



Cover Memorandum/Staff Report

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Agenda Date: 3/24/2026

Item #: 7D.

TO: CRA Board of Commissioners
FROM: Ivan J. Cabrera, AICP, Redevelopment Manager
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: March 24, 2026

APPROVAL OF A FOURTH AMENDMENT TO THE INTERLOCAL AGREEMENT WITH TREASURE COAST REGIONAL PLANNING COUNCIL FOR THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY'S REDEVELOPMENT PLAN AMENDMENT

Recommended Action:

Approve a Fourth Amendment to the Interlocal Agreement with the Treasure Coast Regional Planning Council for the Delray Beach Community Redevelopment Agency's Redevelopment Plan Amendment to amend the Scope of Services without any increase to the consideration amount, to extend the completion date through June 2026, and authorize the CRA Board Chair to execute any and all related documents for said purpose in a form that is acceptable to the CRA Legal Counsel.

Background:

On August 13, 2019, the CRA Board approved an Interlocal Agreement with the Treasure Coast Regional Planning Council (TCRPC) for the Delray Beach Community Redevelopment Agency (CRA) Redevelopment Plan Amendment (Plan Amendment). The CRA Redevelopment Plan was last amended in 2014 and it is important to amend the CRA Plan from time to time to update the projects, programs, and initiatives.

The Plan Amendment process included gathering feedback from CRA Staff, CRA Board, and City Officials, and also from community stakeholders including residents, property owners, and business owners through in person public meetings, presentations in group settings, and surveys.

On June 23, 2020, due to the interactive nature of the Plan Amendment process and the concerns surrounding public gatherings in light of the COVID-19 pandemic, the CRA and the Treasure Coast agreed, and the CRA Board approved a First Amendment to the Interlocal Agreement to reflect a "pause" in the Plan Amendment process, which included adjusting the expiration date and timeline for the completion of the Plan Amendment.

On January 25, 2022, the CRA Board approved the Second Amendment to the Interlocal Agreement to resume the Plan Amendment process. CRA staff and Treasure Coast conducted additional interviews and public outreach meetings to gather additional input and feedback from community stakeholders.

In 2023, there were additional changes to the Florida Statutes, along with those changes made in 2019, that would impact how the CRAs operate and how CRA programs are funded. The CRA recognized the importance and necessity for the Plan Amendment to include all legislative changes and updates in order to have a comprehensive Plan. During this year, CRA Staff extensively reviewed all CRA programs, projects, and funding initiatives for compliance with Florida Statutes.

In August 2024, CRA Staff and TCRPC presented a draft Plan Amendment. The draft Plan Amendment included the following:

- Updates to the Florida Statutes that impact the CRA.
- Input from community stakeholders, including residents, property owners, business owners, CRA Board, and City Officials. Input was obtained at different times and venues within the CRA District.
- Updates to the CRA District Goals and Needs.
- Updates to list of projects, programs, initiatives: completed, in-progress, and future opportunities.
- Reorganization of the structure and format of the Plan for a more user-friendly experience.

The draft Plan Amendment was produced with attention to the needs within the CRA District - taking into account all the public input and feedback received- and encompasses updates that will guide the CRA to meet those needs so that the CRA can achieve its mission to improve the quality of life for the benefit of the CRA District and the City of Delray Beach as a whole.

On May 29, 2025, the CRA Board approved the Third Amendment to the Interlocal Agreement to revise the format, design, and narratives within the draft Plan Amendment. The goal was to have an improved document that will help all users better resonate with and understand the information contained in the CRA Redevelopment Plan, and additionally, the revisions will take into account the legislative issues that all CRAs faced during the most recent legislative session in 2025.

Since that time, CRA Staff has worked closely with TCRPC to finalize the draft Plan Amendment. CRA Staff have also met with City Staff to discuss the draft Plan Amendment, and how City Staff would ultimately utilize and reference the CRA Redevelopment Plan in conjunction with the City's Codes and Ordinances, and other adopted neighborhood plans. Through this recent review and revision process, CRA Staff have been going through a dry run of the draft Plan Amendment to identify any issues, improve references and language, and ensure that the needs and goals of the CRA are properly documented.

The CRA recognizes the importance of the CRA Redevelopment Plan Amendment and the purpose and role that the information contained within it holds for the future of the CRA and those that reside and do business within the CRA District. As such, CRA staff requested an amendment to the scope of services being provided by TCRPC to account for additional revisions to the CRA Redevelopment Plan Amendment and to redirect any budget allocated for presentations by TCRPC towards the finalization of the CRA Redevelopment Plan Amendment. The goal is to present the final CRA Redevelopment Plan Amendment to the CRA Board for approval at a future CRA Board meeting.

At this time, CRA Staff is requesting the CRA Board approval of the Fourth Amendment to the Interlocal Agreement between the Delray Beach Community Redevelopment Agency and Treasure Coast Regional Planning Council to amend the Scope of Services without any increase to the consideration amount, to extend the completion date through June 2026, and authorize the CRA Board Chair to execute any and all related documents for said purpose in a form that is acceptable to the CRA Legal Counsel.

Attachment(s): Exhibit A - Fourth Amendment to the Interlocal Agreement; Exhibit B - Interlocal Agreement and Amendments

CRA Attorney Review:

The CRA Legal Counsel has reviewed the Fourth Amendment for legal sufficiency and form and determined it to be acceptable.

Funding Source/Financial Impact:

Funding has been allocated from GL# 8409 - Contractual Services.

Overall need within the Community Redevelopment Area from Delray Beach

CRA Redevelopment Plan:

Removal of Slum And Blight

Land Use

Economic Development

Affordable Housing

Downtown Housing

Infrastructure

Recreation and Cultural Facilities