There’s Only One Downtown Delray Beach!
Downtown Delray Beach has become a growing source of pride for the city and its citizens, with millions invested in public and private development over the past 25 years, resulting in a revitalization that inspires people to live, work and play in the urban core every day. Know as Delray Beach’s living room because of its community spirit and central location, people gather to enjoy the comfortable urban neighborhood setting that only downtown provides. For those who reside in one of the distinctive apartments or homes, the downtown is not only their living room, but also their dining room, kitchen and backyard as well!

More than two decades ago, Delray Beach dramatically revitalized its downtown core. The 2002 Downtown Master Plan, led by the City of Delray Beach and the Community Redevelopment Agency guided millions of dollars in dozens of successful development projects.

As the Downtown continues to expand, a priority project is updating existing downtown development codes and design guidelines to ensure they are consistent with the Downtown Master Plan for today. Involved citizens made it clear that quality design improves economic vitality, quality of life and contributes to an aesthetically pleasing atmosphere attracting pedestrians, and thus enhancing the sense of community and pride.

The downtown is expanding in all directions and is located right at the intersection of everything. Surrounded by the growing Osceola Park District to the south, the Beach District and Historic Marina District to the east, the Pineapple Grove Arts District to the north and the historic West Settlers and Frog Alley Districts to the west – there is no shortage of opportunities for downtown community connections and growth.

The Next Big Things!
Well, times are changing again and the city is bracing for a time of managed growth and redevelopment. This phase of construction and redevelopment will leave an imprint on Downtown Delray Beach and the region for years to come. We couldn’t be prouder, and we welcome you to join in with us!

“Downtown Delray Beach can continue as a vibrant multi-faceted urban center that draws patrons for a variety of activities. Thousands of new residents are seeking the lifestyle of urban living in Downtown Delray Beach. The community has much to offer tourists and local residents through arts / cultural activities and community events. There are significant redevelopment opportunities throughout the Downtown area that can be addressed with sensitive urban design and transportation planning, strategic public and private infrastructure investment, and retail-focused economic development policies. The end result of public sector and private investor collaboration will be an attractive, unique, livable Downtown that generates economic opportunity for a broad cross-section of the community.”

Blount Hunter
H. Blount Hunter Retail & Real Estate Research Co.
13 S Swinton Avenue SW 1st Street Beautification – I-95 to SW 2nd Street: Beautification; including brick sidewalks, landscaping and lamp lighting. Fall 2013 - Spring 2015

26 SOFA Building #1 – East side of SW 3rd Ave, between SE 1st St and SE 2nd St. Multi-family residential development; 117-unit multi-family residential development. 2014-2015

33 SOFA Building #3 – West side of SW 2nd Ave, approx. 80’ south of SE 1st St (124,138,158, SE 2nd Ave); Multi-family residential building; 55 dwelling units with a 98-space parking garage; installation of 6 parallel parking spaces along SW 2nd Ave. 2014-2015


12 SE 2nd Street Beautification Swinton Avenue to SE 3rd Avenue. Street improvements including brick sidewalks, landscaping and lamp lighting and alleys. 2015

4 SOFA Building #2 – West side of SW 2nd Ave, approx. 80’ south of SE 1st St (124,138,158, SE 2nd Ave); Multi-family residential building; 55 dwelling units with 98-space parking garage; installation of 6 parallel parking spaces along SW 2nd Ave. 2014-2015

24 Block 8 Alley Improvement – west of SW 1st Avenue. 2015

25 Oak Tree Well – Replacement of mulch and gravel with permanent material along Atlantic Avenue I-95 to A1A, also including NE 2nd Avenue in Pineapple Grove Arts District. Fall 2013 - Spring 2014

23 East Atlantic Avenue Pedestrian Improvements Beachside. 2014-2015

22 Merritt Park Renovation – Upgrades to trails, parking and restrooms. 2014

21 SW 2nd Terrace – Carrier Square street reconstruction. 2015

18 Beach Master Plan – Replacement of amenities and beautification including sidewalks. Fall 2014 - Fall 2017

19 Canopy Row Park – Public park entrance feature to Pineapple Grove Arts District north side. 2014

21 SW 10th & 9th Avenue Improvements. Street improvements including brick sidewalks, landscaping and lamp lighting. Summer 2014 - Fall 2015

3 NE 2nd Avenue / SE 5th Avenue Beautification Street improvements including bike lanes and sidewalks. Fall 2014 - Summer 2015

14 SE 1st Street – to be converted to two-way traffic. 2015


20 Parking Garage with approximately 280 spaces. 2015-2016

11 Block 17 Parking Garage Design for construction of Public Parking Garage with approximately 280 spaces. 2015-2016

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26 Neighborhood Resource Center Expansion – New 3,433 SF one-story office building and a passive park; NE corner of SW 12th Ave and SW 2nd St. 2014-2015

27 SW 9th Street. Parking Lot/Packet Park Construction of 40-space parking lot with pocket park and round-about at intersection Spring 2014 - Fall 2014

13 S Swinton Avenue SW 1st Street Signalization Must Arm replacement. 2014-2015

16 Fire Headquarters. West Atlantic Avenue – Plaza creation and beautification. Spring 2016

8 NE 2nd Avenue / SE 5th Avenue Beautification. Street improvements including bike lanes and sidewalks. Fall 2013 - Spring 2014

1 Reclaimed water area 12A Phase 2 Venetian Avenue Beautification – Atlantic Avenue south to Casurina Rd. Installation of recycled water drainage system. 2014

8 Beach Beautification Plan Replacement of Beach Pavilion located at Atlantic Avenue and A1A. Improvements include Ballard lighting, brick pavement, new signage and shower area. Fall 2013- Spring 2014

15 Federal Highway Beautification SE / NE 5th and 6th Avenues Replacement of water main, beautification Atlantic Avenue 2 blocks north and south, widening sidewalks, beautification; adding bike lanes. Fall 2013 - Summer 2015

17 Pineapple Grove Arch – NE 2nd Avenue just north of Atlantic Avenue. Drainage repair. 2014

16 Alley Drainage Improvement – alley north of A1A Condominium. Fall 2013 - Spring 2014

19 SW 10th & 9th Avenue Improvements. Street improvements including brick sidewalks, landscaping and lamp lighting. Summer 2014 - Fall 2015


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