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Master-planned community of 759 new homes, retail, office space proposed for Delray

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By: [Lisa J. Huriash](#)



An artist rendering of the view from the pool of a multi-developer proposal that calls for 759 new homes in a master-planned community off Congress Avenue in Delray Beach. (Ander & Co./Courtesy)

A multi-developer proposal is calling for 759 new homes in a master-planned community off Congress Avenue in Delray Beach.

The yet-unnamed proposal, which also includes office, retail and restaurant space, is expected to be discussed by city commissioners in November or December, according to several sources.

It would be developed by 13th Floor Investments, Key International, CDS International Holdings and Tim Hernandez of New Urban Communities.

“The goal is to create a world-class, vibrant community where people can live, work, play, and shop, as well as bring about much-needed change to Congress Avenue,” said Arnaud Karsenti, managing principal of 13th Floor Investments, in an email statement.

Amenities for the development would include a 1.8 acre park for the use of all residents, according to paperwork submitted to City Hall, as well as a shared swimming pool and clubhouse.

According to Sophia Leavell, a spokeswoman for Key International, the community would have:

524, four- and five-story rental apartments within seven buildings

123 condos within four, four-story buildings

78, two-story rental townhomes

34, three-story townhomes

70,000 square feet of office space

100,000 square feet of retail and restaurant

The mix of housing “will provide the opportunity for home ownership as a ‘move up’ option from the rental portion of the development,” according to the application filed at City Hall. “Home ownership will provide stability to the area as renters will have an opportunity to remain in the community instead of leaving if their financial circumstances or lifestyle situations make owning more appealing than renting.”

The land, which currently has three vacant office buildings totaling 567,468 square feet, is under contact through Transamerica Life Insurance. The purchase price has not been disclosed for the nearly 50 acres, including the former Office Depot Headquarters,

between 1690 S. Congress Ave. and 2350 S. Congress Ave., at the southwest corner of Old Germantown Road and South Congress Avenue.

<https://www.sun-sentinel.com/business/fl-bz-delray-beach-new-community-20181102-story.html>