



# **Delray Beach Community Redevelopment Agency**

**Regular Board Meeting**

**Wednesday, July 16, 2025**

**At 4:00 P.M.**

**Commission Chambers at City Hall**



## Item 8A.

Development of SW 600-800 Blocks  
of West Atlantic Avenue

# CRA-Owned Vacant Land SW 600 – 800 Blocks of West Atlantic Avenue





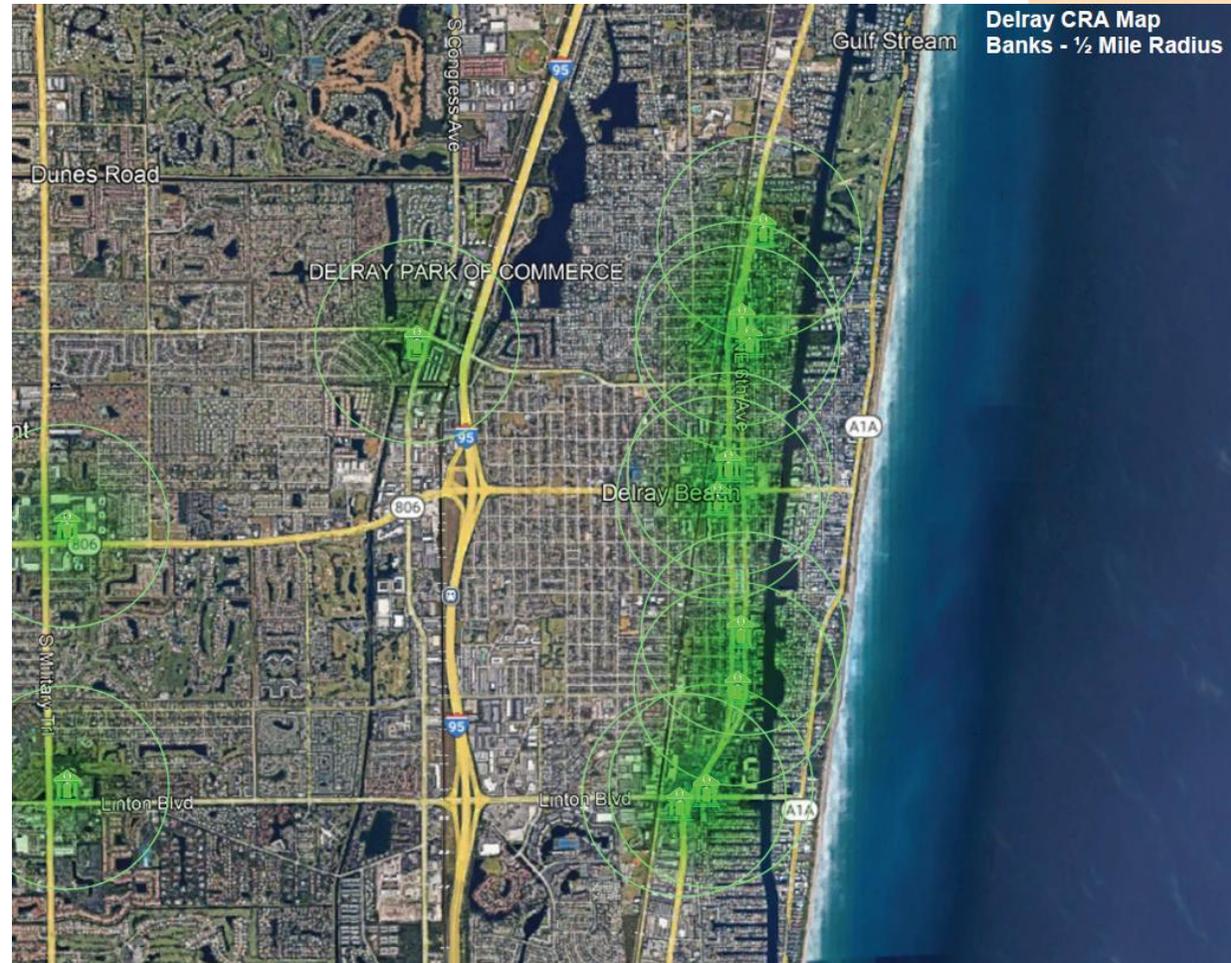
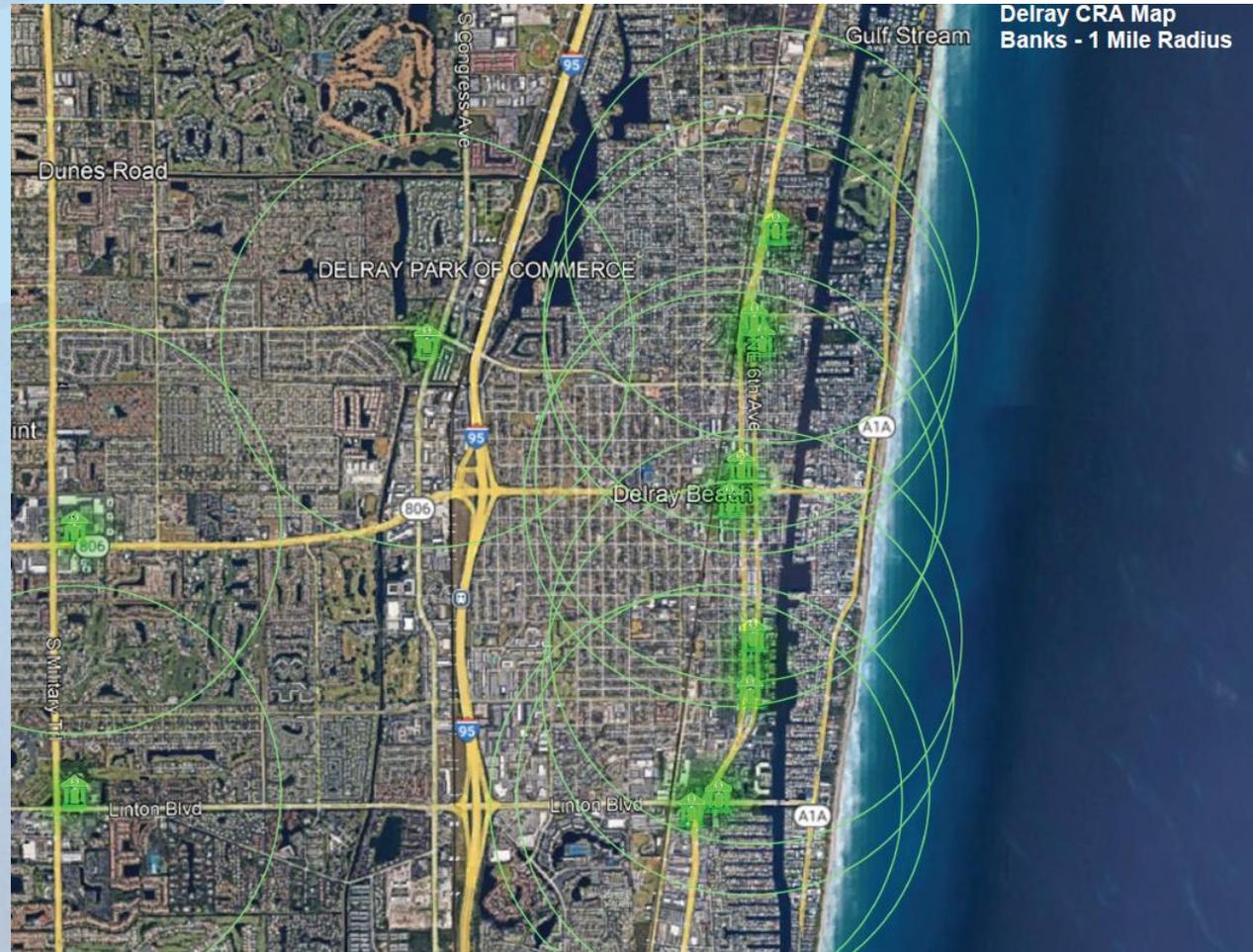
# West Atlantic Avenue





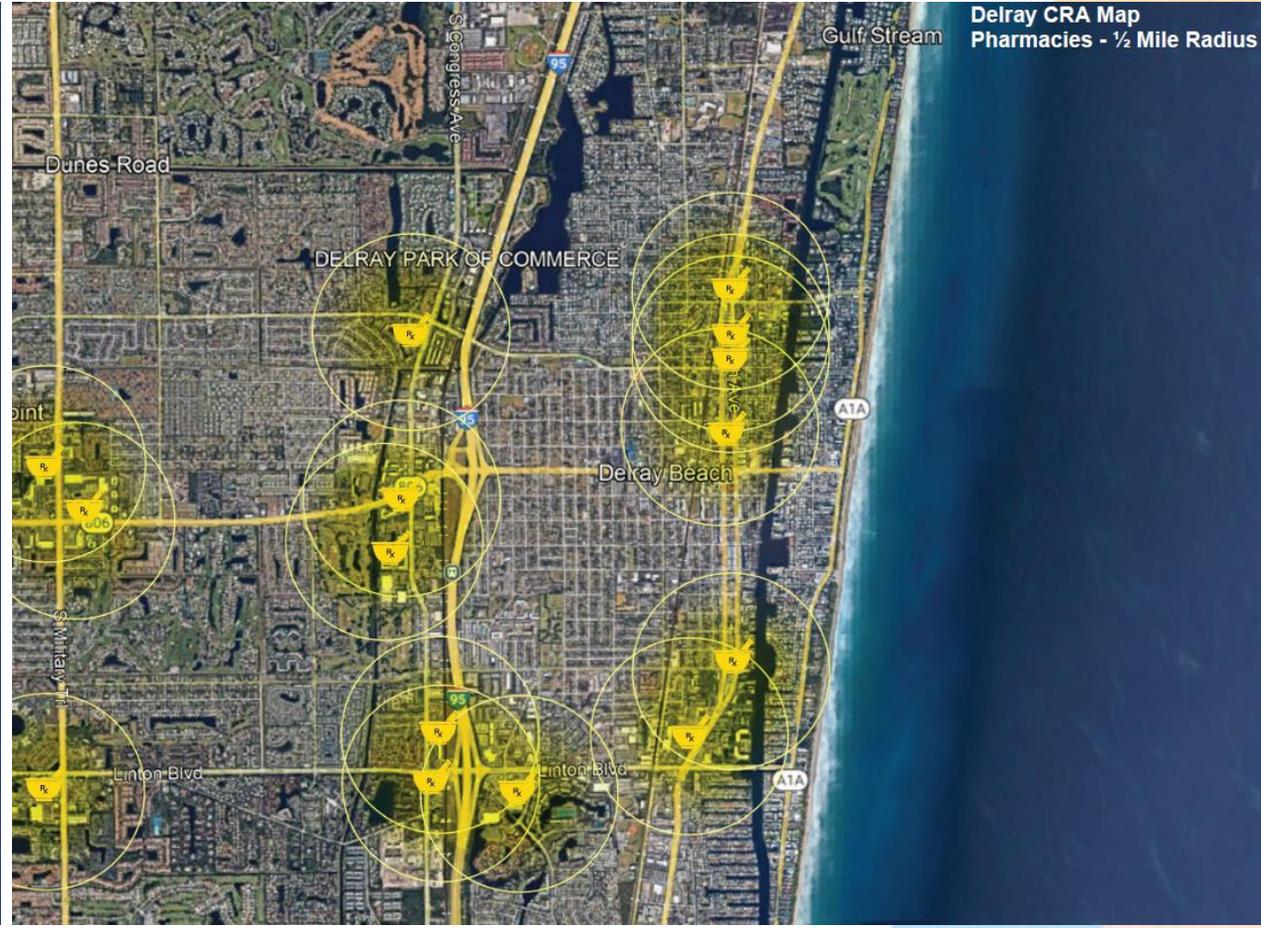
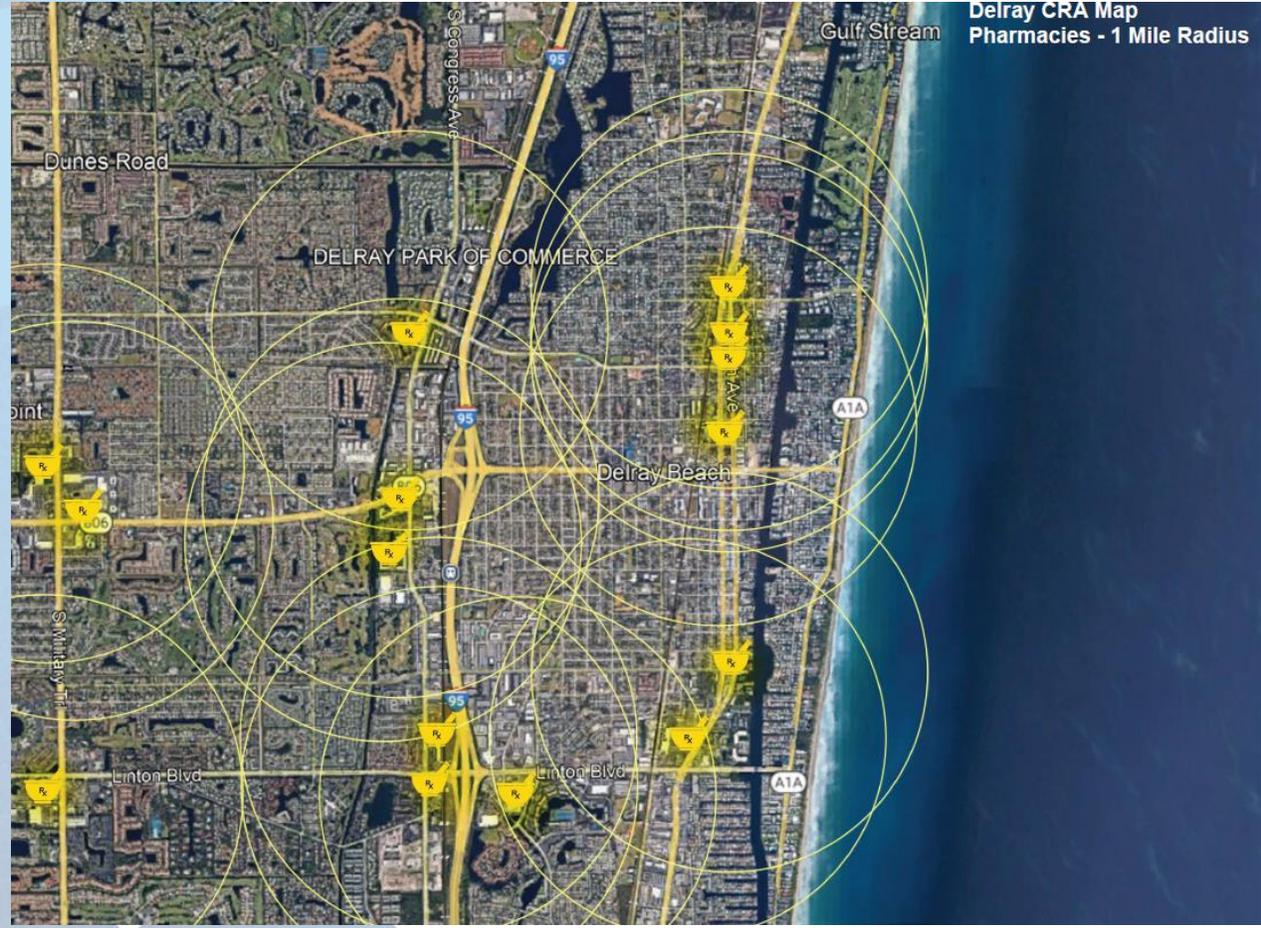


# SW Atlantic Avenue 600, 700 and 800 Blocks Bank Map Analysis



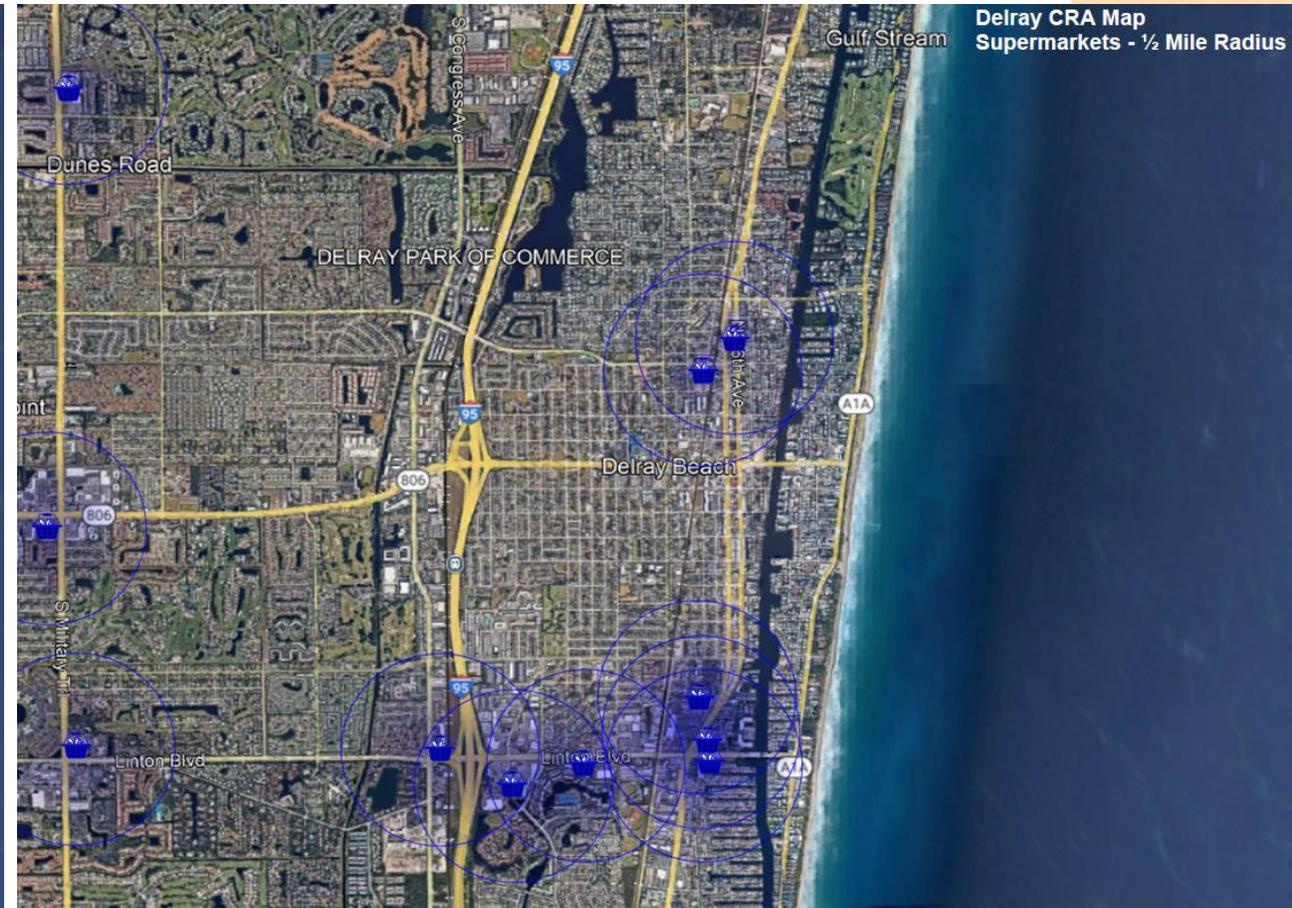
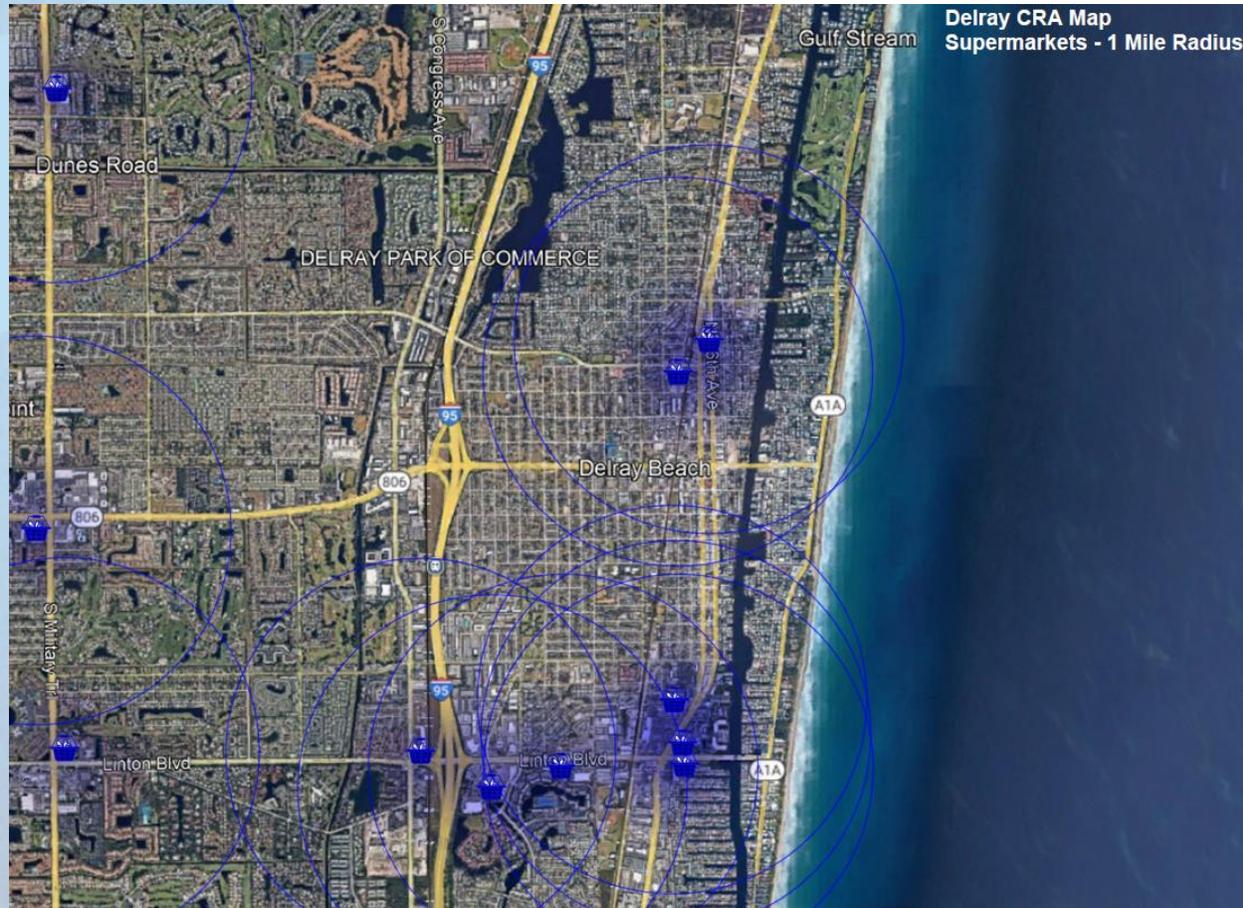


# SW Atlantic Avenue 600, 700 and 800 Blocks Pharmacy Map Analysis



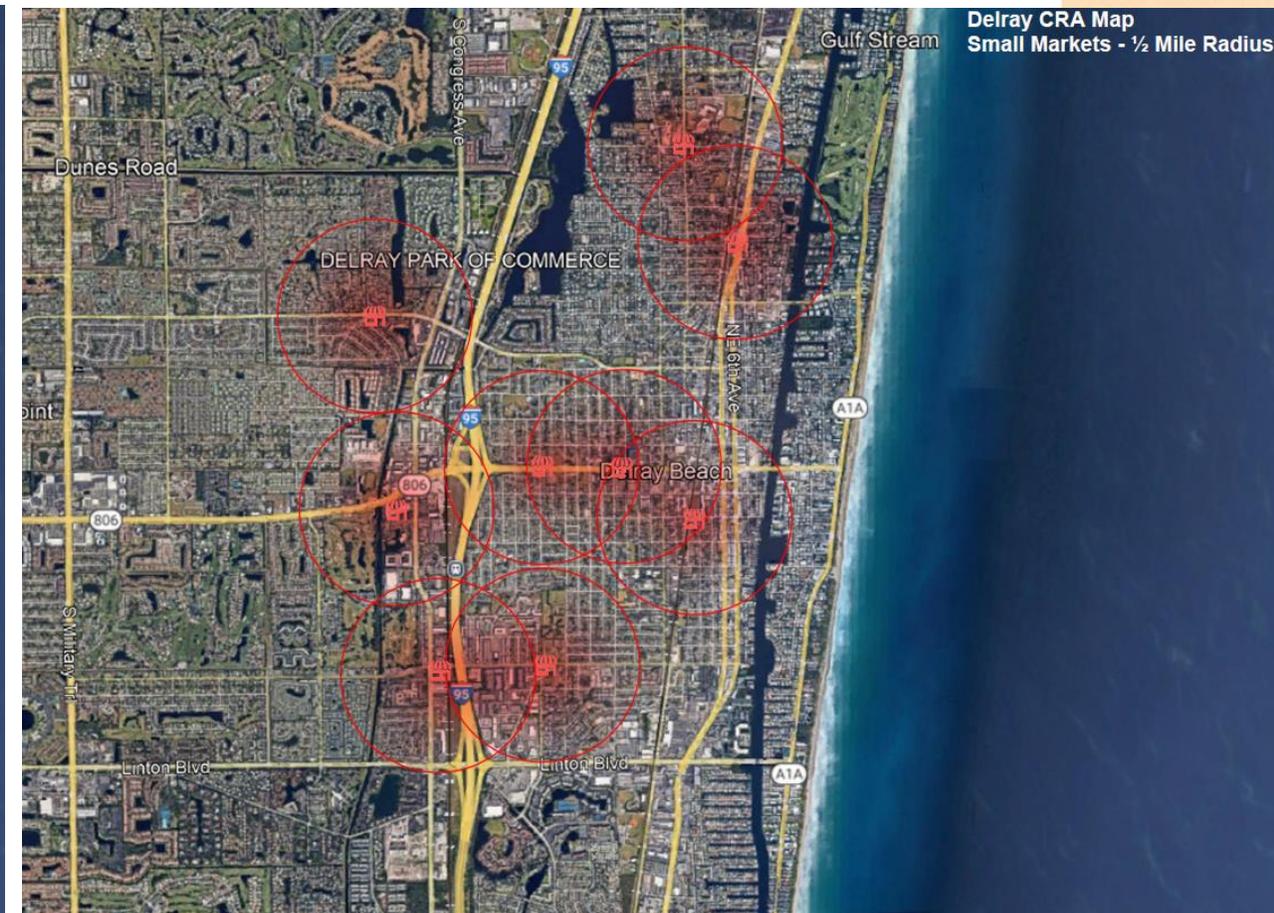
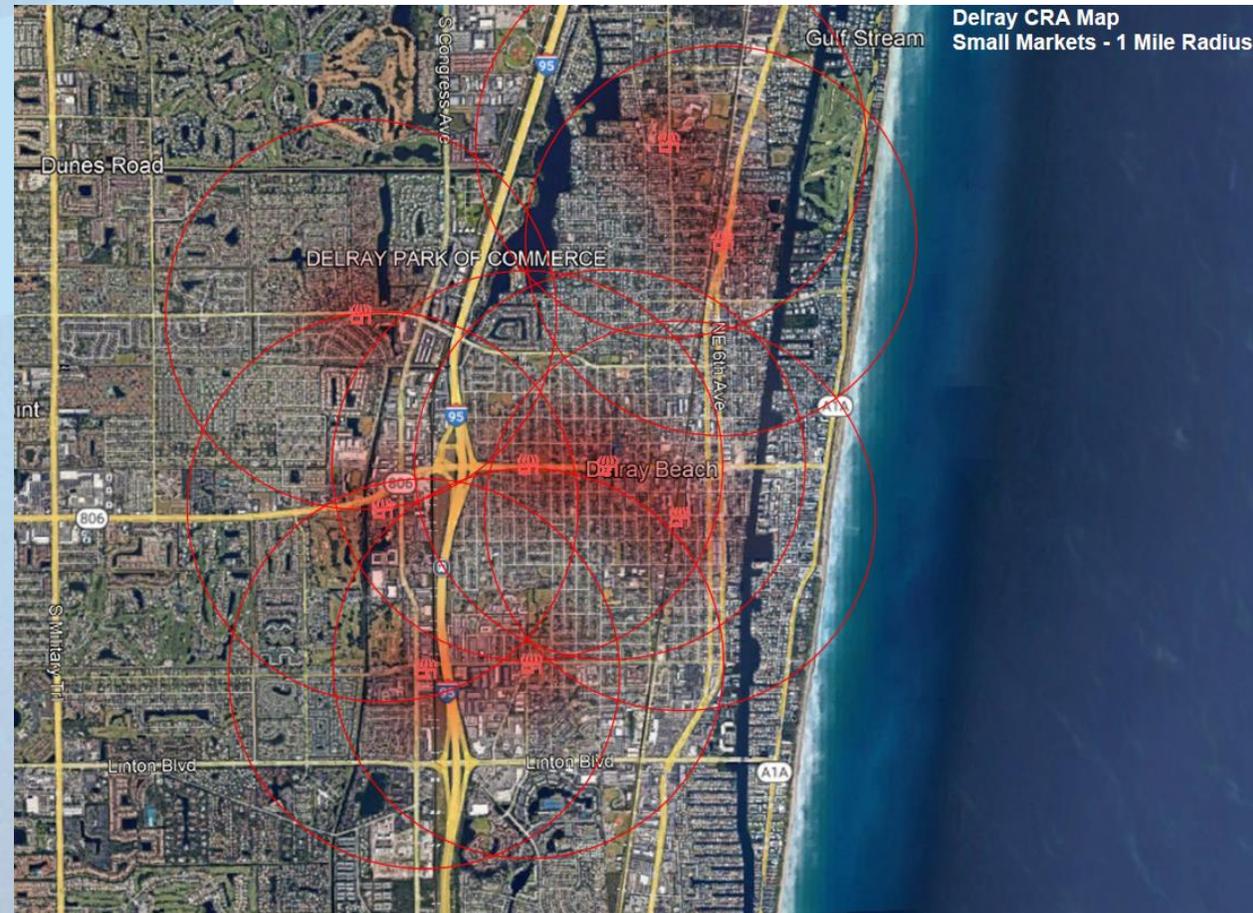


# SW Atlantic Avenue 600, 700 and 800 Blocks Supermarket Map Analysis





# SW Atlantic Avenue 600, 700 and 800 Blocks Small Markets Map Analysis





## Item 9A.

Discussion and direction regarding modifications to the A.-G.U.I.D.E. (Achieving Goals Using Impact Driven Evaluation) Program Guidelines.

## A.-G.U.I.D.E. FUNDING:

Arts Garage, Delray Beach Historical Society, Spady Cultural Heritage Museum, Delray Beach Public Library

FISCAL YEAR	CITY FUNDING	CRA FUNDING	TOTAL A.-G.U.I.D.E. FUNDS
2023-2024	\$450,000	\$452,000	\$902,000
2024-2025	\$250,000	\$677,000	\$927,000

### Florida Statute § 163.387(6)(c):

Effective October 1, 2019, moneys in the redevelopment trust fund may be expended for undertakings of a community redevelopment agency as described in the community redevelopment plan only pursuant to an annual budget adopted by the board of commissioners of the community redevelopment agency and only for the purposes specified in paragraph (c).

(c) The annual budget of a community redevelopment agency may provide for payment of the following expenses:

1. Administrative and overhead expenses directly or indirectly necessary to implement a community redevelopment plan adopted by the agency.
2. Expenses of redevelopment planning, surveys, and financial analysis, including the reimbursement of the governing body or the community redevelopment agency for such expenses incurred before the redevelopment plan was approved and adopted.
3. The acquisition of real property in the redevelopment area.
4. The clearance and preparation of any redevelopment area for redevelopment and relocation of site occupants within or outside the community redevelopment area as provided in s. [163.370](#).
5. The repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness.
6. All expenses incidental to or connected with the issuance, sale, redemption, retirement, or purchase of bonds, bond anticipation notes, or other form of indebtedness, including funding of any reserve, redemption, or other fund or account provided for in the ordinance or resolution authorizing such bonds, notes, or other form of indebtedness.
7. The development of affordable housing within the community redevelopment area.
8. The development of community policing innovations.
9. Expenses that are necessary to exercise the powers granted under s. [163.370](#), as delegated under s. [163.358](#).



**PROPOSED MODIFICATIONS:**

- CRA staff recommends removing section 2. Recreation and Cultural Facilities and 3. Economic/Business Development to better align with Fla. Stat. § 163.387(6)(c) as amended.

<b><u>Delray Beach Community Redevelopment Agency (CRA) Funding Framework</u></b>			
	<b>1. Affordable Housing</b>	<b>2. Recreation &amp; Cultural Facilities</b>	<b>3. Economic/Business Development</b>
<i>CRA funds these kinds of activities</i>	<ul style="list-style-type: none"> <li>• Support to implement affordable housing programs</li> </ul>	<ul style="list-style-type: none"> <li>• Performing/visual arts programs/ events</li> <li>• Museum exhibits</li> <li>• Library programs</li> <li>• Education in arts, culture, heritage</li> </ul>	<ul style="list-style-type: none"> <li>• Support for businesses with emphasis on small businesses.</li> </ul>
<i>To achieve these (shorter term) outcomes</i>	<ul style="list-style-type: none"> <li>• Increased supply of affordable housing in the CRA District</li> <li>• More opportunities for home ownership</li> <li>• Development of infill housing</li> <li>• Upgraded housing conditions</li> <li>• Increased private investment in residential areas and commercial areas surrounding residential neighborhoods</li> </ul>	<ul style="list-style-type: none"> <li>• More visitors to downtown Delray Beach and the CRA District</li> <li>• Increased economic activity downtown</li> <li>• More and higher quality cultural &amp; educational opportunities</li> <li>• Increased knowledge about local arts, cultural heritage</li> <li>• Programs that engage the residents of the CRA District</li> </ul>	<ul style="list-style-type: none"> <li>• More visitors to downtown Delray Beach and the CRA District</li> <li>• Increased economic activity downtown</li> <li>• More and higher quality cultural &amp; educational opportunities</li> <li>• Increased knowledge about local arts, cultural heritage</li> <li>• Programs that engage the residents of the CRA District</li> </ul>
<i>With these long-term impacts</i>	<ul style="list-style-type: none"> <li>• Stabilization of neighborhoods</li> <li>• Improved quality of life</li> <li>• Higher tax base</li> <li>• Improved safety; reduction of crime</li> <li>• Increased property values relative to other areas of the City</li> </ul>	<ul style="list-style-type: none"> <li>• Delray Beach as a nationally recognized arts &amp; culture destination</li> <li>• Higher tax base</li> <li>• More arts related businesses</li> </ul>	<ul style="list-style-type: none"> <li>• National recognition of Delray Beach as a City where companies want to be</li> <li>• Higher tax base</li> <li>• Increase small businesses</li> </ul>
<i>Demonstrated by these kinds of measures of success</i>	<ul style="list-style-type: none"> <li>• Number of affordable housing units (new and renovated)</li> <li>• Number of new homeowners</li> <li>• Decrease number of substandard units</li> <li>• Dollars invested</li> <li>• Reduced crime rates</li> <li>• Increase in assessed value</li> </ul>	<ul style="list-style-type: none"> <li>• Number and types of arts, leisure, and educational programs, events, and businesses</li> <li>• Revenue generated by tickets, food &amp; drink, other purchases for partners and community</li> <li>• Numbers of attendees, members, volunteers</li> <li>• Level of private financial support</li> <li>• Level of customer satisfaction</li> </ul>	<ul style="list-style-type: none"> <li>• Number of businesses relocating to or expanding in Delray Beach</li> <li>• Dollars invested/capital raised</li> <li>• Increases in assessed values</li> <li>• Occupancy rates</li> <li>• Number of businesses served and their location</li> </ul>



CRA staff recommends that the two types of support provided through A.-G.U.I.D.E. should be:

- Program/Project Support** Direct costs to develop and/or implement specific projects or programs as described in the CRA funding Framework above. Any direct costs related to operation of the program, including but not limited to staffing, equipment, promotions, supplies, and materials. If staffing costs are sought, the Nonprofit Partner must demonstrate how staff directly assisted in the creation of affordable housing and the number of units.
- Matching Funds** Contributions provided by another donor or grants awarded that will be paid only if the donor organization raises additional funds from another source.



CRA staff recommends that the eligibility for A.-G.U.I.D.E. be modified to:

***Organizations meeting the following criteria are eligible to apply for Nonprofit Partner funding:***

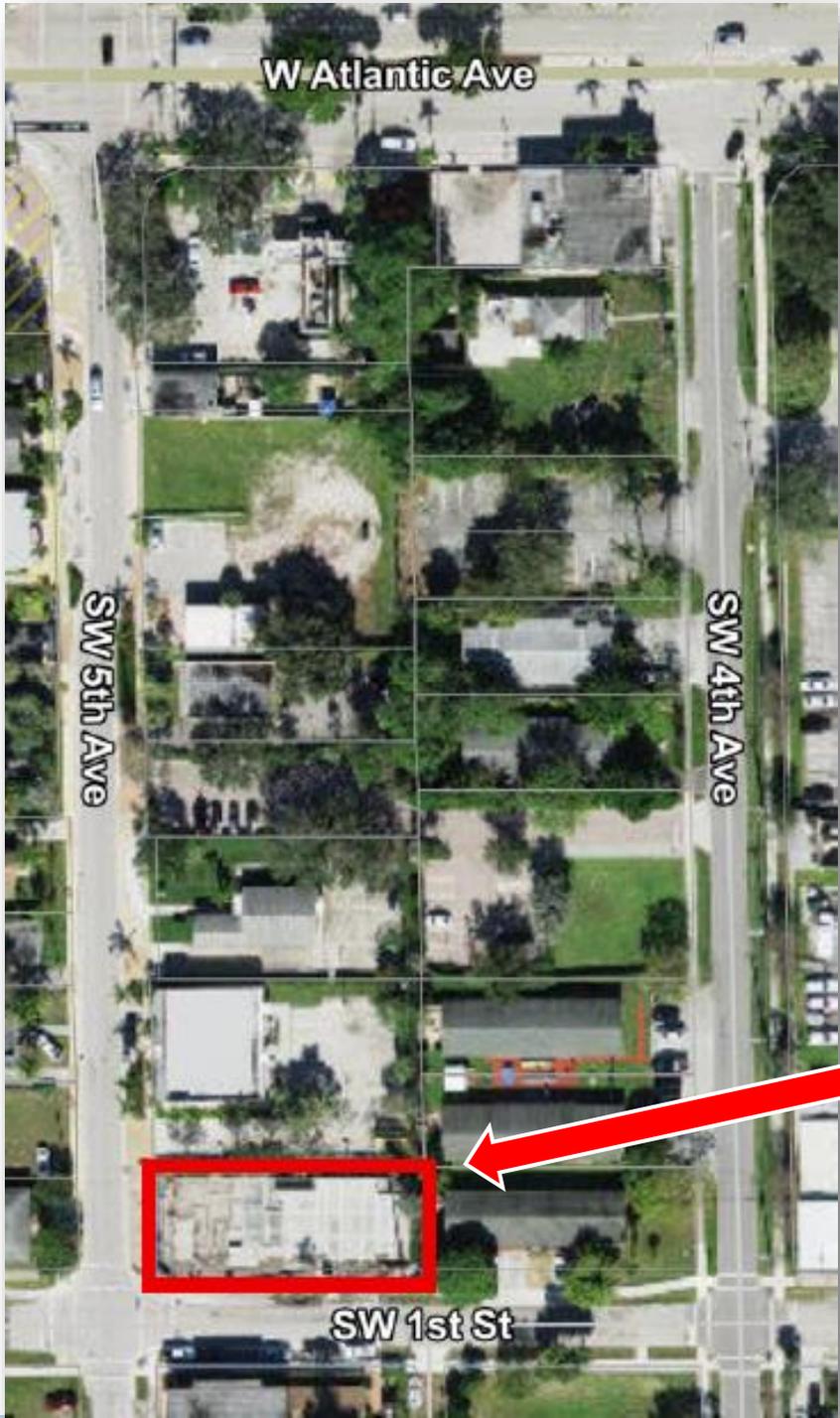
- Mission consistent with the mission of the CRA, specifically including affordable housing as its main objective.
- Classified as tax-exempt under IRS 501(c)(3)
- In good standing with the State of Florida
- Housed in City- or CRA-owned facilities located in the CRA district with a lease agreement or management agreement with the City of Delray Beach or CRA.
- Serves residents of the CRA district and/or visitors that come to the district to participate in funded programs, projects, and events.
- Demonstrated commitment by Board of Directors to purpose and accountability for CRA funds.



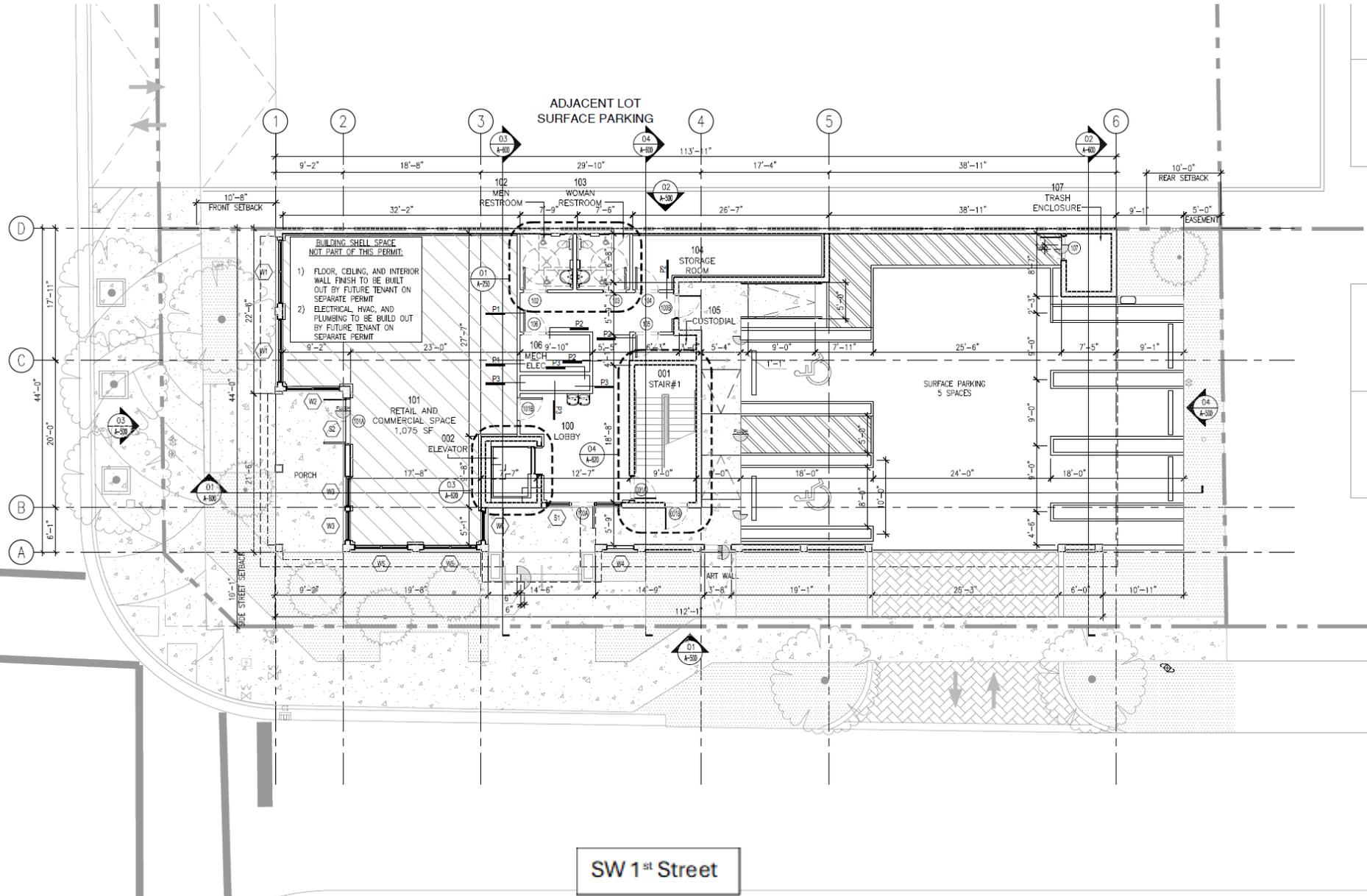


## Item 9B.

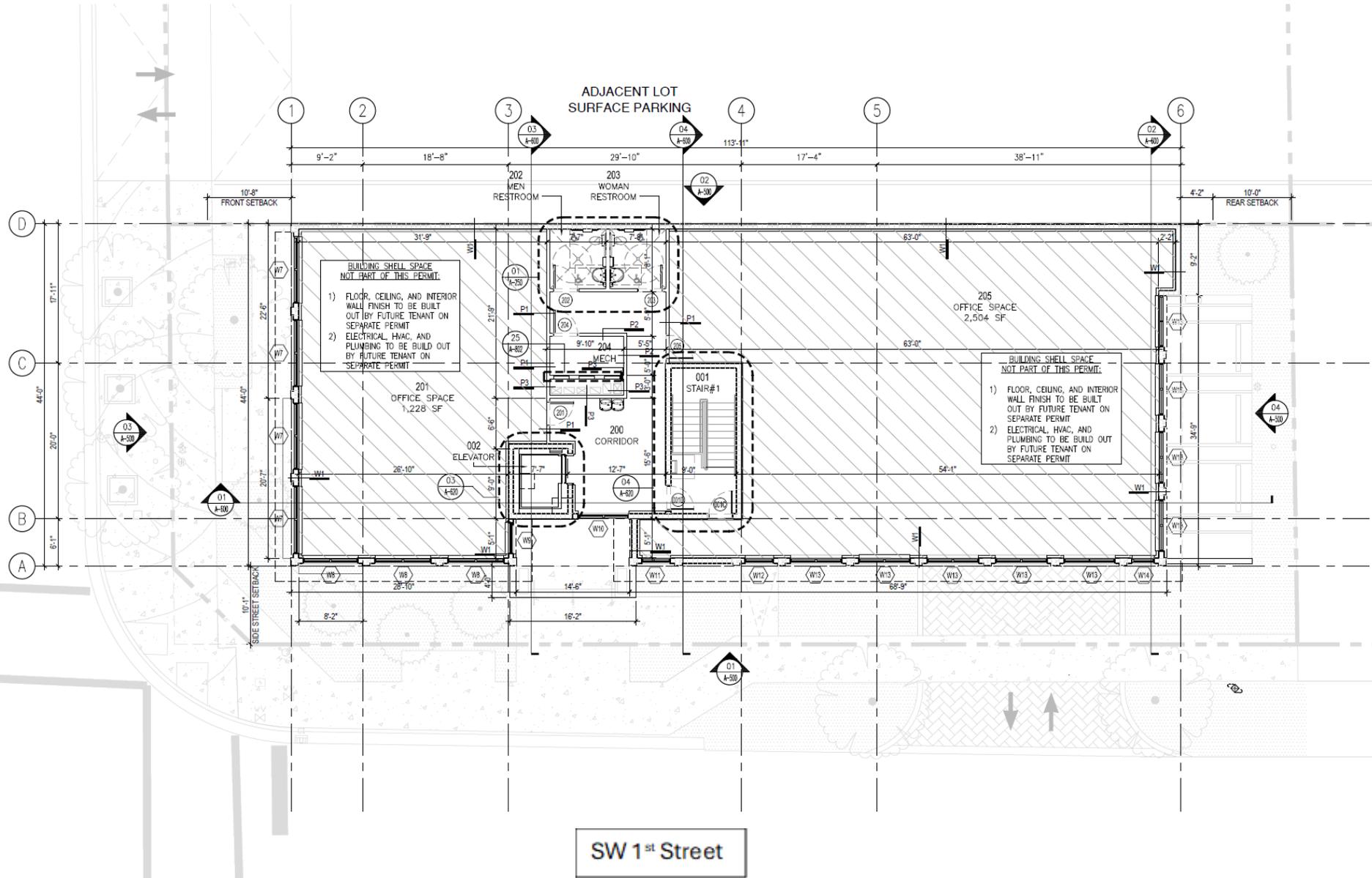
Process for Proposals for  
three (3) Tenant Bays -  
95 SW 5th Avenue



# First Floor – 95 SW 5<sup>th</sup> Avenue



# Second Floor – 95 SW 5th Avenue



# Building Information – 95 SW 5<sup>th</sup> Avenue

- Main Building Entrance:
  - Located on SW 1<sup>st</sup> Street
- Parking:
  - On-Site: 5 spaces (2 ADA spaces)
  - Public Parking: CRA-owned public parking lot located at 57 SW 5<sup>th</sup> Avenue
- Shared common spaces:
  - Lobby – first floor
  - Bathrooms – first and second floors
  - Elevator



# Seeking Direction: Rental Rates & Lease Term

- First Floor Tenant Space
  - Entrance off of SW 5<sup>th</sup> Avenue
  - 1,075 sq. ft.
- Second Floor Tenant Spaces
  - West Unit: 1,228 sq. ft.
  - East Unit: 2,504 sq. ft.



## Medical Office Space in Delray Beach

**AVAILABLE  
FOR  
LEASE**

95 SW 5th Avenue  
Delray Beach, FL 33444

**SEEKING:**

- Primary Care Physicians
- Mental Health Providers
- Hospital Groups
- Pharmacy Services
- Dentalcare Providers
- Urgent Care Services
- Wellness Service Providers
- And More!

The Delray Beach CRA is accepting applications for tenant spaces in its newest building in downtown Delray Beach - one block from Atlantic Avenue. This new development aims to provide residents with convenient access to healthcare and wellness services.

- ✓ Ground Floor Suite - 1,075 Sq. Ft.
- ✓ Two 2<sup>nd</sup> Floor Suites - 1,228 Sq. Ft. and 2,504 Sq. Ft.
- ✓ Brand New Building - lobby, elevator, & 3 tenant units ready for build-out
- ✓ Funding Assistance available for tenant build-out
- ✓ Onsite parking and public parking lot nearby

**MORE INFO & APPLY**



**SCAN HERE**



561-276-8640  
www.delraycra.org



# Seeking Direction: Process for Seeking Proposals from Prospective Tenants

- Issuance of a request for proposals via a formal Request for Proposals
- Issuance of a request for proposals via a Notice of Intent to Lease
- Issuance of a request for application via a Jotform application



# CRA Director Updates



Aerial – CRA District



# Delray Beach COMMUNITY RESOURCE FAIR



Spend a fun-filled day on the grounds of Old School Square gathering information about our city resources.



**Come and enjoy the...**

- > Free Tree Giveaway
- > Delray Beach Greenmarket
- > Delray Beach Police Department Ice Cream Truck

**Meet our community partners and much more!**

**JOIN US!**

**SATURDAY  
07.26.2025**

From 9 am - 12 pm

OLD SCHOOL SQUARE  
51 Swinton Ave, FL 33444

**JOIN US**

## Delray Beach Community Resource Fair

Saturday, July 26, 2025

From 9:00 AM – 12:00  
PM

Old School Square  
51 Swinton Avenue,  
Delray Beach, FL 33444



For more information, please contact Terra Couzens at  
[couzenst@mydelraybeach.com](mailto:couzenst@mydelraybeach.com) or 561-243-7000 ext 7266.





# PUBLIC OUTREACH MEETING

TO DISCUSS THE

**West Atlantic Master Plan  
(AKA Set Transformation Plan)**



## HELP SHAPE THE FUTURE OF THE SET!

Now is the time to  
get involved!

Share your ideas and  
suggestions about the Plan

# Join Us

**MONDAY, AUGUST 18  
5:30PM - 7:30PM**

Delray Beach Public Library Auditorium  
100 W. Atlantic Ave, Delray Beach, FL 33444



**DELRAY BEACH** CRA  
COMMUNITY REDEVELOPMENT AGENCY

### MORE INFORMATION

561-276-8640

DELRAVCRA.ORG

# Save the date

## Public Outreach Meeting

To discuss the  
**West Atlantic Master Plan  
(AKA Set Transformation Plan)**

**Monday, August 18, 2025,  
from 5:30 – 7:30 PM**

**Delray Beach Public Library  
Auditorium  
100 W. Atlantic Avenue,  
Delray Beach, FL 33444**

# Interested in making a difference in our community?

The Delray Beach CRA is seeking qualified applicants for the Redevelopment Advisory Committee's 2025-2026 term.

## Application Period

June 5th - August 4th, 2025

Redevelopment Advisory Committee



## For More Info:

**Call:** 561-276-8640

**Visit:** [Delraycra.org/RAC](http://Delraycra.org/RAC)

Hard copies available at:  
20 N. Swinton Avenue,  
Delray Beach, FL 33444

APPLICATIONS ARE  
AVAILABLE ON  
[DELRAYCRA.ORG](http://DELRAYCRA.ORG)

SCAN  
ME!



Redevelopment Advisory Committee



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Application Period:  
June 5<sup>th</sup> – August 4<sup>th</sup>, 2025

Learn more at [delraycra.org/RAC](http://delraycra.org/RAC)



# NOW ACCEPTING 2025-2026 Winter GreenMarket Vendor Applications

**Application Deadline:  
August 13, 2025, at 5:00PM**

Scan the QR Code,  
for the Vendor  
Application



## 30<sup>th</sup> Annual Winter GreenMarket Season

October 25, 2025 – May 16, 2026

Every Saturday

9:00 AM – 2:00 PM

Old School Square Campus





# 2025 Rock the Block

Saturday, May 31, 2025

*Thank you to all those who attended!*





# Visual Adjectives Ribbon Cutting

Monday, June 23, 2025

*Thank you to all those who attended!*



40<sup>th</sup>



*Est. 1985*

*Anniversary*

**DELRAY BEACH** CRA  
COMMUNITY REDEVELOPMENT AGENCY

*Thank you!*