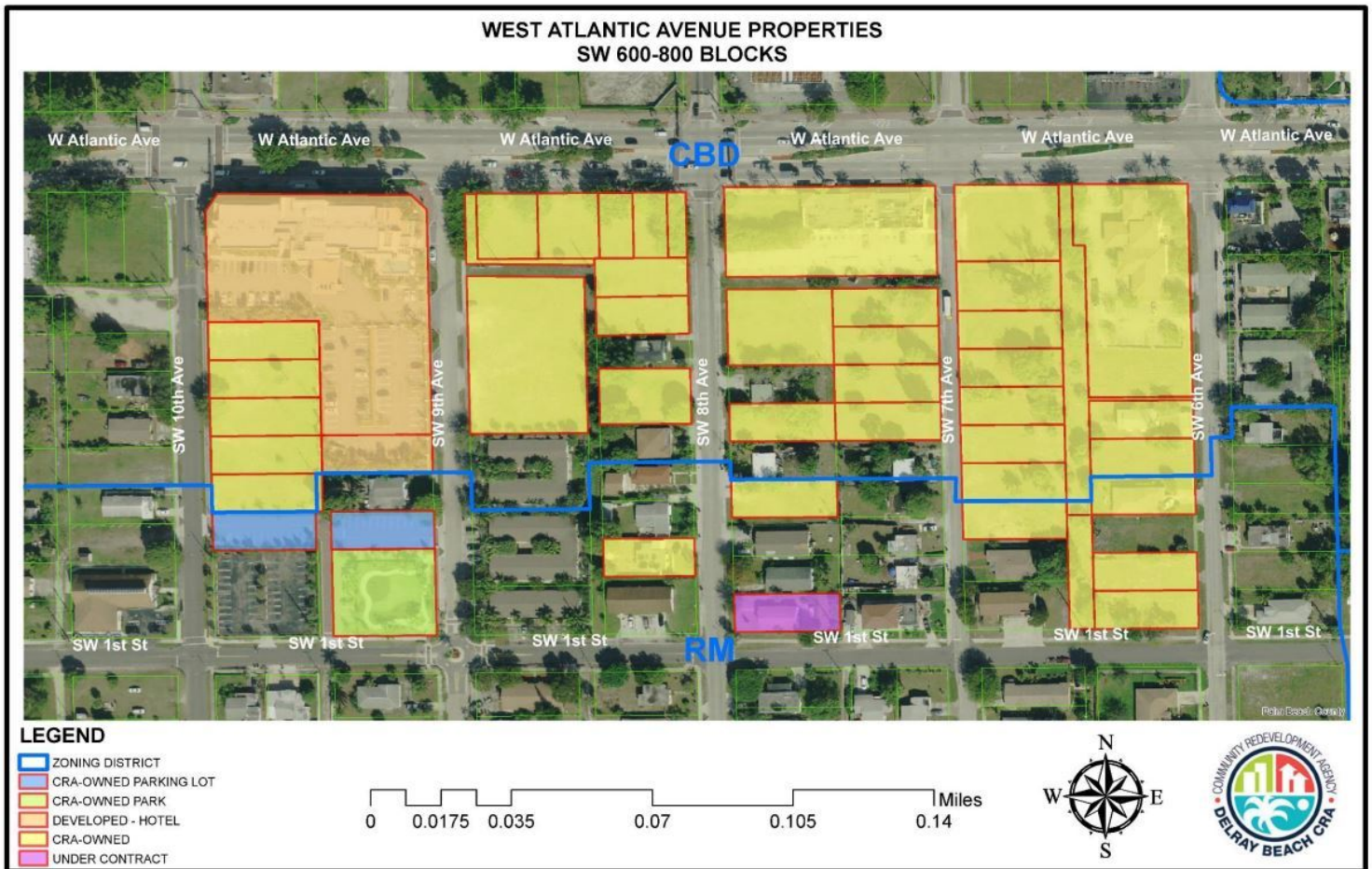
**NOTICE FOR REQUEST FOR PROPOSALS  
SOUTHWEST 600 BLOCK WEST ATLANTIC AVENUE PROPERTIES  
REDEVELOPMENT PROPOSAL  
CRA PROJECT NO.: CRA2017-01**

The Community Redevelopment Agency of the City of Delray Beach (CRA) hereby announces its intent to receive and consider Requests for Proposal (RFP) by qualified entities for the lease or purchase of vacant CRA-owned properties located on the south side of W. Atlantic Avenue, between SW 6<sup>th</sup> and SW 7<sup>th</sup> Avenues, Delray Beach, Florida, for the purpose of redevelopment to provide a full service grocery store. A legal description of the properties and the RFP package may be obtained from <https://www.periscopeholdings.com/bidsync/> or the CRA's web site at [www.delraycra.org](http://www.delraycra.org), under the section titled "RFP/RFQ/RFB/RLOI"; or call (561) 276-8640 to request a copy. Proposals may be filed with the Delray Beach Community redevelopment Agency until **2:00 p.m. on Friday, May 12, 2017.**

A pre-submittal meeting will be held at **2:00 pm on Wednesday, March 22, 2017**, at Delray Beach City Hall, First Floor Conference Room, located at 100 NW 1<sup>st</sup> Avenue, Delray Beach, FL 33444. Attendance is on a voluntary basis. PLEASE NOTE: This will be the only opportunity for applicants to directly address CRA staff regarding the RFP.

Reginald A. Cox, Chairman  
Jeff Costello, Secretary  
Community Redevelopment Agency  
Delray Beach, FL

# CRA-Owned Property





WILLIAM  
RAVEIS  
SOUTH FLORIDA

First city in state to win 3 all-american city awards



FIRST CITY IN STATE TO WIN 3 ALL-AMERICAN CITY AWARDS





# Property Description



## PROPERTY OVERVIEW

CRA purchased over 6 acres in this area and raised building height restrictions. Midtown Delray was just approved and is a \$100+ million project in this sector. Call me to find out what's going on at 561-880-5587. This building has a dining area, two bathrooms, cooking area and nice sized outdoor patio area in back of building for storage, seating, etc. Tenant's lease expires September 2018.

South side of W. Atlantic Avenue, within the Southwest 600, 700, and 800 blocks are mostly owned by the CRA/City. This area is slated by the city for growth and falls within the CRA district sub-area 3. There are potential economic incentives offered by city in this zone that is called "The Set". There is an RFP out for a grocery store with City to develop between 6th & 7th Ave and major plans with this corridor are in play. Potential redevelopment or assemblage opportunity.

The CRA has long encouraged a development pattern along the West Atlantic Avenue corridor that includes a combination of surface and structured parking to the rear of the properties fronting the Avenue. The development program includes the construction of multi-story single or mixed-use buildings. The most desired use is a full service grocery store. Other desired uses include neighborhood-oriented commercial uses, including a pharmacy and bank, as well as office, retail, and service uses. Residential uses are acceptable; however, any residential component must include mixed-income residential units. The CRA encourages the provision of parking that can be shared by multiple users and made available to the public, especially during off-peak hours.

## LOCATION OVERVIEW

Adjoining parcel to Checkers on Atlantic Avenue and SW 5th Avenue. From I-95, head East .57 miles to SW 5th Ave. Building located on South side of Atlantic Ave. Located in West Delray Neighborhood in area where the CRA has purchased over 3 acres of property that is slated for development. This location is one of the next areas of Delray to be developed according to the CRA.

## ZONING



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SOUTH FLORIDA

## Additional Photos





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## Additional Photos



Safe Crossing Atlantic Ave with Safety Signal



Building Across Street North Looking East



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SOUTH FLORIDA

## Rear Back Patio



Rear of Parcel for Storage or Development

# WILLIAM RAVEIS

SOUTH FLORIDA

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## LOCATION INFORMATION:

### **Downtown Delray Building for Sale**

25 SW 5th Ave, Delray Beach, FL 33444



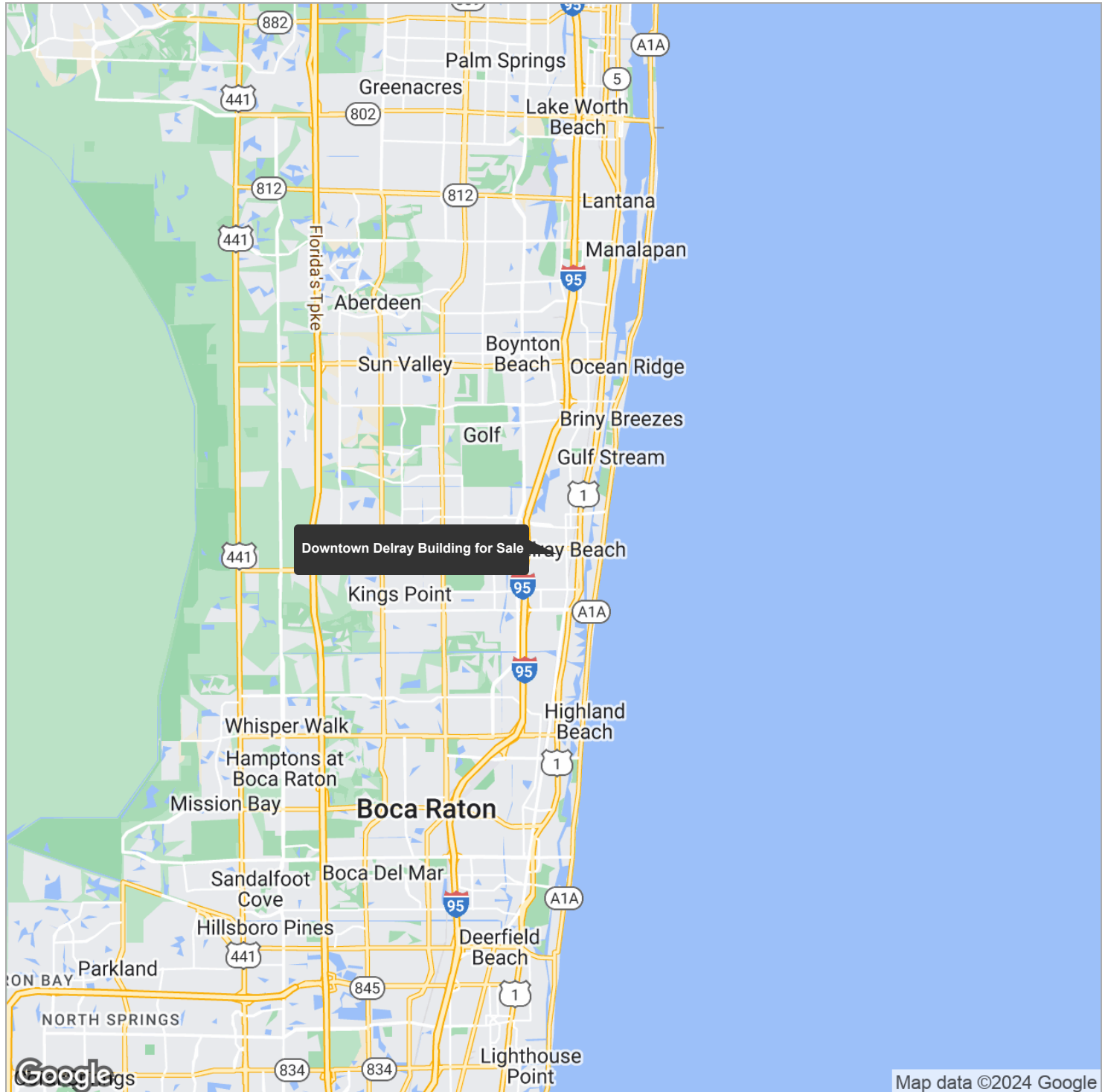
**WILLIAM  
RAVEIS**  
SOUTH FLORIDA

# Retailer Map



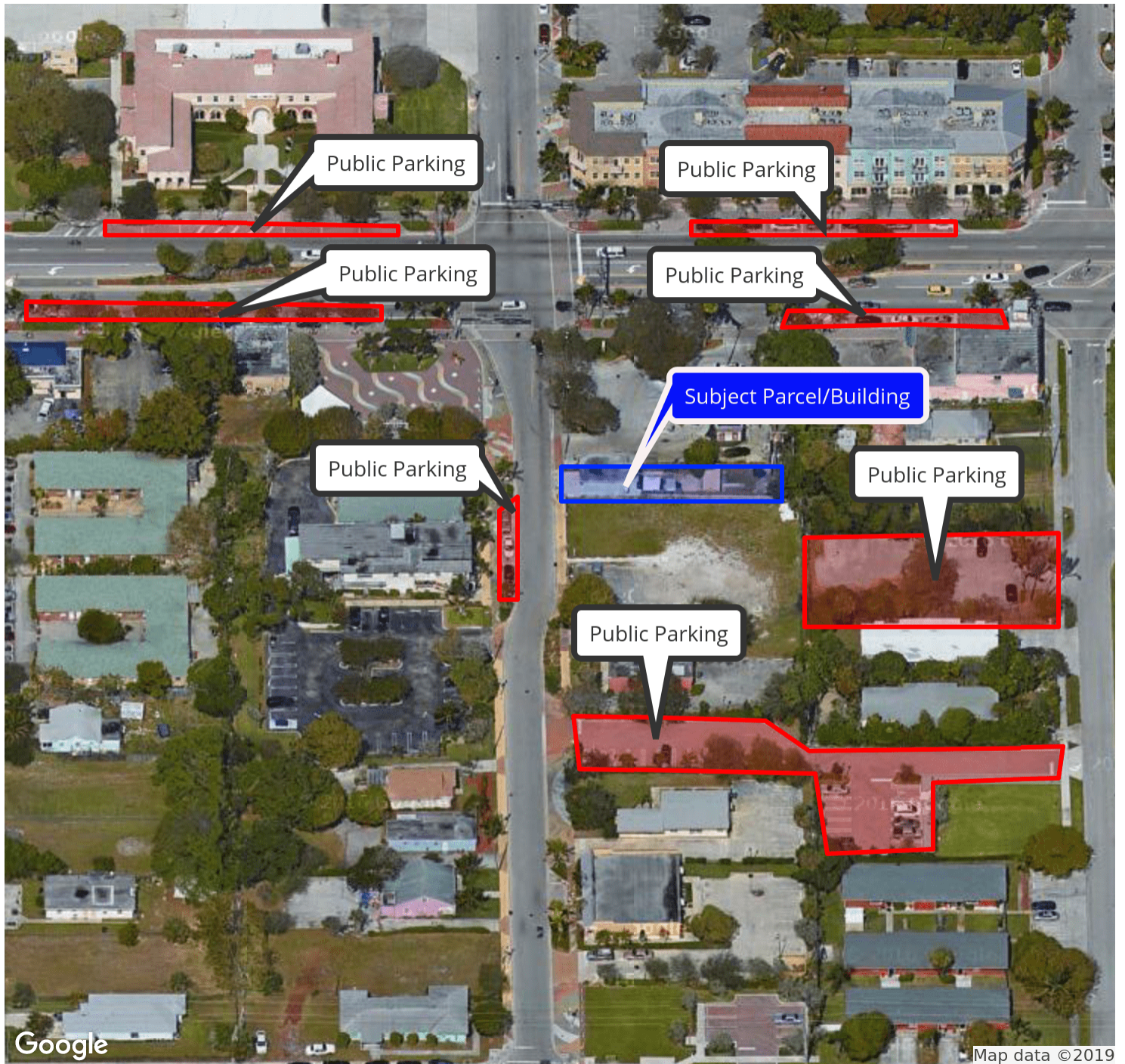
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SOUTH FLORIDA

# Regional Map





# Public Parking





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RAVEIS**  
SOUTH FLORIDA

## Parking



Public Parking - Located 1 Minute walk south of Parcel

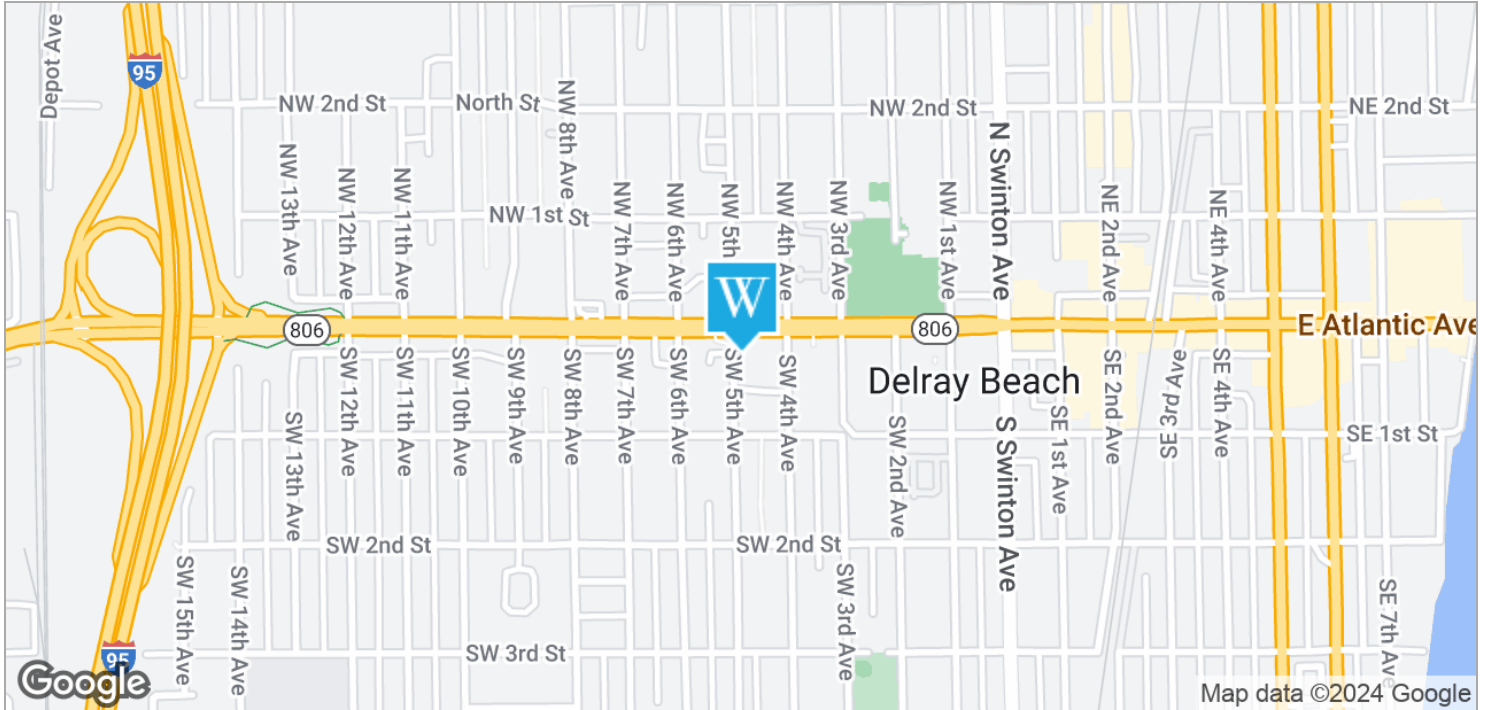


Fire Station & Parking Across the Street North



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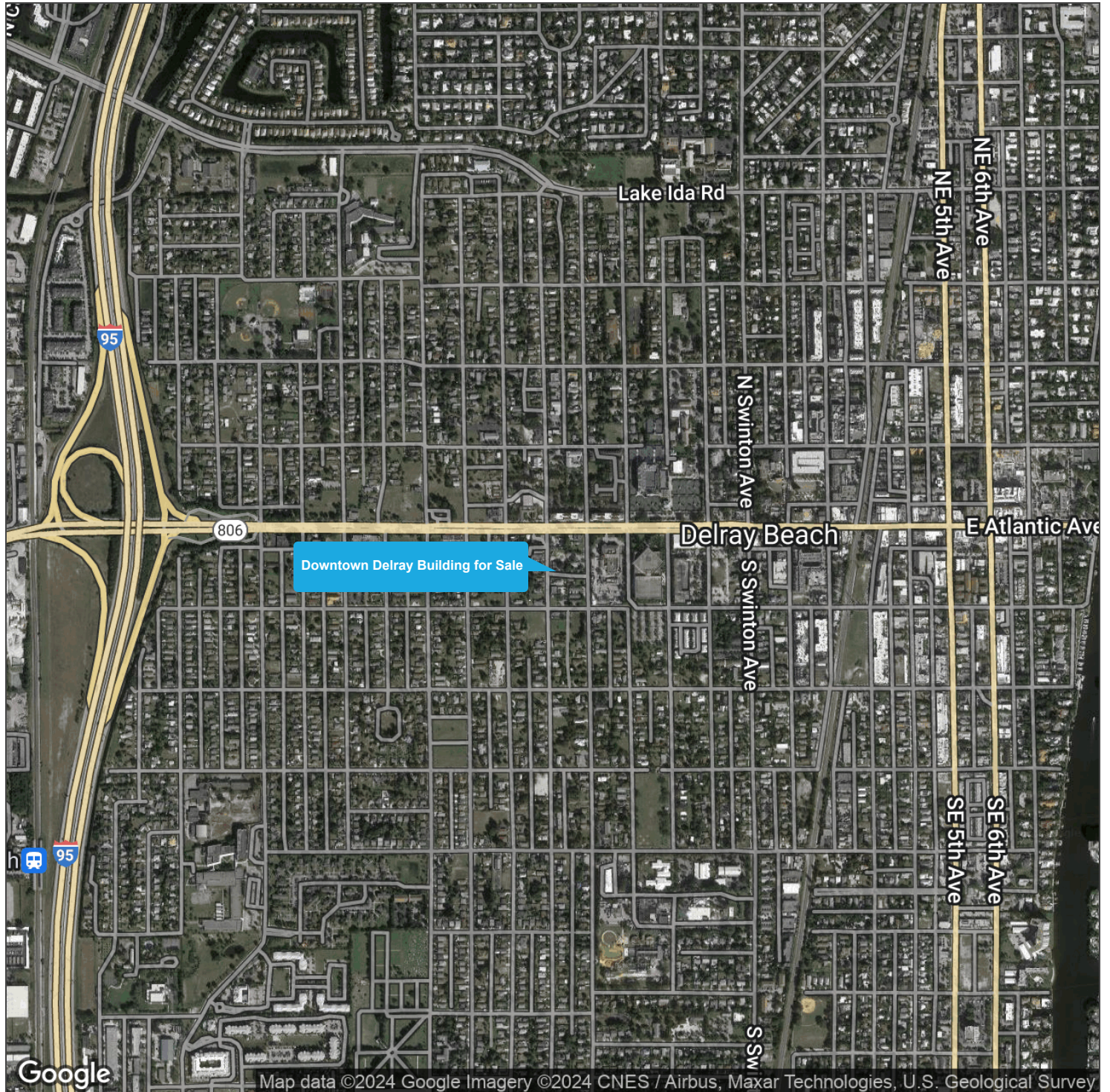
# Location Maps





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SOUTH FLORIDA

# Aerial Map





# WILLIAM RAVEIS

SOUTH FLORIDA

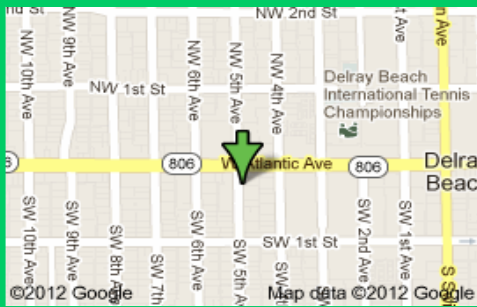
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## ADDITIONAL INFORMATION:

### **Downtown Delray Building for Sale**

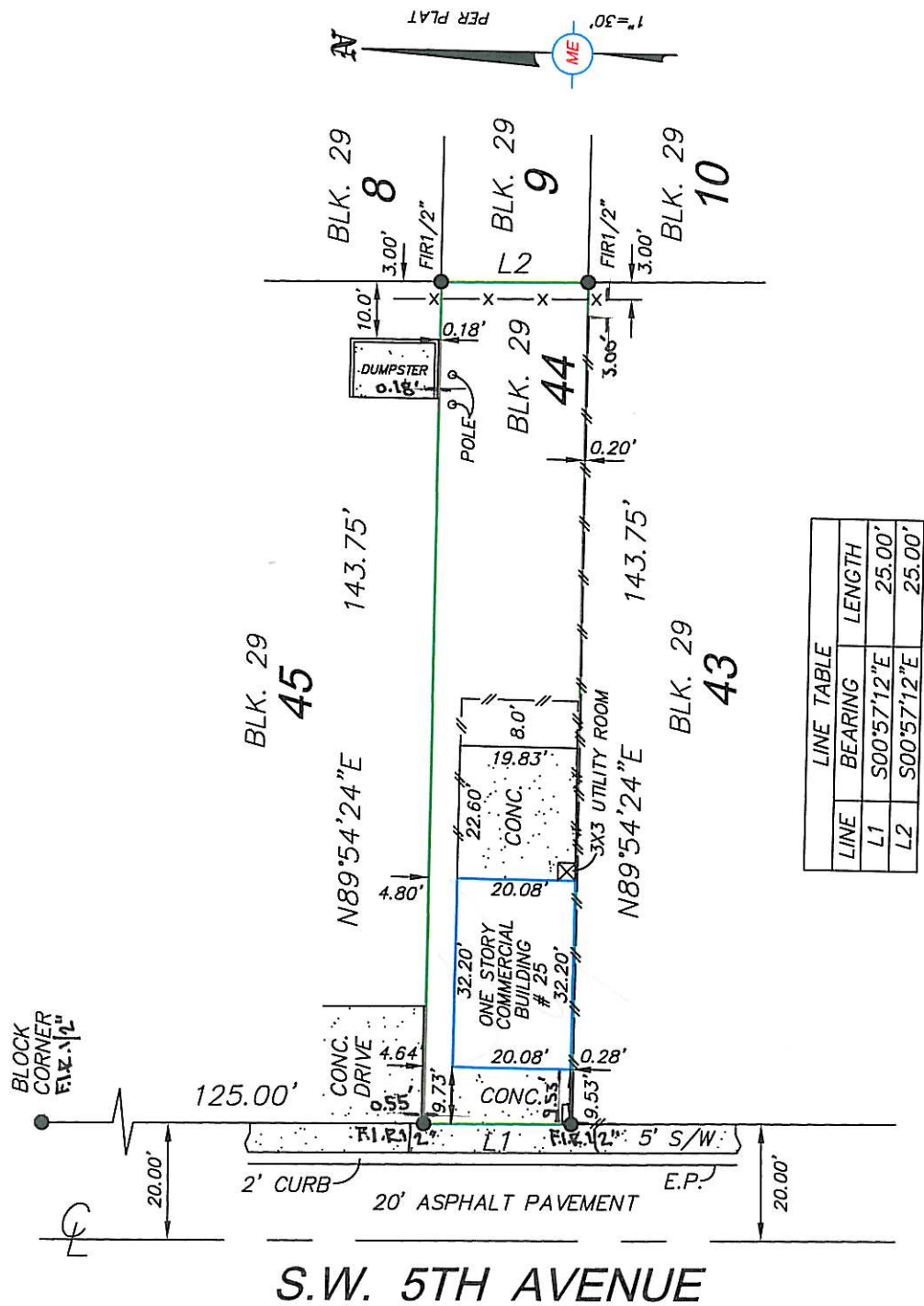
25 SW 5th Ave, Delray Beach, FL 33444

Ordered By:



We need to take every opportunity possible to thank our amazing clients for their support...

Thank You!!!



Accepted By: \_\_\_\_\_

Property Address: 25 S.W. 5 AVENUE  
DELRAY BEACH, FL 33444

NOTES: NO NOTES

**SURVEYOR'S CERTIFICATION:** I HEREBY CERTIFY THAT THIS 'BOUNDARY SURVEY' IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 63-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

SIGNED Miguel Espinosa FOR THE FIRM  
**MIGUEL ESPINOSA** STATE OF FLORIDA P.S.M. No. 5101

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.

M.E. Land Services, Inc.  
10665 SW 190TH STREET  
SUITE 3110  
MIAMI, FL 33157  
PHONE: (305) 740-3319  
FAX: (305) 669-3190  
LB#: 6463



Surveyor's Legend

	PROPERTY LINE	FND	FOUND IRON PIPE / PIN AS NOTED ON PLAT	B.R.	BEARING REFERENCE	TEL.	TELEPHONE FACILITIES
	STRUCTURE	LB#	LICENSE # – BUSINESS	△	CENTRAL ANGLE OR DELTA	U.P.	UTILITY POLE
	CONC. BLOCK WALL	LS#	LICENSE # – SURVEYOR	R	RADIUS OR RADIAL	E.U.B.	ELECTRIC UTILITY BOX
	CHAIN-LINK FENCE OR WIRE FENCE	CALC	CALCULATED POINT	RAD.	RADIAL TIE	SEP.	SEPTIC TANK
	WOOD FENCE	SET	SET PIN	N.R.	NON RADIAL	D.F.	DRAINFIELD
	IRON FENCE	▲	CONTROL POINT	TYP.	TYPICAL	A/C	AIR CONDITIONER
	EASEMENT	■	CONCRETE MONUMENT	I.R.	IRON ROD	S/W	SIDEWALK
	CENTER LINE	⊕	BENCHMARK	I.P.	IRON PIPE	DWY	DRIVEWAY
	WOOD DECK	ELEV	ELEVATION	N&D	NAIL & DISK	SCR.	SCREEN
	CONCRETE	P.T.	POINT OF TANGENCY	PK NAIL	PARKER-KALON NAIL	GAR	GARAGE
	ASPHALT	P.C.	POINT OF CURVATURE	D.H.	DRILL HOLE	ENCL.	ENCLOSURE
	BRICK / TILE	P.C.M.	PERMANENT REFERENCE MONUMENT	⊙	WELL	N.T.S.	NOT TO SCALE
	WATER	P.C.C.	POINT OF COMPOUND CURVATURE	⊠	FIRE HYDRANT	F.F.	FINNISHED FLOOR
	APPROXIMATE EDGE OF WATER	P.R.C.	POINT OF REVERSE CURVATURE	⊙ M.H.	MANHOLE	T.O.B.	TOP OF BANK
	COVERED AREA	P.O.B.	POINT OF BEGINNING	O.H.L.	OVERHEAD LINES	E.O.W.	EDGE OF WATER
	TREE	P.O.C.	POINT OF COMMENCEMENT	TX	TRANSFORMER	E.O.P.	EDGE OF PAVEMENT
	POWER POLE	P.C.P.	PERMANENT CONTROL POINT	CATV	CABLE TV RISER	C.V.G.	CONCRETE VALLEY GUTTER
	CATCH BASIN	M	FIELD MEASURED	W.M.	WATER METER	B.S.L.	BUILDING SETBACK LINE
C.U.E.	COUNTY UTILITY EASEMENT	P	PLATTED MEASUREMENT	P/E	POOL EQUIPMENT	S.T.L.	SURVEY TIE LINE
I.E./E.E.	INGRESS / EGRESS EASEMENT	D	DEED	CONC.	CONCRETE SLAB	⊕	CENTER LINE
U.E.	UTILITY EASEMENT	C	CALCULATED	ESMT	EASEMENT	R/W	RIGHT-OF-WAY
		L.M.E.	LAKE OR LANDSCAPE MAINT. ESMT.	D.E.	DRAINAGE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
		R.O.E.	ROOF OVERHANG EASEMENT	L.B.E.	LANDSCAPE BUFFER EASEMENT	C.M.E.	CANAL MAINTENANCE EASEMENT
				L.A.E.	LIMITED ACCESS EASEMENT	A.E.	ANCHOR EASEMENT

Property Address:

25 S.W. 5 AVENUE  
DELRAY BEACH, FL 33444

Flood Information:

Community Number: 125102  
Panel Number: NA  
Suffix: B  
Date of Firm Index: 10/2/1997  
Flood Zone: X  
Base Flood Elevation: NA  
Date of Field Work: 6/1/2012  
Date of Completion: 6/4/2012

General Notes:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership.
- This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map.
- If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- Examination of the abstract of title will have to be made to determine recorded instruments, if any, effect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- Wall ties are done to the face of the wall.
- Fence ownership is not determined.
- Bearings referenced to line noted B.R.
- Dimensions shown are platted and measured unless otherwise shown.
- No identification found on property corners unless noted.
- Not valid unless sealed with the signing surveyors embossed seal.
- Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- This is a BOUNDARY SURVEY unless otherwise noted.
- This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- This survey shall not be used for construction/permitting purposes without written consent from Miguel Espinosa.

Legal Description:

LOT 44, BLOCK 29, OF SUBDIVISION RESUBDIVISION OF BLOCKS 29 & 37, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 66, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

PRINTING INSTRUCTIONS:

While viewing the survey in any Acrobat Reader, select the File Drop-down and select “Print”  
Select a color printer, if available, or at least one with 8.5” x 14” paper.  
Select ALL for Print Range, and the # of copies you would like to print out.  
Under the “Page Scaling” please make sure you have selected “None.”  
Do not check the “AutoRotate and Center” button.  
Check the “Choose Paper size by PDF”checkbox.  
Click OK to Print.

Certified To: WILLIE, WENDELL AND WINSLOW ROBINSON;  
NATIONWIDE LAND TITLE, INC.; OLD REPUBLIC NATIONAL TITLE  
INSURANCE COMPANY; CDC FINANCIAL CORPORATION; .  
Its'successors and/or assigns as their interest may appear.

Please Copy below for Policy Preparation Purposes only:

*This policy does not insure against loss or damage by reason of the following exceptions:  
Any rights, easements, interests or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by MIGUEL ESPINOSA dated 06/04/2012 bearing Job # A-30948 :*  
a) NO NOTES  
b)  
c)



M.E. Land Services, Inc.

10665 SW 190TH Street, Suite 3110 MIAMI, FL 33157  
PHONE:(305) 740-3319 FAX #:(305) 669-3190 LB # 6463

WWW.MELANDSERVICES.COM

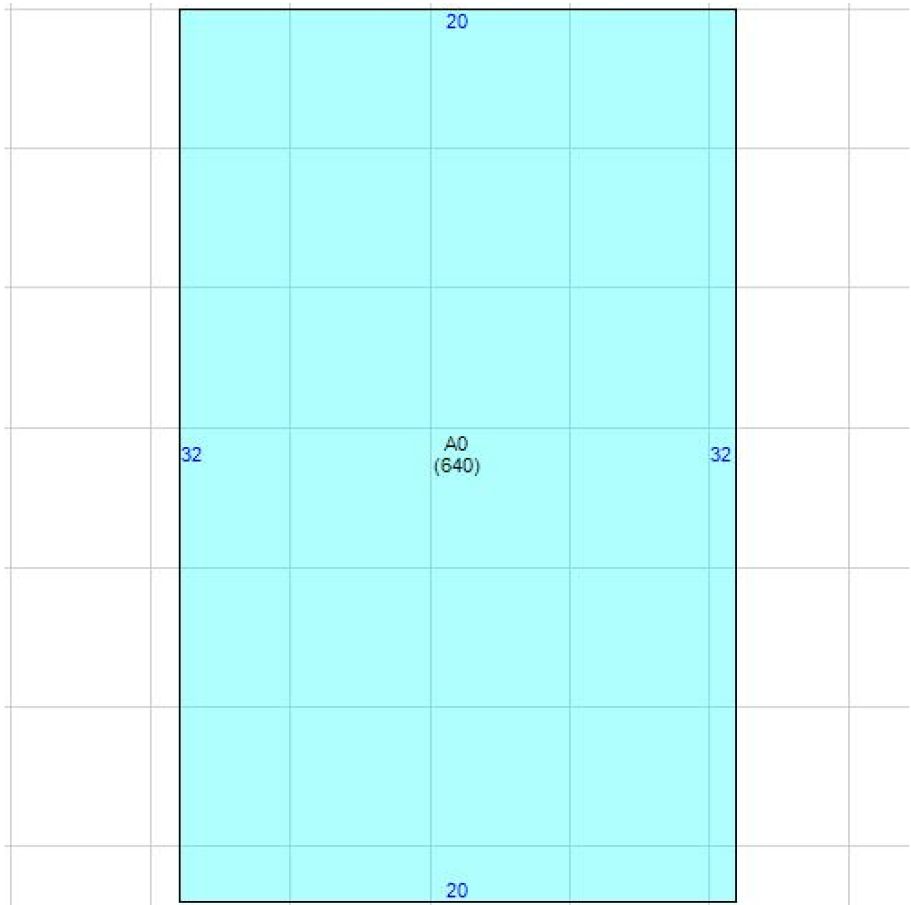






# Existing Building Sketch

Sketch for 12-43-46-17-06-029-0440



# WILLIAM RAVEIS

SOUTH FLORIDA

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## FINANCIAL ANALYSIS:

### **Downtown Delray Building for Sale**

25 SW 5th Ave, Delray Beach, FL 33444





# Financial Summary

## INVESTMENT OVERVIEW

## TENANT

Price	\$350,000
Price per SF	\$546.88
CAP Rate	6.9%
Cash-on-Cash Return (yr 1)	6.86 %
Total Return (yr 1)	\$24,000
Debt Coverage Ratio	-

## OPERATING DATA

## TENANT

Gross Scheduled Income	\$24,000
Other Income	-
Total Scheduled Income	\$24,000
Vacancy Cost	\$0
Gross Income	\$24,000
Operating Expenses	-
Net Operating Income	\$24,000
Pre-Tax Cash Flow	\$24,000

## FINANCING DATA

## TENANT

Down Payment	\$350,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-



# Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Sweets Jamaican Restaurant	1	640		9/31/2018	\$24,000	100.0	\$37.50
Totals/Averages		640			\$24,000		\$37.50





# Delray City Information

## DELRAY BEACH, FL

Is a coastal city in Palm Beach County, Florida Known worldwide as a vibrant, intimate town with big city sophistication, Directly on the Atlantic Ocean, the city has upscale shops, fine restaurants, nighttime entertainment and two miles of award-winning beaches.



### CITY INFORMATION

Population	65,000
Add Subheader 3:	enter text
Seasonal Population	120,000
Median Income	\$51,500
Unemployment Rate	6%

### CITY HIGHLIGHTS

- Filled with Art Galleries
- 6 New Major Developments Underway
- Downtown Backs-Up to Beach
- Rents on Atlantic from \$50-\$100/SF
- Vacancy Rate less than 5%
- Approximately 130 Restaurants Downtown
- Active Nightlife and Cultural Scene

WILLIAM  
RAVEIS  
SOUTH FLORIDA

# City of Delray Beach



City Hall

## DELRAY BEACH, FL

As South Florida's emerging entrepreneurial economy, Delray Beach is a diverse, vibrant community that is attracting and growing businesses and companies of all sizes. More companies are choosing Delray Beach for their startup enterprises, regional offices and corporate headquarters, taking advantage of innovation and a track record of success. Creative businesses in the orange economy are flocking to Delray Beach, with a growing cluster of enterprises in the fine and performing arts, architecture, fashion, design, and film industries. The green economy is also growing, with a number of entrepreneurs around the country, relocating their clean energy and sustainable technology sector businesses to Delray Beach. With three international airports within an hour's drive, two Interstate 95 highway exchanges, and nearby access to rail and ports, Delray Beach has resources in place to help our existing businesses expand into international trade markets and compete on a global scale. The state of Florida has been consistently recognized as one of the Top Five States for business, and as a leader in policies that promote small business and entrepreneurship. Statewide regulatory agencies, along with the City of Delray Beach, allow for expedited permit processing that facilitates quicker, more predictable and less costly approvals without reducing standards for the environment. Florida is also one of the few right-to-work states.



**WILLIAM  
RAVEIS**  
SOUTH FLORIDA

# New Developments Delray



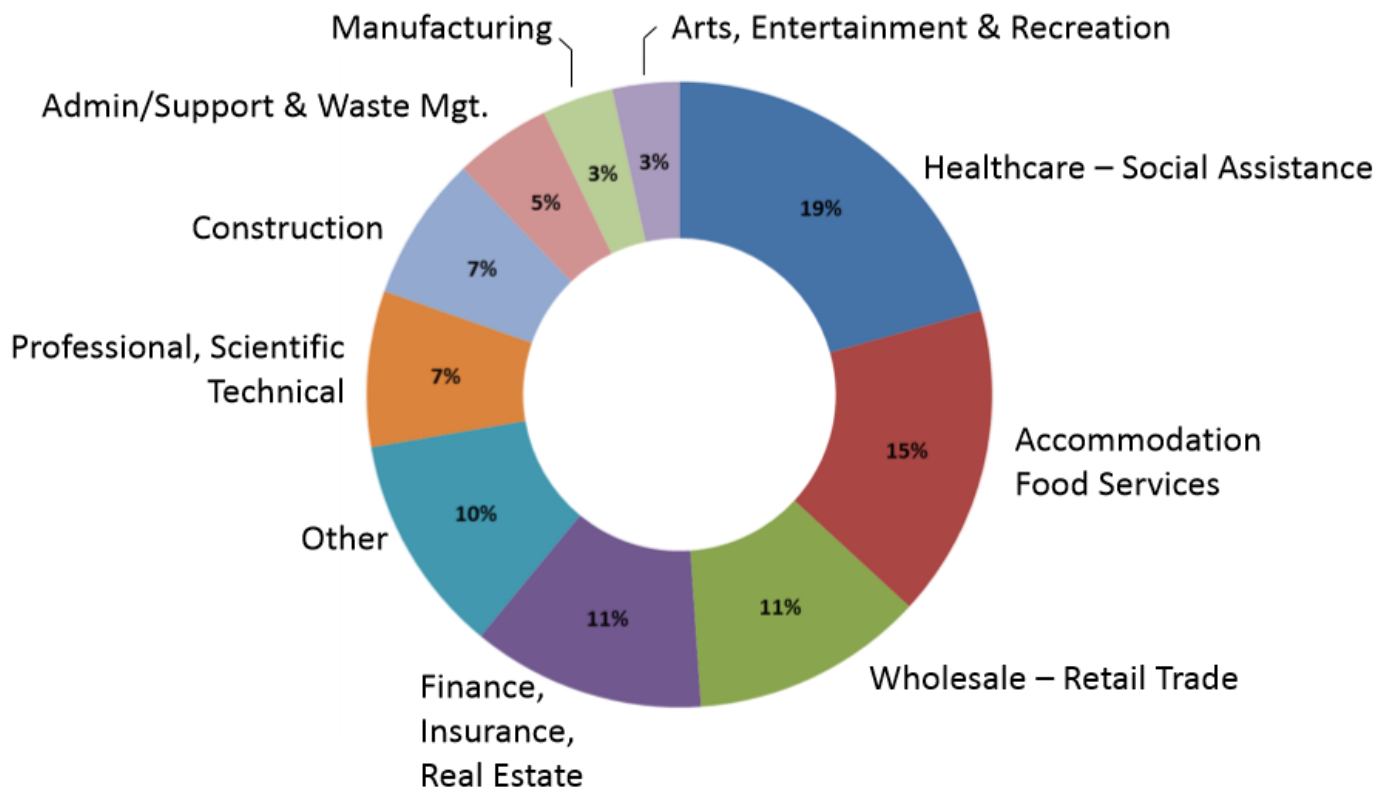
NEW DEVELOPMENTS DELRAY BEACH

# Delray Economic Profile



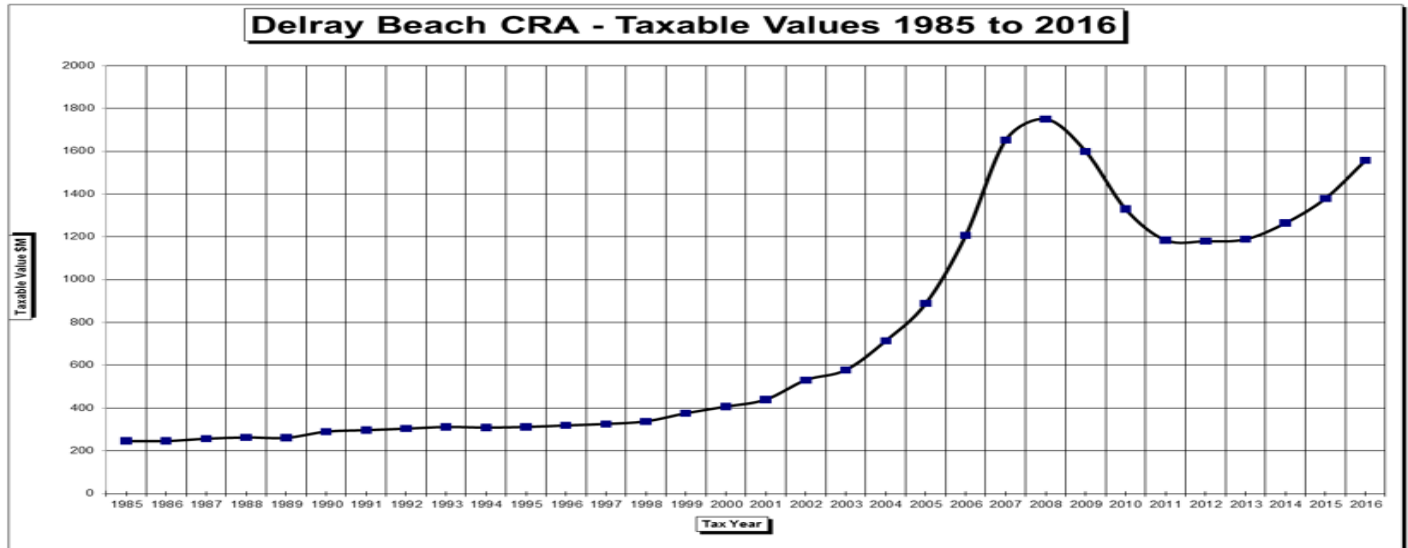
**economic development**

## Current Economic Profile





# Tax Values & Transportation



**1985 Tax Roll Value for CRA District approximately \$250,000,000**

**2016 Tax Roll Value: approximately \$1.6 billion**



Property Tax Values



Downtown Free Transportation

**WILLIAM  
RAVEIS**  
SOUTH FLORIDA

# Delray Hotspots



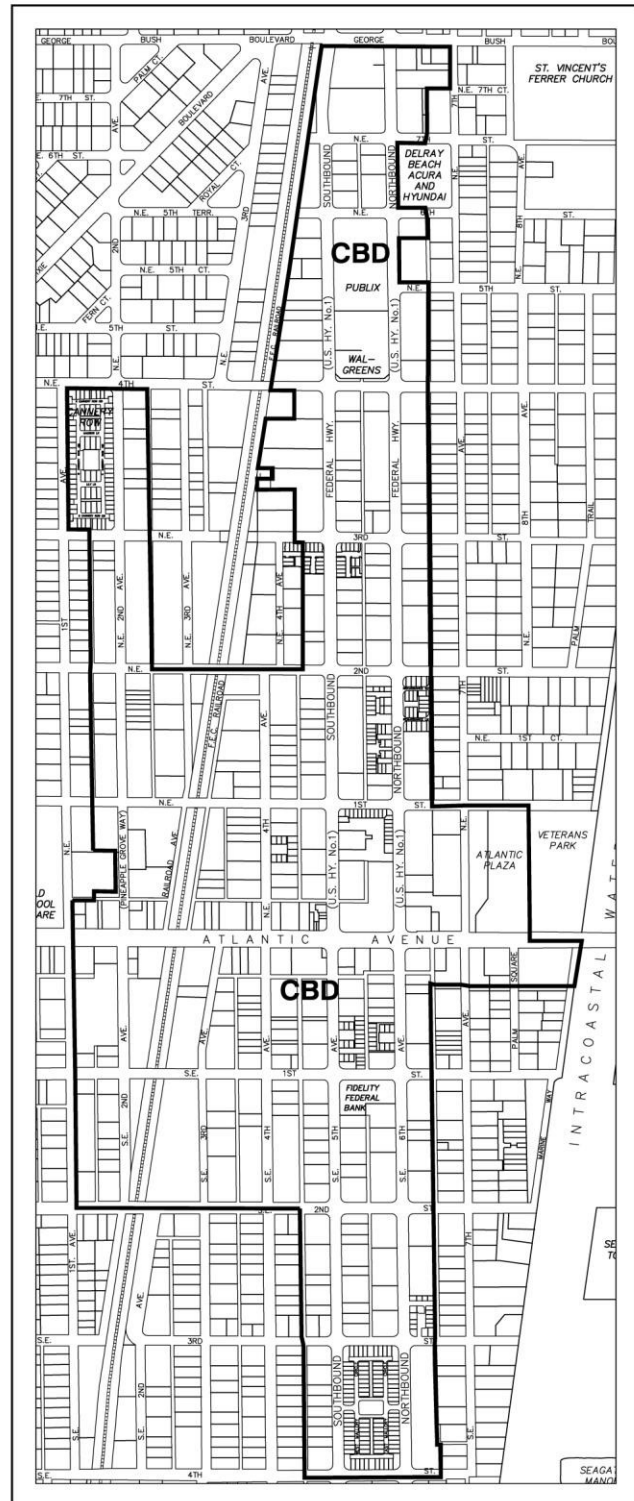


**Section 4.4.13 Central Business (CBD) District:**

(A) **Purpose and Intent:** The Central Business District (CBD) Zone District is established in order to preserve and protect the cultural and historic aspects of downtown Delray Beach and simultaneously provide for the stimulation and enhancement of the vitality and economic growth of this special area. In order to respond to changing conditions in the area, these land development regulations shall be re-evaluated by February 2018 for their effectiveness in shaping the desired downtown environment. Establishment of the CBD District is consistent with and implements, in part, Objective C-4 of the Land Use Element of the Comprehensive Plan. The CBD District is generally applied to territory depicted in the Commercial Core designation on the Future Land Use Map.

The areas described below and shown in Figures 4.4.13-1, 4.4.13-2, 4.4.13-3, 4.4.13-4 provide for development that is consistent with the adopted Downtown Delray Beach Master Plan.

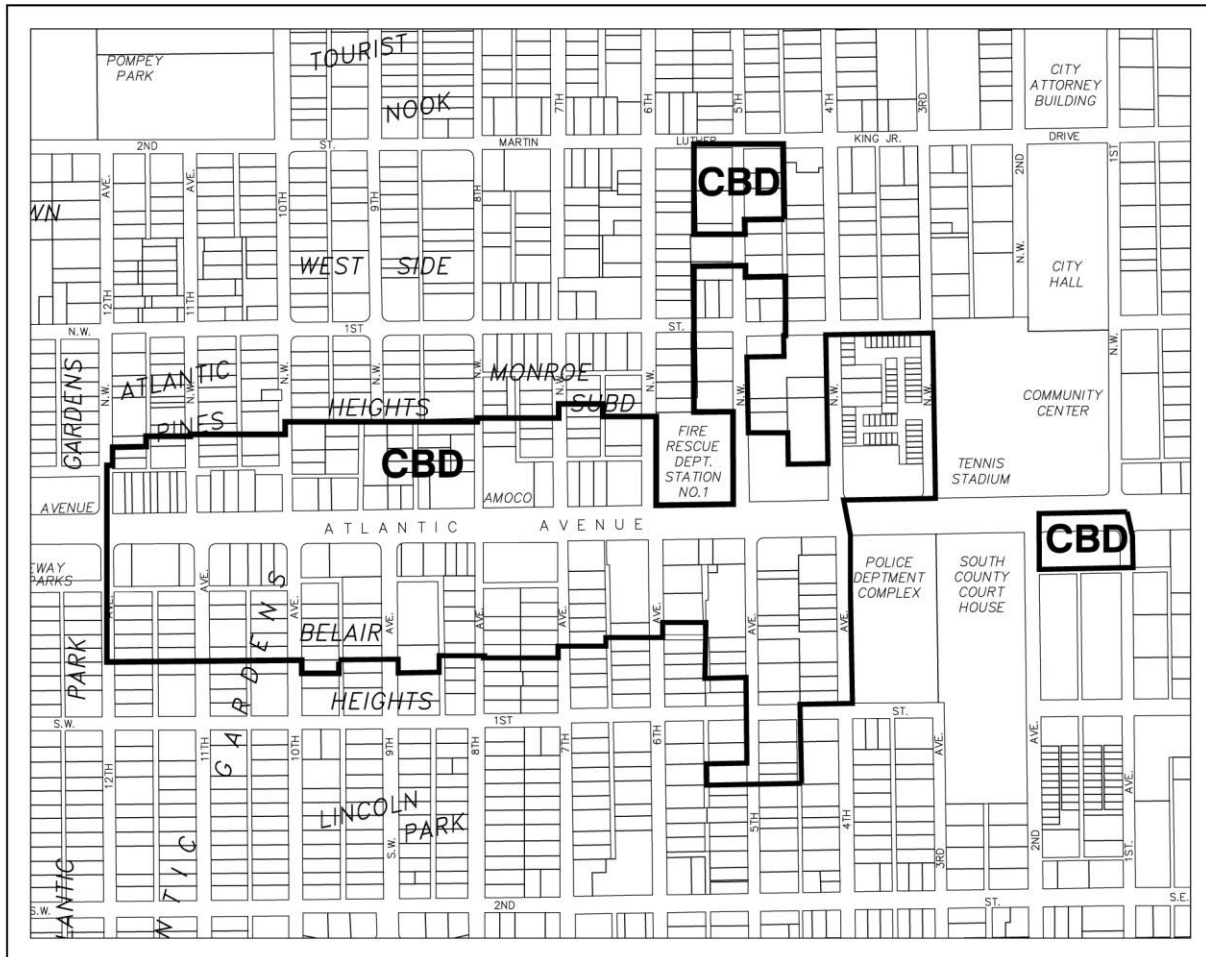
(1) **Central Core Sub-District:** The regulations are intended to result in development that preserves the downtown's historic moderate scale, while promoting a balanced mix of uses that will help the area evolve into a traditional, self-sufficient downtown. Residential development is permitted at higher densities in this area than any other part of the city, in order to foster compact, pedestrian oriented growth that will support downtown businesses.



**Figure 4.4.13-1 – Central Core Sub-district**

(3) **West Atlantic Neighborhood Sub-district:** The goal for this sub-district is to provide for development that is consistent with the adopted West Atlantic Avenue Redevelopment Plan and the Downtown Delray Beach Master Plan. The emphasis is on the preservation and enhancement of existing neighborhoods, while promoting a pedestrian friendly commercial area along Atlantic Avenue that contains a mix of residential, commercial and civic functions. Businesses that are oriented toward serving the local neighborhood, as opposed to a regional area, are encouraged.

**Figure 4.4.13-3 – West Atlantic Neighborhood Sub-district**

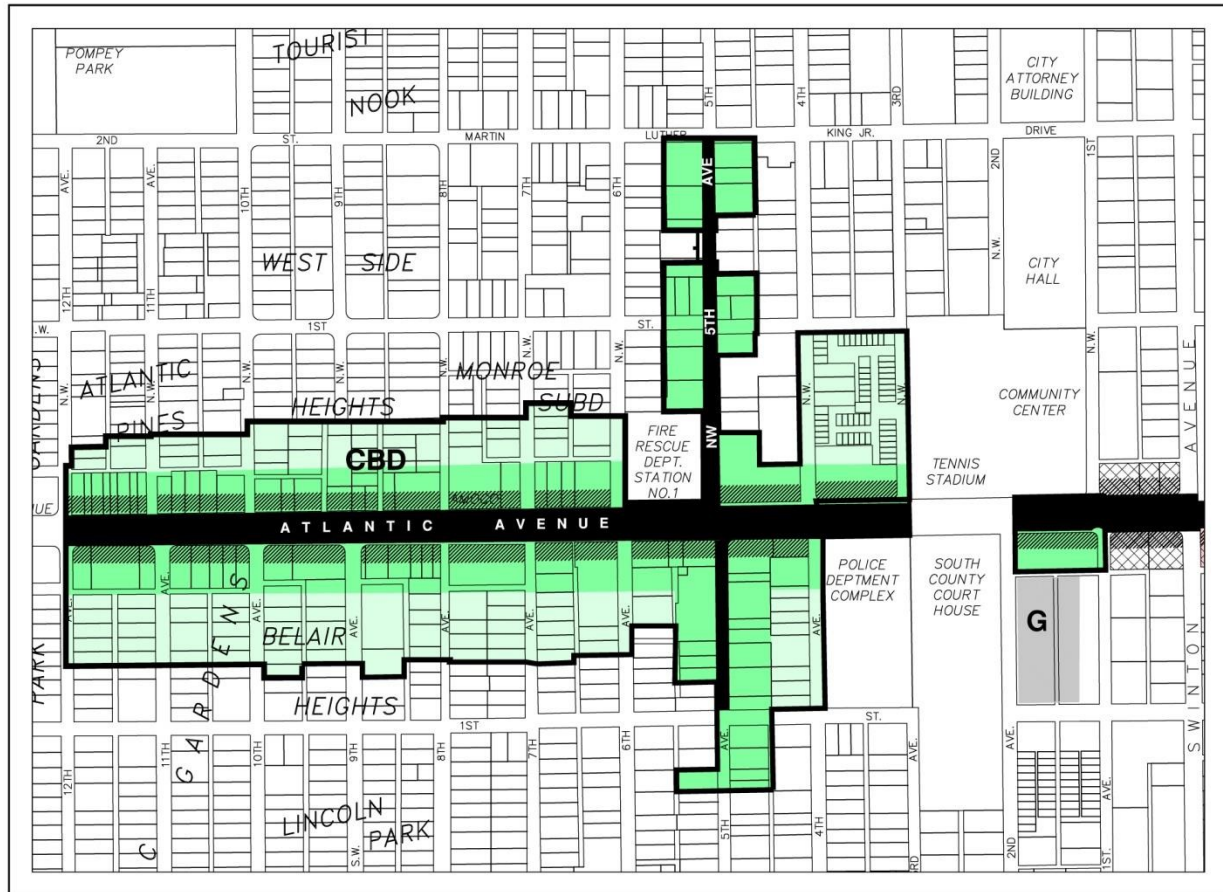




The goal for this sub-district is to allow for development of light industrial type uses on properties that are in the downtown area, but are in close proximity to the FEC railroad. The purpose of the area is to recognize the long-standing light industrial character of this railroad corridor; to provide for the upgrading and expansion of existing uses when appropriate; and to enhance the economic growth of the central business district by providing employment opportunities in the downtown area. This sub-district is comprised of two nodes, one in northern part of the CBD and one in the southern part of the CBD, as shown in Figure 4.4.13-4.



**Figure 4.4.13-6 – West Atlantic Neighborhood Sub-district Regulating Plan**  
**[Amd. Ord. 27-15 10/20/15]**



**LEGEND**

- CBD ZONING
- WEST ATLANTIC NEIGHBORHOOD
- WEST ATLANTIC NEIGHBORHOOD COMMERCIAL AREA
- REQUIRED RETAIL FRONTAGE
- PRIMARY STREETS
- G PUBLIC PARKING GARAGE
- OSSHAD ZONING WITH CBD OVERLAY



1. General retail uses and/or facilities, except that sales of automotive parts, lawn care equipment, or second hand material (other than verifiable antiques) are not permitted.
2. Services and facilities
3. Hotels, motels, or residence-type inns

(c) **West Atlantic Neighborhood Sub-district**

1. At least 50% of the building frontage of the sidewalk level story shall be for the following uses (as described in Table 4.4.13(A)), for a minimum depth of 20 feet:
  - a. General retail uses and/or facilities, except that sales of automotive parts, lawn care equipment, firearms, or second hand material (other than verifiable antiques) are not permitted.
  - b. Services and facilities
  - c. Hotels, motels, or residential-type inns as a Conditional Use
2. Up to 50% of the building frontage of the sidewalk level may be for business, professional, and medical uses; more than 50% may be approved as a Conditional Use.

**Table 4.4.13 (A) - Allowable Uses in the CBD Sub-Districts**

	Central Core	Railroad Corridor	Beach Area	West Atlantic Neigh.
<b>General retail uses and/or facilities</b> , as in GC district (4.4.9) <sup>1 2</sup>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Business, professional, and medical uses</b> , as in GC district (4.4.9)	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Services and facilities</b> , as in GC district (4.4.9), excluding drive-through facilities	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Multiple-family dwellings</b> <sup>3</sup> , including residential licensed service provider facilities	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Assisted living facilities, nursing homes, and continuing care facilities</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Live/work units</b> (see 4.3.3(KKK))	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Hotels, motels, and residential-type inns</b> <sup>3</sup> (see 4.3.3(M) and 4.3.3 (X))	<b>P</b>	<b>P</b>	<b>P</b>	<b>C</b>
<b>Bed and breakfast inns</b> (see 4.3.3 (Y))	<b>P</b>	<b>P</b>	<b>P</b>	<b>C</b>
<b>Public Parking Garages</b> , as mapped on a Regulating plan	<b>P,S</b>	<b>P,S</b>	<b>P,S</b>	<b>P,S</b>
<b>Fabrication and/or Assembly</b>	-	<b>P</b>	-	-
<b>Wholesaling, Storage, and Distribution</b> <sup>4</sup>	-	<b>P</b>	-	-
<b>Contractor and trade services</b>	-	<b>P</b>	-	-
<b>Automobile brokerage</b> , including vehicle display within an enclosed structure	-	<b>P</b>	-	-
<b>Family day care homes</b> (see 4.3.3(T))	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>
<b>Home occupations</b> (see 4.3.3(K))	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>
<b>Mechanical parking lifts</b> (see 4.6.9(D)(11) and 4.6.9(F)(4))	<b>A,S</b>	<b>A</b>	<b>A,S</b>	<b>A,S</b>
<b>Parking areas and refuse and service areas</b>	<b>A,S</b>	<b>A</b>	<b>A,S</b>	<b>A,S</b>
<b>Recreational facilities</b> (for a multiple-family complex)	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>
<b>Services and repair</b> (incidental to the principal use)	<b>A,S</b>	<b>A</b>	<b>A,S</b>	<b>A,S</b>
<b>Single-family dwelling</b> (occupied by owner, proprietor, or employee of the principal use)	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>
<b>Storage of inventory</b> (not shared or leased independent of the principal use)	<b>A,S</b>	<b>A</b>	<b>A,S</b>	<b>A,S</b>
<b>Automobile repair</b>	-	<b>C</b>	-	-
<b>Child care and adult day care facilities</b> (see 4.3.3(E))	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
<b>Commercial recreation</b> , such as bowling alleys and skating rinks	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
<b>Community residential homes</b> (see 4.3.3(I))	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
<b>Drive-through facilities</b> (serving banks, retail uses, etc.)	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
<b>Food Preparation and/or Processing</b>	-	<b>C</b>	-	-
<b>Flea markets, bazaars, and similar retail uses</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
<b>Funeral homes</b> , including accessory uses such as a chapel or crematory	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
<b>Gasoline stations and/or car washes</b>	<b>C</b>	<b>C</b>	-	-
<b>Group homes, Type 2 only</b> (see 4.3.3(I))	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
<b>Large family child care homes</b> (see 4.3.3(TT))	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
<b>Dry-cleaning Processing Plants</b>	-	<b>C</b>	-	-
<b>Segway tours and Segway sales</b> (see 4.3.3(ZZZZ))	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
<b>Theaters</b> , excluding drive-ins	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
<b>Veterinary Clinics</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
<b>24-hour or late-night businesses</b> , within 300' of residential property (see 4.3.3(VV))	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>

**LEGEND:** **P** = Principal Use    **A** = Accessory Use    **C** = Conditional Use    - = Prohibited Use    **S** = Secondary Street Use

<sup>1</sup> Sales of automotive parts, lawn care equipment, firearms, or second hand material (other than verifiable antiques) are not allowed on properties facing a street designated as a Required Retail Street on the Regulating Plan or in the West Atlantic Neighborhood.

<sup>2</sup> See Section 4.4.13 (C)(4)(c) for limitations on the rental of sporting goods and equipment.

<sup>3</sup> For density limits, see Section 4.4.13(D).

<sup>4</sup> Not self storage facilities; products and materials shall not exceed 55 gallons of any substance which is listed on the Generic Substances List of the Palm Beach County Wellfield Protection Ordinance (Ref.: Palm Beach County LDC, Article 9, Section 9.3)

<sup>5</sup> See Section 4.4.13(C)(4)(a) for limits on Commercial use locations in the West Atlantic Neighborhood Sub-district

<sup>6</sup> Drive-through restaurants are not permitted within the CBD. [Amd. Ord. 27-15 10/20/15]



(D) **Configuration of Buildings:**

(1) **Standards for CBD Generally.** The following building configuration standards apply to all CBD Sub-districts:

- (a) **Building Height.** Unless otherwise specified herein, the height of buildings shall be measured in and regulated by the number of stories and the maximum overall building height(See Table 4.4.13(C)). Increasing the maximum number of stories allowed may not be approved as a waiver. Stories are measured from the finished floor to finished ceiling. See Figure 4.4.13-10.
1. Within the Atlantic Avenue Limited Height Area, maximum overall building height in feet is 38 feet and maximum building height in number of stories is three. The Atlantic Avenue Height Limit Area is defined as those properties, or portions of properties, located within 125 feet north or south of the Atlantic Avenue right-of-way line, between Swinton Avenue and the Intercoastal Waterway. (See Figure 4.4.13-5).
  2. Except within the Atlantic Avenue Limited Height Area, maximum overall building height in feet is 54 feet and maximum building height in number of stories is four. For the purposes of this section, height is measured from the average crown of road or the FEMA published minimum finished floor elevation (whichever is greater) to the highest finished roof surface of a flat roof or the soffit of a gable, hip, or gambrel roof.
  3. Stories located below grade are for parking or storage uses only and are not counted for the purpose of measuring building height. If the floor of the first habitable story is elevated more than four feet above the adjacent sidewalk, the space below counts as the first story for the purposes of measuring building height.
  4. The ground story of commercial or mixed-use buildings shall be a minimum of 12 feet tall.
  5. The ground story of residential buildings shall be a minimum of 10 feet tall.
  6. Each story above the ground story in all buildings must be at least 9 feet tall.

<b>Table 4.4.13 (C)</b> <i>Dimensional Requirements by CBD Sub-district</i>					
		<b>Central Core</b>	<b>Railroad Corridor</b>	<b>Beach</b>	<b>West Atlantic Neighborhood</b>
<b>Lot Size</b>					
Lot Width		20 ft. min.	20 ft. min.	20 ft. min.	20 ft. min.
Lot Area		2000 sf. min.	2000 sf. min.	2000 sf. min.	2000 sf. min.
<b>Building Placement</b>					
<b>A</b>	Front Setback <sup>1</sup>	10 ft. min./ 15 ft. max.	10 ft. min./ 15 ft. max.	10 ft. min./ 15 ft. max.	10 ft. min./ 15 ft. max.
<b>B</b>	Side Setback <sup>1</sup>	0 ft. min. <sup>2</sup>	0 ft. min. <sup>2</sup>	0 ft. min. <sup>2</sup>	0 ft. min. <sup>2</sup>
<b>C</b>	Rear Setback	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.
<b>B C</b>	Side Setback Abutting Res. District; 1 <sup>st</sup> to 3 <sup>rd</sup> Story	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.
<b>B C</b>	Side/Rear Setback Abutting Res. District Above 3 <sup>rd</sup> Story	30 ft. min.	30 ft. min.	30 ft. min.	30 ft. min.
<b>D</b>	Front Setbacks Above 3 <sup>rd</sup> Story <sup>1</sup>	20 ft. min.	20 ft. min.	20 ft. min.	20 ft. min.
<b>E</b>	Building Frontage Required on Primary Streets	75% min./ 100% max.	N/A	75% min./ 100% max.	75% min / 100% max.
<b>Building Height</b>					
Min. Building Height on Primary Streets		1 Story & 18 ft.	1 Story	1 Story & 18 ft.	1 Story
Max. Building Height in Atlantic Avenue Limited Height Area		3 Stories & 38 ft.	N/A	N/A	N/A
Max. Height outside of the Atlantic Avenue Limited Height Area		4 Stories & 54 ft.	4 Stories & 54 ft.	4 Stories & 54 ft.	4 Stories & 54 ft.
<b>Density</b>					
Density		30 du/ac	30 du/ac	12 du/ac	12 du/ac <sup>3</sup>
<b>Civic Open Space Requirement (See Section 4.4.13(G))</b>					
Sites smaller than 20,000 sq.ft.		0%	0%	0%	0%
Sites Between 20,000 and 40,000 sq. ft.		5% of area above 20,000	5% of area above 20,000	5% of area above 20,000	5% of area above 20,000
Sites Greater than 40,000 sq. ft.		5% of area above 20,000 + 7% of area above 40,000	5% of area above 20,000 + 7% of area above 40,000	5% of area above 20,000 + 7% of area above 40,000	5% of area above 20,000 + 7% of area above 40,000

N/A is "Not Applicable"

<sup>1</sup> Side lot lines facing streets are regulated by front setback requirements. Side lot lines along alleys are regulated by rear setbacks.

<sup>2</sup> All light and air shafts shall be provided within the lot. See Section 4.4.13(D)(1)(b)(2).

<sup>3</sup> See Incentive Program in Section 4.4.13(H) for potential density increases pursuant to certain location and performance criteria.





# Economic Development



**economic development**

## What We've Been Focused On . . .

- Redevelopment and Revitalization
- Downtown Development
- Tourism & Sports Development
- Arts & Culture Development
- Special Events & Festivals
- Community Development
- Business Retention & Expansion (2015)
- Growing Our Own (New)



# County Information

## Palm Beach County

Palm Beach County stretches from Florida’s Atlantic coast into the state’s rural center and includes the northern edge of the Everglades national park. Its coastline has numerous golf courses and sandy beaches. More than 2 million people visit Palm Beach County annually, and they spend approximately \$3 billion while they are here. Florida’s Enterprise Zone Program provides tax incentives to businesses located within or hiring from within the zones. The state currently has 19 enterprise zones with two in Palm Beach County. Mission:



### COUNTY INFORMATION

Population	1,443,810
Add Subheader 3:	enter text
Median Income	\$53,363
Unemployment Rate	4.7%

### COUNTY HIGHLIGHTS

- Filled with Art Galleries
- Mane Fine & Eclectic Restaurants
- Hot downtown, Clematis St., Atlantic Ave. & Lake Worth Rd.
- The Ballpark of the Palm Beaches
- Perfect Vodka Amphitheater
- Kravis Center for the Performing Arts



# WILLIAM RAVEIS

SOUTH FLORIDA

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ADVISOR BIOS:

## **Downtown Delray Building for Sale**

25 SW 5th Ave, Delray Beach, FL 33444



# Advisor Bio & Contact 1

## BARRY FRETTE

President-Elect At Realtor Commercial Alliance & Real Estate



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## MEMBERSHIPS & AFFILIATIONS

President at Realtor Commercial Alliance  
RAPB (Real Estate Association of Palm  
Beach County)  
<https://sflcommercial.com/leadership>  
Member Greater Delray Chamber of  
Commerce  
Alumni of Leadership Delray

## EDUCATION

Bachelors of Science in Finance  
Florida State University - 89

## PROFESSIONAL BACKGROUND

Barry is the President of the Realtors Commercial Alliance and specializes in Luxury Properties and Commercial. When assisting residential clients, he relishes developing long lasting relationships and takes the time to fulfill the goals of his clients. Whether looking for the perfect home to buy or sell, Barry will take his time and it will be reflected the first day you begin working with him on your journey. Luxury Property? Put The William Raveis Luxury Team to work for you and ask about our Luxury Property Program!

Selling an asset on your own can be an overwhelming task. There's advertising to plan and budget for, possibly private showings to arrange, purchase offers to negotiate, contract contingencies to worry about, and complicated paperwork to fill out. Make it easy on yourself by putting your asset in the hands of seasoned professionals. We have extensive experience marketing properties & showing them to their best advantage.

Barry holds the title of RTS which is a Certified Raveis Technology Specialist. This means when it comes to market your property, rest assured Barry knows how to utilize the latest technology programs to maximize your property's exposure which leads to more buyers, more offers, and ultimately a higher price if you are selling.

For commercial, Barry is a boutique commercial practitioner specializing in Retail, Office, Industrial, Land and Businesses. Whether helping you find a site or property to purchase, choose a building or space to lease for your business, market your property to find a tenant, use our marketing team to help you divest of your property, we have the perfect plan so let's talk about it.

William Raveis is a real estate company that does things right. Rooted in a foundation of family values, William Raveis is bringing a breath of fresh air to real estate. Firm believers in doing the right thing by its clients, William Raveis recognizes that lasting relationships come from care, courtesy and commitment – to both our clients and their communities. These values embody the William Raveis difference and we strive to surprise with service, delight with dedication and maintain a moral code which sets the gold standard in our sector. We are William Raveis. We are real estate, refined.

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