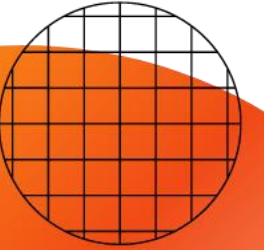




Delray Beach Community Redevelopment Agency

Regular Board Meeting

**Thursday, August 29, 2024, at 4:00 PM
Commission Chambers at City Hall**





Item 8A.

Redevelopment Advisory Committee – Appoint for Subarea 7





RAC Current Members

- Commissioner Casale selected Mr. Samuel Spear Jr. (Subarea 6)
- Vice-Chair Burns selected Ms. Angela Hill (Subarea 4)
- Chair Carney selected Ms. Robin Keller (Subarea 5)
- Deputy Vice-Chair Markert selected Ms. Lucika Suarez (Sub Area 8)



RAC Applicants

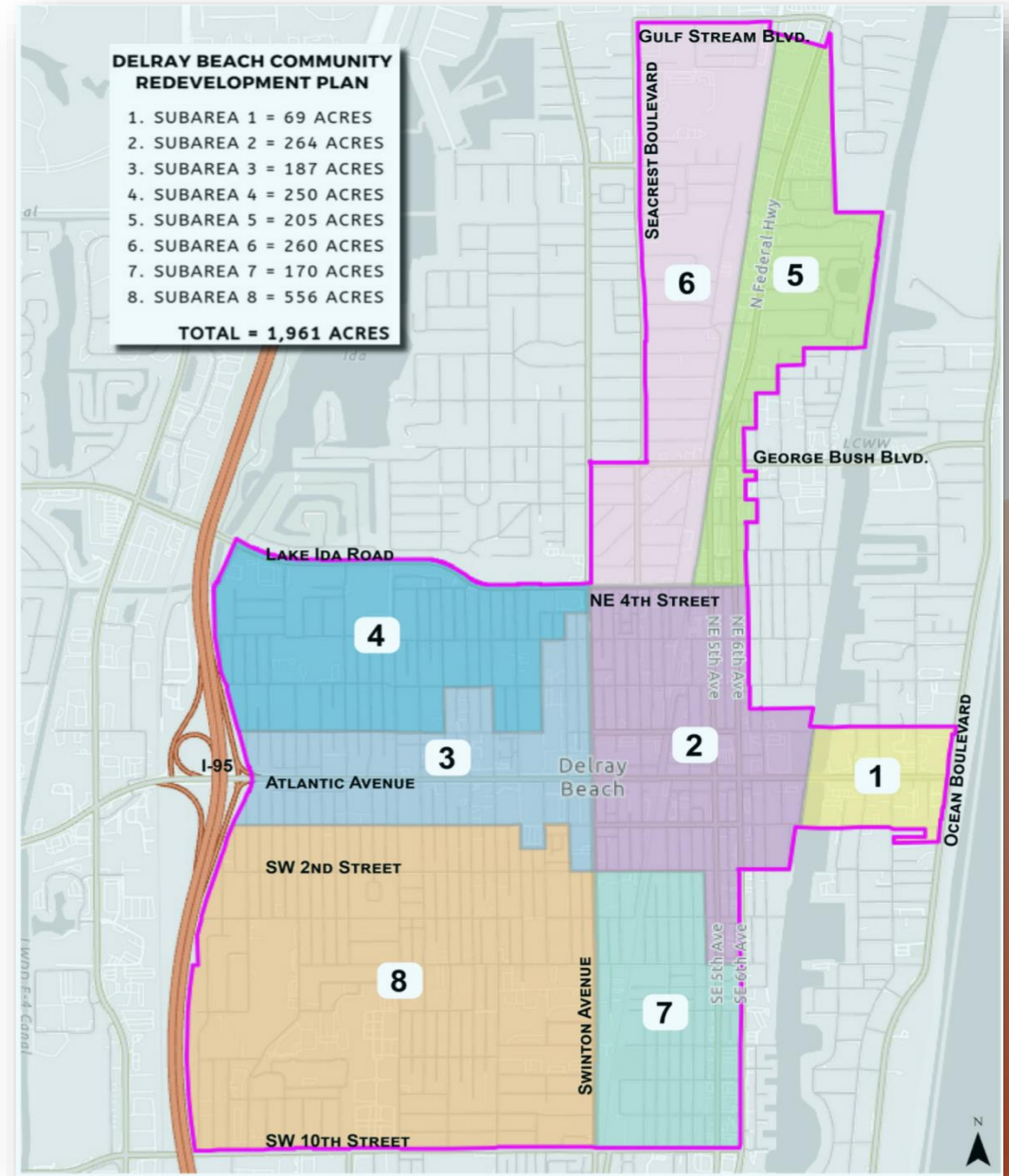
Appointments

1 Member

Subarea 7

Tom Beck – Sub Area 7 - IT Consulting

Kristina Lebrevelec – Sub Area 7 – Realty –
Director of Financial Products



Initial Assignments from RAC Resolution

- General Development ideas for West Atlantic Avenue Corridor
- Review Conceptual Site Plan for 600-800 West Atlantic Block



RAC Meeting Schedule

Kick-Off RAC Meeting	Wednesday, September 4, 2024 5:30 -7:30 PM
RAC Meeting #1	Monday, October 7, 2024 5:30 -7:30 PM
RAC Meeting #2	Thursday, December 12, 2024 5:30 -7:30 PM
RAC Meeting #3	Thursday, March 20, 2025 5:30 -7:30 PM
RAC Meeting #4	Thursday, June 26, 2025 5:30 -7:30 PM





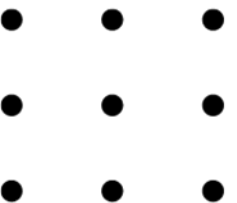
Item 8B.

Appoint The West Atlantic Master Plan/
The SET Transformation Plan Steering
Committee Members



Item 8C.

Update and Discussion – Delray Beach CRA Redevelopment Plan Amendment





Community Redevelopment Agency

Delray Beach, Florida



CRA Plan Update – Presentation to CRA Board
August 29, 2024



Project Purpose

- Update and “Modernize” the CRA Plan
- Make Document More Usable and Focused
- Emphasize Areas of the Plan Most Important to the Community
- Last Update 2014
- Coordinate with Latest Legislative Updates pertaining to CRA’s

Collaborating with our
community to foster
redevelopment.

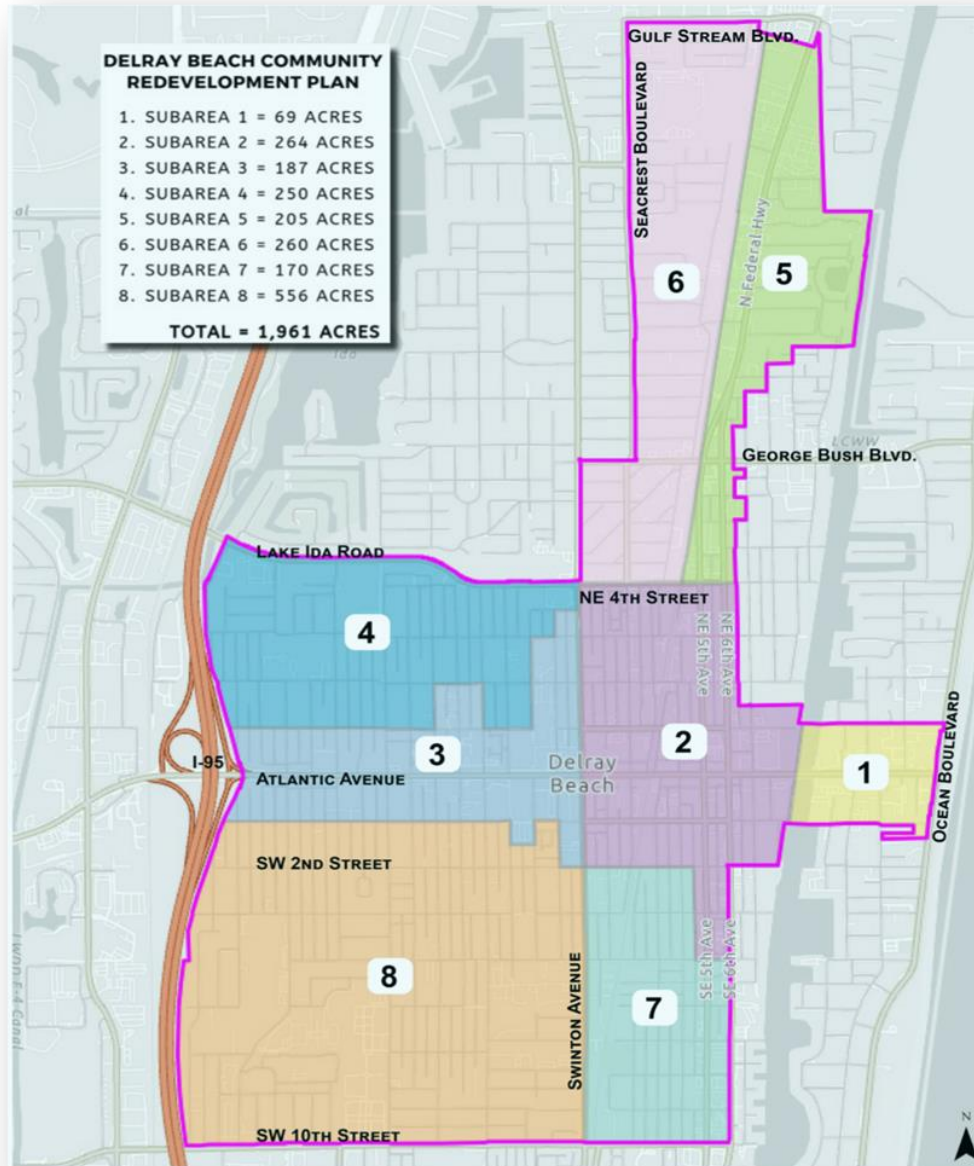
Project History

- August 2019: Project Agreement
 - Winter 2019-2020: Project Interviews
 - February 27, 2020: Workshop #1 – Arts Warehouse
 - March 4, 2020: Workshop #2 – Pompey Park
 - March 2020 – COVID 19 – Project Delayed
 - June 2020 – Project Amendment #1 – Pause Work
 - January 2022 – Project Amendment #2
(modify scope and extend timeline)
 - May 2022 – Public Workshop #3 – Arts Warehouse
 - October 2023 – Pause work for Legislative Review
 - June 2023 – Additional Interviews
 - July 2024 – Submit Final Draft





Delray Beach CRA



- One CRA
- Eight Sub-Areas
- Entire CBD
- Neighborhoods north and south of Atlantic, Beach to Interstate
- All areas east of I-95
- Federal Highway Corridor, Gulfstream south to SW 10th Street

Plan Organization

The 2024 CRA Redevelopment Plan Update identifies projects completed since 2014, new projects underway, and proposed projects for the future. In addition, neighborhood and community plans developed since the last update are also included.

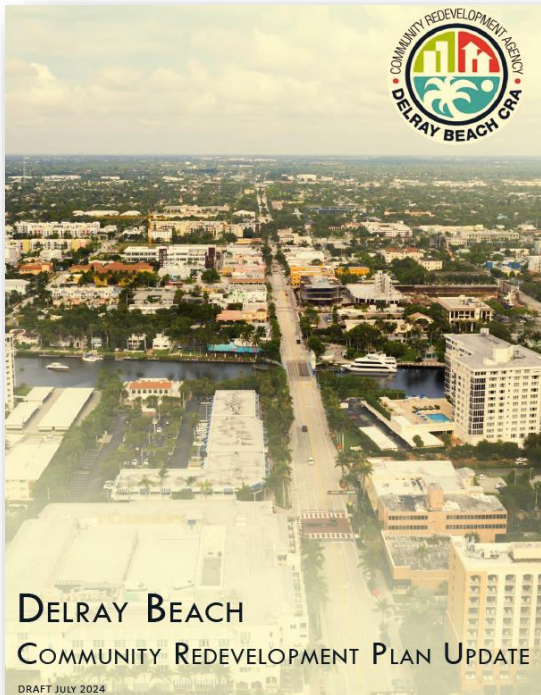


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Public Outreach

Public outreach included 3 public workshops and interviews throughout the process.



PUBLIC OUTREACH



I. EXECUTIVE SUMMARY



PUBLIC WORKSHOP AND INTERVIEW SUMMARY

The TCRPC team, along with the Delray Beach CRA staff, conducted three public workshops throughout the duration of the CRA Redevelopment Plan Update effort. The workshops were held on:

1. February 27, 2020 at the Arts Warehouse
2. March 3, 2020 at Pompey Park
3. May 19, 2022 at the Arts Warehouse



Public Outreach

The updated plan includes summaries of all input gained through the outreach effort.



SUMMARY OF INPUT	
CRA GOAL	INPUT
General	Distribute CRA funds equally throughout the sub-areas
Economic Development	Develop west of Swinton
Resiliency	Resiliency in the community is a growing priority
Housing	Need code changes to allow home occupations and promote the "missing middle" housing
General	Support the western "SET" plan as drafted – with minor revisions but should be "The SET" plan
General	Interested in Public, Private, Partnership for developing a new city hall
Economic Development	CRA could possibly establish a credit/equity for home improvements with low-to-no interest loans
Infrastructure Improvements	The "can has been kicked down the road" regarding investment in the NW/SW neighborhoods
General	If you review the history of CRA expenditures you will see the lion's share of spending has occurred in the NW/SW neighborhoods
General	45% of the city's crime comes from .5% of the area
Policing Innovation	Clean and Safe should be expanded into the neighborhoods
Housing	Housing is a huge issue – affordable, workforce, senior housing, attainable housing for all is critically important
Economic Development	It is very important that the community not be blocked-off by the development of parking garages and large buildings
Housing	Concerns of gentrification should not be confused with condemnation – people are selling their homes – if the goal is to keep families in the community there needs to be strategies for that
Housing	Love the idea of "tiny homes", cottage courts, and the "Missing Middle" as approaches to providing more context-sensitive infill housing at slightly higher densities
General	The CRA has been mission-focused until it started making a lot of money in 2013/14 and the focus became larger development assistance
Removal of Slum & Blight	Need to maintain focus on the core mission of eliminating slum and blight and addressing the worsening housing crisis
Housing	The Community Land Trust is important for getting affordable housing
Housing	The CRA no longer needs to "prime the pump" for redevelopment but address some of the serious issues of housing and infrastructure (which it has been doing)
Economic Development	The "Container Park" is a great concept for a storage container "village" of commercial and artistic uses – modeled after similar projects in Las Vegas and Wynwood, Miami



CRA Goals

Listing and description of the primary goals of the CRA

CRA Mission

MISSION

To foster and directly assist in the redevelopment of the Community Redevelopment Area in order to eliminate blight, create a sustainable downtown and encourage economic growth, thus improving the attractiveness and quality of life for the benefit of the CRA District and the City of Delray Beach as a whole.

CRA GOALS

Listed below are the primary goals of the Delray Beach CRA. A brief description of the purpose and intent of these goals is provided. The CRA Goals define the direction and foundation for all Delray Beach CRA activities, projects, and programs. Compliance with, and the furtherance of, each of these goals is at the core of the Delray Beach CRA's mission.

REMOVAL OF SLUM AND BLIGHT

The removal of slum and blight as defined by Fla. Stat. Section:163.340 is one of the core functions of any CRA and the findings of these conditions was essential to the formation of the Delray Beach CRA in 1985. Even as conditions have improved within the CRA District and reinvestment has been made over time the focus on the removal of slum and blight continues to be a top priority.

LAND USE

Land uses, both existing and those proposed through the Land Use and Zoning regulations of the City of Delray Beach, are important to monitor and balance to advance the CRA Goals. Monitoring the appropriate land uses within the CRA District is a collaborative effort with the City of Delray Beach and should reflect the vision and aspirations of the residents, business owners, and property owners.

ECONOMIC DEVELOPMENT

Economic development is a large umbrella of strategies and initiatives intended to improve the economic environment for all residents, business owners, and property owners within the CRA District. Like land use, economic development efforts should be a collaboration with the City of Delray Beach and any other community organizations and stakeholders focused on improving the economic conditions within the City of Delray Beach.

HOUSING

The provision of safe, attainable, and dignified housing is only increasing in importance as housing needs become more acute in most communities. The Delray Beach CRA plays a significant role in the provision of housing within the CRA District. These efforts will continue and will be balanced with other infrastructure and capital improvements to improve and address the needs of the entire CRA District.

INFRASTRUCTURE IMPROVEMENTS

Perhaps one of the most important, and most often overlooked investments made by the Delray Beach CRA, is in infrastructure as they are typically in locations not usually noticed or seen (i.e. underground). The significant investments made in infrastructure within the CRA District are essential to attracting private investment, preserving and enhancing the community aesthetics, and overall improving the life of the residents.



Legislative Updates

New section of the CRA plan that identifies and summarizes all affecting legislative updates since the last 2014 plan update.

FLORIDA LEGISLATIVE UPDATES

Governing Florida Statutes
Chapter 163: Intergovernmental Programs
Part III: Community Redevelopment
(Sections 163.330 – 163.463)
Florida Statute changes since 2014

Each year the Florida Legislature is in session for 60 days beginning in March during odd-numbered years and January during even-numbered years. During the legislative session the Florida House of Representatives and Florida Senate develop, debate, and adopt bills that can have an affect on the lives of Florida's residents and visitors. Often these bills will relate to planning, development, and redevelopment. The following is a summary of the adopted Senate and House bills since 2014 that relate directly to Community Redevelopment Agencies in the Florida Statutes.

2015

- 163.340: Definitions
(s.7, ch. 2015-30) - Senate Bill 1216
(references to "blighted areas" and sinkhole activity)

2016

- 163.360: Community Redevelopment Plans
(s.3, ch. 2016-198) - Senate Bill 1288
(non-substantive text amendment)
- 163.387: Redevelopment Trust Fund
(s.1, ch. 2016-155) - Senate Bill 194
(pertains to hospital special district tax exemption)

2019

House Bill 9 made significant changes to the focus of, and restrictions on, CRA expenditures and had significant impact of the types of CRA projects and programs that could be developed and continued.

- 163.356: Creation of Community Redevelopment Agency
(s.2, ch. 2019-163) - House Bill 9
(pertains to report filing pursuant to s. 163.371 (1))
- 163.367: Public officials, commissioners, and employees subject to code of ethics
(s.3, ch. 2019-163) – House Bill 9
(pertains to ethics training requirements as imposed in s. 112.3142)

Area-wide and Neighborhood Plans

New section of the CRA plan that identifies and summarizes all affecting legislative updates since the last 2014 plan update.



Fairfield Inn on Atlantic Avenue

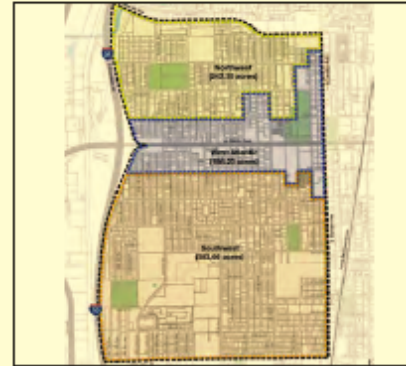
Delray Beach CRA Plan Area-wide and Neighborhood Plans

Downtown Delray Beach Master Plan



In 2001, the City of Delray Beach in conjunction with the Delray Beach CRA embarked on an ambitious plan for revitalizing the downtown core, along Atlantic Avenue from I-95 to the beach. This plan was developed with the residents and business community of Delray Beach and was adopted in 2002. Specific recommendations were developed for the unique conditions within the master plan area including the neighborhoods located north and south of West Atlantic Avenue, the Northwest and Southwest Neighborhoods of the The Set, and the downtown core. Since the plan's adoption, significant investments and improvements have been made throughout the master plan area. Various components of the plan have been implemented, including updates to the City of Delray Beach's Land Development Regulations and Architectural Design Guidelines.

The Set Transformation Plan



The Set Transformation Plan was finalized in 2018 and a version re-named as the West Atlantic Master Plan was adopted by the City of Delray Beach in 2020. An update to The Set Transformation Plan is in the works for 2024. This plan seeks to build upon the important community redevelopment efforts already underway and incorporated in other Area-wide and Neighborhood Plans, but with an ultimate goal of aligning the West Atlantic Avenue area and neighborhoods, known as The Set, with the rest of Delray Beach, not just in terms of appearance in the built environment, but more importantly equitable access to investment and development/redevelopment opportunities, affordable/attainable housing, economic opportunity, wealth creation and health. The Set Transformation Plan includes recommendations for community capacity building, community wealth creation, placemaking, and strategic investments. The Set Transformation Plan continues to be a guiding document for project and policy recommendations along the West Atlantic Avenue corridor and adjacent neighborhoods to the north and south.

Southwest Neighborhood Redevelopment Plan



This plan focuses on the needs and current conditions of the Southwest Neighborhood areas south of Atlantic Avenue between I-95 and Swinton Avenue. The plan discusses the issues of investment, redevelopment, community needs, concerns about displacement through redevelopment, and improved infrastructure. Developed in 2003, the plan also focuses on key subdistricts within the southwest neighborhood area, including the quadrant located in the northwest of the area near I-95, Frog Alley, Village Center, Industrial Corridor, and other subdistricts for infill redevelopment. At the time the plan was developed there were significant numbers of vacant parcels and while that condition has improved, there are still opportunities within the neighborhood for public and private improvement and investment.

CRA Needs and Goals



-  Removal of Slum and Blight
-  Land Use
-  Economic Development
-  Housing
-  Infrastructure Improvements
-  Public Assets and Facilities
-  Resiliency
-  Policing Innovation
-  Mobility

III. CRA NEEDS & GOALS

OVERALL NEEDS & GOALS WITHIN THE CRA DISTRICT

These overall needs and goals span the CRA District in scope and encompass the more pressing issues that are prevalent throughout the area.

REMOVAL OF SLUM AND BLIGHT

The CRA District still contains areas with deteriorated and deteriorating structures that affect the health, safety and/or welfare of area residents. The existence of these slum and blighted conditions contribute to the spread of disease and crime, a decrease in the tax base, and substantially impair or hinder sound growth and private investment. The major charge of the Delray Beach CRA is the consistent removal of these conditions while subsequently preserving and enhancing the tax base of the CRA District. The Delray Beach CRA continues to acquire blighted properties and assemble properties and vacant lots to encourage their redevelopment. The Delray Beach CRA has issued Requests for Proposals (RFPs) to dispose properties it has acquired for redevelopment purposes, resulting in new commercial and affordable housing opportunities in the CRA district. The Delray Beach CRA has also purchased blighted residential buildings and rehabilitated them for use as long term affordable housing rental units.



RESILIENCY

The Covid-19 global pandemic has had profound impacts on the global community that will be felt for years to come. During such an unprecedented period in our modern era, state, federal, and local governments had to be agile and resourceful to address the immediate and growing health, social, financial, and economic impacts of the deadly virus.

Due to the impacts of Covid-19, and lessons learned, a new section of Resiliency has been added to this CRA Redevelopment Plan Update. This section cannot predict when or what the next emergency facing the CRA District and the Delray Beach community might be, rather it provides a reminder that planning and being prepared is a continuous job.



POLICING INNOVATION

The beautification of Atlantic Avenue has contributed to the overall charm of downtown Delray Beach and has added pedestrian appeal to the area. The Clean & Safe Program was created in 2004 to enhance the maintenance efforts and public safety measures in the downtown core of Delray Beach, from I-95 to the beach. Through this program, the CRA funds community policing initiatives, increased levels of maintenance, lighting, code enforcement and police patrols.





CRA Projects

All CRA District Projects, current and future, are aimed to address these CRA District Needs:

- Removal of Slum and Blight
- Land Use
- Economic Development
- Housing
- Infrastructure Improvements
- Public Assets and Facilities
- Resiliency
- Policing Innovation
- Mobility

IV. PROJECTS & PROGRAMS

Delray Beach CRA Plan Projects

Removal of Slum and Blight



The Courts at Village Square

Carver Estates, the City of Delray Beach's only public housing project located within the CRA District, provided housing for the most socio-economically disadvantaged Delray Beach residents for 20 years. In 2005, Hurricane Wilma damaged the properties, requiring relocation of the residents and demolition of all nine structures in 2007.

In its place, a new housing development was constructed by the Delray Beach Housing Authority with the Delray Beach CRA providing construction gap financing. With this project and partnership, the Delray Beach CRA helped to meet its affordable housing goal within the CRA District.

This project won Outstanding Housing Project at the 2018 FRA Awards.



Land Use

NW 600 Block Redevelopment

Delray Beach CRA staff is in the design phase for this project and is working to develop a mixed use development with affordable/workforce housing and commercial space with affordable rental rates on the CRA-owned vacant parcels located between NW 6th Avenue and NW 7th Avenue just north of West Atlantic Avenue. Critical to the development of these sites is the sensitivity to the context of existing built environment; this site is an important transition from West Atlantic Avenue into the Northwest Neighborhood of The Set.



CRA Projects

Public Assets and
Facilities



Pompey Park Recreation Center

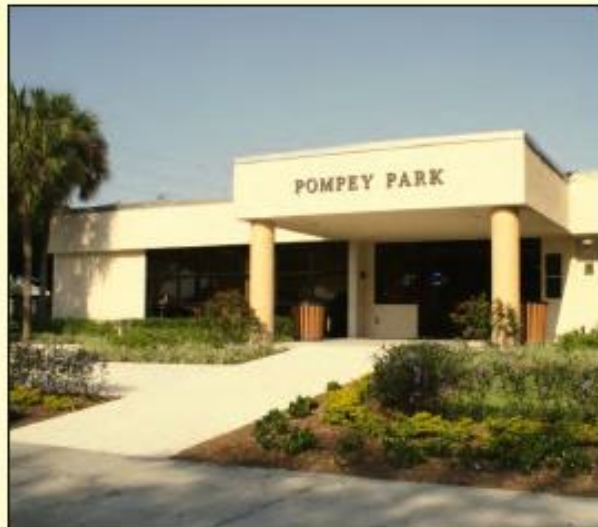
Plans to improve the Pompey Park Recreational Center began in January 2018 with a site inventory and analysis. Since then, the project's design team has sketched a concept design, conducted an evaluation, produced a master plan and a pre-design report, and created a schematic design.

In collaboration with the Delray Beach CRA as a funding partner, and community stakeholders the design for Pompey Park was finalized and a solicitation was issued for the project in early summer 2024. The 14-acre site is bounded by NW 13th Ave on the west, NW 2nd St on the south, NW 10th Ave on the east, and NW 3rd St on the north.

Pompey Park has a rich community history that serves a strong role as a true community hub, supporting a variety of community needs and providing many community services.

Pompey Park is being renovated to provide even more recreational opportunities to the Delray Beach community through the construction of new state of the art facilities and amenities.

More information on the project can be found here: www.pompeyparkproject.com.





CRA Programs



The Arts Warehouse

Community-Based Programs

Delray Beach GreenMarket

Delray Beach's West Atlantic neighborhoods of The Set have limited access to affordable, fresh, and healthy food options due to the absence of full-service grocery stores within a convenient distance. While there are convenience stores and smaller specialty markets nearby, the area fits within the definition of a food desert with the nearest full-service grocery store or supermarket more than one (1) mile away (in any direction).

Started in 1996 by the Delray Beach CRA, the GreenMarket is an open-air marketplace located in Old School Square Historic Arts Complex; open on Saturday mornings, the GreenMarket is walking distance from the West Atlantic neighborhoods of The Set and aims to serve residents who regularly have to travel outside of their community to shop for fresh groceries. Over the years, the GreenMarket has become a popular weekend morning destination driving visitors and pedestrian activity to the downtown area, offering affordable retail space for small local businesses, and as an avenue to disseminate information to the public about the Delray Beach CRA and its projects, programs, and initiatives.

The Arts Warehouse

The 15,000 square foot Arts Warehouse was a CRA redevelopment project that re-imagined, redesigned, and reconstructed a dilapidated warehouse space. Opened in 2017, the Arts Warehouse is located on Artist Alley within the Pineapple Grove Arts District; it is an arts incubator, exhibition, workshop, and event space that serves as an anchor in the area – driving pedestrian activity and spurring private investment to the area. As the area continues to transform, the Arts Warehouse provides much needed affordable commercial rental space for small, local artists and an additional avenue to disseminate information about the Delray Beach CRA and its projects and programs. With increased traffic and development in the Pineapple Grove Arts District, the Delray Beach CRA recognizes that additional public investments are needed to maintain and improve public infrastructure to meet the needs of area businesses and residents.

CRA Work Space - Co-Working Space at 98 NW 5th Avenue.

The CRA Work Space – Co-Working Space is on the second-floor of the CRA-owned commercial property located at 98 NW 5th Avenue - a re-designed, re-imagined, and reconstructed dilapidated apartment building. Completed in Spring 2023, the property at 98 NW 5th Avenue is located in the West Atlantic Avenue corridor along Historic NW 5th Avenue within The Set, and within the West Settlers Historic District of the City of Delray Beach — an area that was once a vital hub for the community's bustling Black-owned businesses.

The CRA Work Space – Co-Working Space serves as the embodiment of the goals and objectives laid out within the CRA Redevelopment Plan, Areawide and Neighborhood Plans, and other initiatives all developed to revitalize the Historic NW/SW 5th Avenue corridor. The vision for the property is captured in the The Set Transformation Plan and CRA Redevelopment Plan, as a vibrant local economy that will house a diverse range of businesses, including retail stores, café eateries, and service providers, all carefully curated to cater to the preferences and needs of the community and its residents.

Additionally, the "Focus on 5th Initiative" was later launched in November 2016 with the intent of activating CRA-owned properties with in-area career services and industry learning centers, filling vacant and underutilized properties along the corridor with activities and local enterprises designed to increase vibrancy and foot traffic, building patronage of local area businesses, inspiring an active business community of innovation featuring new co-ops, co-working spaces, incubators and live-work units, cultivate an "incubating and high-growth environment" to help local entrepreneurs to start-up, innovate and scale and encourage private capital investment and quality job creation.



Appendix A: CRA Sub-areas

Description and detailed specifics of each CRA sub-area

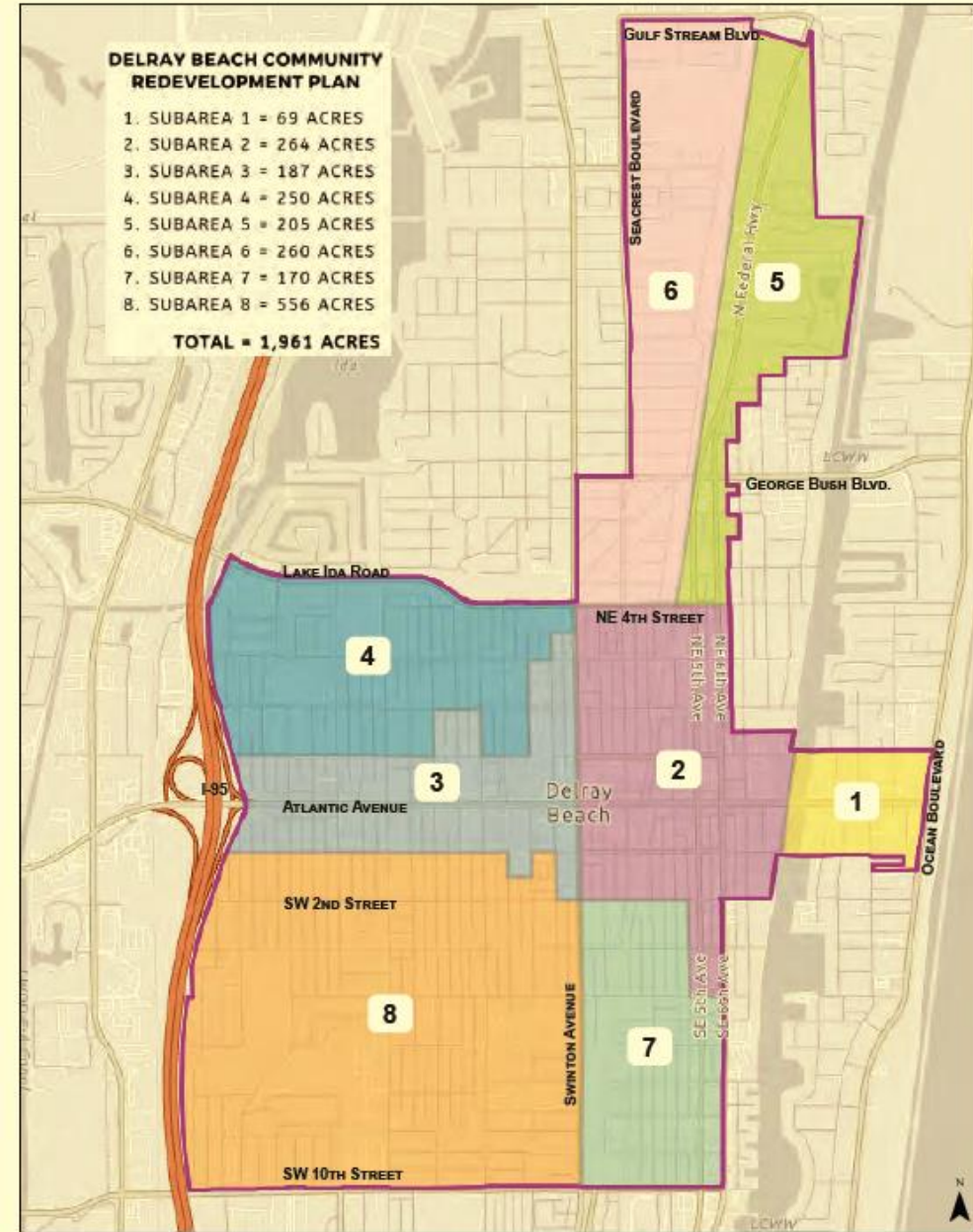
APPENDIX A - SUB-AREA 1: THE BEACH

SUB-AREA 1: THE BEACH	
Demographic Profile	
Population	347
Number of Households	246
Median Age	64.5
Median Income	\$131,621
Ethnic Diversity	92% White
	5% Two or more races
	1% Other
	1% Black
	1% Asian, Pacific Islander
	0% American Indian
See Appendix B: Demographic Data for more information.	



APPENDIX A - CRA SUB-AREAS

Delray Beach CRA Location Map





Appendix B: Demographic Profiles by CRA Sub-area

Still being Updated

APPENDIX B WILL BE UPDATED BY CRA STAFF

Table 3: Summary of Key Demographic Factors
Delray Beach CRA Master Plan Update

Key Metric	CRA Sub-area								Total CRA (All Sub-areas)
	1	2	3	4	6	8	7	8	
2010 Population	373	1,630	804	1,616	744	1,728	1,130	5,449	13,666
As % of CRA	2.8%	12.0%	5.9%	11.9%	5.5%	12.7%	8.3%	40.2%	22.3%
2022 Population	347	2,444	887	1,848	1,015	1,629	1,193	6,740	18,203
As % of CRA	2.1%	15.1%	5.5%	11.4%	6.3%	10.1%	7.4%	41.6%	24.0%
2027 Population	348	2,750	890	1,837	1,073	1,650	1,244	6,756	18,886
As % of CRA	2.1%	16.5%	5.3%	11.0%	6.4%	9.9%	7.5%	40.5%	24.3%
New Residents									
2010 - 2022 (Past 12 Years)	(28)	814	83	232	271	(89)	83	1,281	2,841
2022 - 2027 (Next 5 Years)	1	308	3	(11)	68	21	61	18	482
Annual Growth Rate									
2010 - 2022 (Past 12 Years)	-0.60%	3.43%	0.82%	1.12%	2.62%	-0.49%	0.45%	1.79%	1.60%
2022 - 2027 (Next 5 Years)	0.06%	2.39%	0.07%	-0.12%	1.12%	0.26%	0.84%	0.05%	0.68%
Annual Household Income									
% < \$50,000	15%	15%	40%	33%	25%	31%	25%	51%	33%
% \$50,000-\$99,999	26%	25%	31%	44%	17%	35%	29%	31%	29%
% > \$100,000	60%	60%	28%	24%	59%	34%	47%	18%	38%
2022 Average HH Income	\$ 214,844	\$ 176,060	\$ 106,419	\$ 94,425	\$ 190,244	\$ 104,694	\$ 120,784	\$ 68,875	\$ 123,166

Source: Delray Beach CRA: ESRI Business Analyst; WTL +a, August 2022.



Appendix C:
Legal Description of the
Community CRA District

Appendix D:
Findings of Necessity for the
Community CRA District

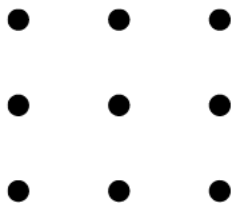
Appendix E:
Completed Projects

Appendix F:
2014 Delray Beach CRA
Community Redevelopment Plan



Item 8D.

Discussion – Delray Beach Community
Redevelopment Agency Budget
Presentation for Fiscal Year 2024-2025



Fiscal Year 24-25 Budget Follow Up Discussion

SIGNIFICANT ADJUSTMENTS TO PREVIOUS BUDGET DRAFT

REVENUES:

4005	City - TIF Revenue for Millage Rate : .59063	\$	21,990,281
4500	General Fund Carryforward from FY 23-24	\$	56,321,761
4700	Reimbursement from the City of Delray Beach	\$	250,000

EXPENSES:

5610	Land Acquisition - Other	\$	12,000,000
5622	Northwest Neighborhood Plan (CIP)	\$	8,160,880
6216B	95 SW 5th Ave Renovation- Construction	\$	1,400,000
8405A	CRA Office Capital Outlay	\$	500,000





FY24-25 Budget Follow Up Discussion

- Clean & Safe
 - Removal of Royal Palm Stumps and Replacement
 - Additional pressure cleaning services
 - Currently once per month (\$105,935)
 - Requested cost for twice per month (\$209,410)

- Interlocal Agreement Fire Prevention & Life Safety Captain
 - Cancellation effective September 30, 2024

NEIGHBORHOOD AND COMMUNITY SERVICES (NCS)
DESCRIPTION
Atlantic Avenue from W. 12th Avenue to Swinton Avenue
Atlantic Avenue from Swinton to E. 6th Avenue
Atlantic Avenue from E. 6th Avenue to A1A
N.W. 5th Avenue to N.W. 2nd Street
S.W. 5th Avenue to 1 st Stree
N.E. 2nd Avenue to N.E.4th Street
N.E. 4th Avenue to N.E. 2nd Street
S.E. 2nd Avenue to S.E. 1st Street
N.E. 5th Avenue to N.E. 1st Street
S.E. 5th Avenue to S.E. 1 st Street
N.E. 6TH Avenue to N.E. 1st Street
S.E. 6th Avenue to S.E. 1 st Street
Libby Wesley Park (5 S.W. 5th Avenue)
Worthing Park (150 E. Atlantic Avenue)



Item 9A.

Discussion - 98 NW 5th Avenue Signage & Naming Building



94-98 NW 5th Avenue
Property History

Elizabeth Wilson

- Noted as 24 years old in 1940 via census record, living on NW 7th Avenue, married to Otha Lee Wilson (29), 3 children (daughter Ida Mae (7), Son Otha Lee, Jr. (5), and Thomas Lee (2))
- May have been original property owner, the name is fairly common, making online research difficult.

H. Edmonds (later c/o D.J. Edmonds) (property owner)

- Edmonds Barber Shop, 98 NW 5th Avenue - (Page 10, West Settlers Historic District Historic Designation Report-1997 & city building permit 1971-862)
- Francenes Beauty Shop, 94 NW 5th Avenue - (city building permit 1971-862)

Leroy & Yvonne Baine (property owners) – AKA Baines

- Yvonne's maiden name was Edmonds, whose family owned the property prior.
- Leroy Baine – FAMU graduate, WWII veteran, Kappa Alpha Psi member, assistant principal at Atlantic High School, **member of the Delray Beach Negro Civic League a local civil rights group, many efforts for equality, including filing a lawsuit in Nov. 1954 demanding equal rights for access to the city's recreational amenities including the city beach (pg. 102, Blood, Sweat, & Tears - Jake Gaither, Florida A&M, and the History of Black College Football).**

While other parts of the nation were experiencing sometimes violent and large-scale protest movements during the Civil Rights Movement, Palm Beach County, in contrast, was relatively quiet. A number of serious disturbances, however, did occur. Attempts to desegregate schools in the county resulted in skirmishes with police, boycotts, and the discovery of explosive devices. On "whites-only" beaches, clashes occurred between whites and blacks. In 1955, Leroy Baine and the Delray Civic League sued the City of Delray Beach in an effort to open up the beaches to black residents. When their lawsuit failed, Baine organized a group of swimmers to occupy the beach. White swimmers confronted 60 black swimmers, and the chief of police ordered the beach cleared before any violence occurred. Eventually, the beaches were integrated due to the efforts of civil rights activists.

Palm Beach County, Civics & History, Exploring the Past, Present, and Future

- The Civic League also worked to get paved roads in the black neighborhoods (1958-CC Special Meeting Minutes).
- 2011 Deed for the property includes witness signatures by both Dedrick Straghn and Randy Straghn. Dedrick is an attorney (26 SW 5th Avenue) and is a native to Delray Beach. He may have additional information about the property.

The original 1935 building was demolished in August of 1971, and a new structure was built that year (BP1971-000862). At that time, the property owner was Leroy Baine, the architect was Charles Toth (office in Del-Ida Park, Delray Beach), the contractor was Jay Callaway (note Callaway's grandson, Joe VanNess is also a General Contractor, who continues to work in the area). The original building permit drawings noted that the building was to contain 4 identical 2 bedroom/1 bathroom rental apartments on the 2nd floor and 1 office, 2 retail shops, and covered parking on the ground floor. The plans were revised to include 8 units on the 2nd floor, as motel rooms. No kitchens were indicated on the plans and the permit includes a letter from the contractor, referring to the use of the upper floor as a "Motel".



History of the Property

Per. #862, 10/22/71, New CBS Cojn., \$37,000, Checked 10/11/71 [initials]

CITY OF DELRAY BEACH, FLORIDA

OWNER: *H. Edmonds* c/o D. J. Edmonds, 302 N.W. 10th Ave.
 ADDRESS: *P.O. Box 1565, Delray Beach, Fla.*
 OWNER: Leroy & Yvonne Baines (1968)
 ADDRESS: P.O. Box 1565, Delray Beach, Fla. 33444

YEAR	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973
EXEMPTION												
LAND	2413	2413	2413	2413	2413	2413	3016	3016				
BLOGS	253	253	253	253	253	253	1047	1047				
TOTALS	3300	3300	3300	3300	3300	3300	4100	4100	2600			
PER. PROP.	400	400	400	400	400	400	400	400				

DESCRIPTION: W 50' of E 135' of Block
(98=Edmond's Barber Shop)
96-98 N.W. 5th Ave.

DESCRIPTION OF BUILDING: *Francenes Beauty Shop #91*

TYPE BLDG.	SINGLE DELG.	DOUBLE DELG.	APARTMENT	STORE	STAM & OFFICE	STAM & APT.	OFFICE	HOTEL	THEATRE	GARAGE (APT.)	GARAGE (SERV.)	GARAGE (FRONT)	CONSTRUCTION	WOOD FRAME	STEEL FRAME	CONCRETE	BRICK	STONE	METAL	BLACK	SHINGLE	
BASE/CELT	None	Part	Full	Slab Floor	Concret Floor	Field	HEATING	X Bone	X Tiles	X Oil Burner	X Finelam	CONSTRUCTION	X Wood Frame	X Steel Frame	X Brick	X Concrete	X Brick	X Stone	X Metal	X Black	X Shingle	
ROOF	Gable	Flat	Flat	Flat	Flat	Flat	ROOFING	X Asphalt	X Tile	X Concrete	X Metal	FOUNDATIONS	X Concrete	X Brick	X Stone	X Terra Cotta	X Metal	X Concrete	X Brick	X Stone	X Terra Cotta	
INT. FINISH	Plaster	Plaster	Plaster	Plaster	Plaster	Plaster	INT. FINISH	X Plaster	X Plaster	X Plaster	X Plaster	PLUMBING	X	X	X	X	X	X	X	X	X	
MISCELLANEOUS	Serlex (Flow)	Fire Escapes	Refrigerators	Vac. G. Sys.	Skylights	Fireplaces	Inchometers	Solar W. Sys.	Air Con. Sys.	FACTORS	No. of Beams	Apartment	Room & Apt.	Fin. Attic R.	2 1/2	Fin. Room R.	Only Const.	Age	Braced	LIghting	X Electric	X Lamp

BUILDING PLAN: *Edmonds Barber Shop #90*

SIZE: 24' x 115' x 50' x 500'

CONDITION: GOOD FAIR BAD

VALUATION RECAPITULATION: \$ 1047

LAND APPRAISAL:

Front and Depth	Unit Price	Depth Factor	Corner Factor	Front Feet Value	Valuation
50 X 135	40	116		4600	9200
101 5/8 X	40		30	1320	696
Exhausting Factor				85%	
Detracting Factor				2%	
TOTAL LAND VALUATION: 9904					

LETS: Level, High, Low, Rocky, Swampy

ACREAGE: Level, Hills, Rocky, Swampy, Farm, Wooded

ST. IMPROVEMENTS: Paved, Ditch, Sidewalk, Gorb, Water, Sewer, Electric Light, Gas

TOTAL BUILDINGS: 1047

TOTAL LAND: 3016

TOTAL LAND AND BLDGS: 4063



History of the Property

CITY OF DELRAY BEACH, FLORIDA

SUBDIVISION		BLOCK		LOT		Assessed		OWNER
		20		(1)		Yeast		H. Edmonds
DESCRIPTION: N 50' of E 135' of Block EDMONDS BARBER SHOP & FRANCENES BEAUTY SHOP <i>42-98 NW 5th Ave</i>								
ADDRESS: 46 N W 5th Ave. City Box 1565								
OWNER: <i>Blanchard - Edmond</i>								
ADDRESS: <i>21 N.W. 6th Ave. City</i>								
OWNER: [Blank]								
ADDRESS: [Blank]								

YEAR	1949	1950	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960
LAND	345	345.00	345	300	300	344	346	366	366	366	366	360
BLOSS.	1080	1080.00	1080	1080	1080	1080	1180	1728	1728	1728	1728	1700
TOTALS	1423	1420	1400	1400	1400	1400	1400	2100	2100	2100	2100	2100
PER. PRSP.	450	450	300	300				400	400	400	400	400

DESCRIPTION OF BUILDING

TYPE BLOC.	BASEMENT	ROOF	INT. FINISH	MISCELLANEOUS
Single Det.	None	Gable	Plaster	Sprink. (Fl.)
Double Det.	Part	Hip	Stucco	Fire Escaper
Apartment	Full	Flat	Stucco	Refrigerators
Store	Garage Floor	Garage	Marble & Tile	Vac. C. Sys.
Store & Office	Flunk	Flunk	Flunk	Skylight
Store & Apt.				Fireplace
Office	HEATING	X / Frst	X / Wood Joist	Incinerator
Hotel	None	X / Side	X / Wall	Solar W. Sys.
Theatre	Stove	X / Bear	X / Steel Beam	Air Con. Sys.
Garage (Apt.)	Oil Burner	X / Slap	X / Steel Case	
Garage (Sav.)	Fireplace			
Garage (Priv.)				
Gas Station				
Church	CONSTRUCTION	Wood Slap	Flunk	FACTORS
Lumber Sheds	Wood Frame	Brick	Marble	No. of Bases
	Steel Frame	Drift Wood	Tile	Apartment
	Brick, Concrete	Stone	Marble	Store & Apt.
	Brick	Block	Marble	Fls. Atic. R.
	Brick	Block	Marble	Fls. Bsm. R.
	Concrete Tile	Concrete	Marble	Date Comp.
			Marble	Age
			Marble	Detailed
			Marble	

BUILDING PLAN

BUILDING DIMENSIONS

SIZE	HEIGHT	NO. STORIES
20 X 20	12	4300
10 X 10	12	1200
CONDITION		
GOOD	FAIR	BAD
X		
VALUATION RECAPITULATION		
On 40 Ft. 30 Ft. TOTAL		
6000	1285	1685
ADDITIONAL BUILDINGS		

LAND APPRAISAL

Foot and Depth	Built Price	Depth Factor	Corner Factor	Front Foot Value	Valuation
50' X 135'		1.11		630	
TOTAL LAND VALUATION					

CITY OF DELRAY BEACH, FLORIDA

SECTION	BLK	LOT	OWNER	ASSESSOR								
20	(1)		H. Edmonds									
ADDRESS: 46 N W 5th Ave. City Box 1565												
DESCRIPTION: EDMONDS BARBER SHOP & FRANCENES BEAUTY SHOP												
YEAR	1949	1950	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960
LAND	345	345.00	345	300	300	344	346	366	366	366	366	360
BLOSS.	1080	1080.00	1080	1080	1080	1080	1180	1728	1728	1728	1728	1700
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Garage (Apt.)	Oil Burner	X / Slap	X / Steel Case	
Garage (Sav.)	Fireplace			
Garage (Priv.)				
Gas Station				
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CITY OF DELRAY BEACH, FLORIDA

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VALUATION RECAPITULATION		
On 40 Ft. 30 Ft. TOTAL		
6000	1285	1685
ADDITIONAL BUILDINGS		



CRA Director Updates





DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

Join Us!

CRA SOCIAL

**SEPT
5**

98 NW 5TH AVENUE

Delray Beach, FL 33444 ↗**SECOND FLOOR**

5PM-7PM

**CRA 101:
INFO SESSION**

Come chat with CRA Staff
& learn more about the
Delray Beach CRA
over light refreshments.

Contact Us:

 (561)-276-8640

 WWW.DELRAYCRA.ORG

 **CRA OFFICE**
20 N SWINTON AVENUE,
DELRAY BEACH, FL 33444

SCAN HERE



DELRAYCRA.ORG

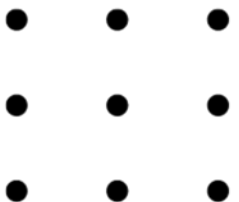


Join us at the upcoming CRA Social!

The CRA Socials are a great refresher into who we are and an awesome time to get to know the Delray Beach CRA staff. During the socials we will share information about CRAs, what we do, upcoming projects, and the basics of how CRAs function.

Thursday, September 5th from 5:00 – 7:00 PM
**Location: Second Floor, 98 NW 5th Avenue,
Delray Beach, FL 33444**

LEARN MORE



Join us on Saturday, September 21, 2024, for National Clean Up Day!

The Neighborhood & Community Services Department invites residents and community members to make a positive impact on neighborhood litter and trash prevention by volunteering at our 2024 National Clean Up Day event. Volunteers will pick up litter at designated locations throughout SW side of the city. We will provide garbage bags, gloves and trash pickers!

To join please contact:

Terra Couzens, Neighborhood Planner (561)243-7000
ext.7266

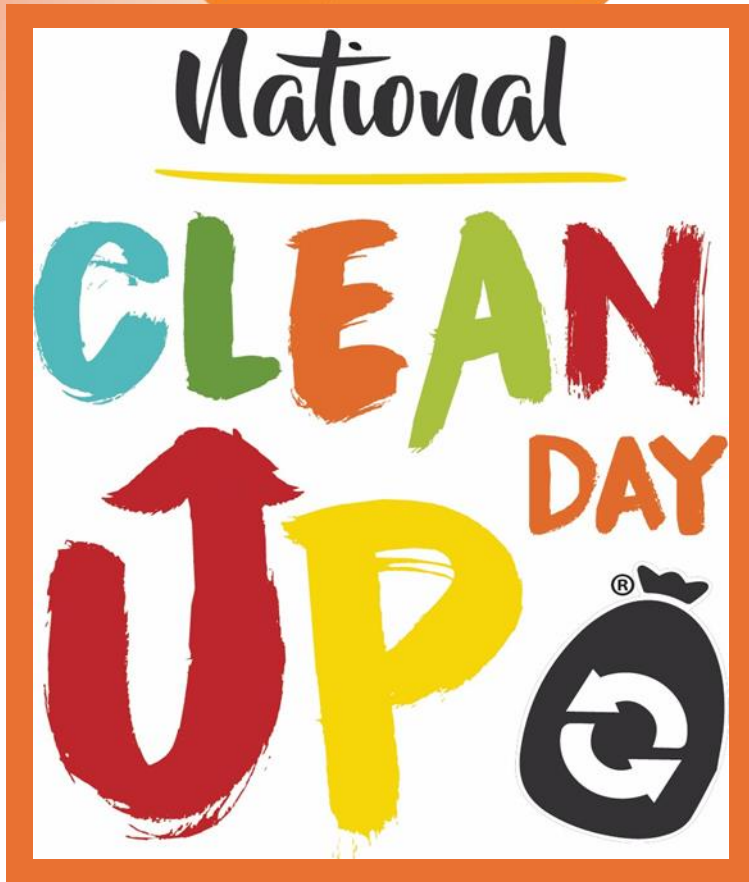
couzenst@mydelraybeach.com

Staging Area

Catherine Strong Park

1500 SW 6th St, Delray Beach

Time: 8am (*Registration) – noon





SAVE THE DATE

OCTOBER 22-25, 2024
Marriott Water Street Hotel
Tampa, FL

2024
ANNUAL CONFERENCE

THE FLORIDA
REDEVELOPMENT
ASSOCIATION





Thank you!