



Delray Beach Community Redevelopment Agency

Regular Board Meeting

Tuesday, May 26, 2026, at 4:00 PM

Commission Chambers at City Hall



Item 8A.

CRA Redevelopment Plan Amendment



2026 Amendment Overview

Delray Beach CRA Community Redevelopment Plan

From **2014** to **2026**

Overview of Changes

- Retains the core subject matters of the currently adopted 2014 CRA Community Redevelopment Plan
- Updates maps, images, graphics, and project progress
- Enhances user-friendly design, layout, and content
- Updates CRA Needs and Goals based on input and feedback received and updates to Florida Statutes
- Connects CRA Needs and Goals, projects, programs, strategies, and initiatives to relevant sections of Florida Statutes, Chapter 163
- Updates narratives to reflect current conditions, community needs, and priorities
- Highlights ongoing projects and programs and their alignment with CRA Needs and Goals
- Incorporates updated demographic profiles for each subarea using the most recent census and projection data

An aerial photograph of a city, likely Miami, showing a dense urban area with numerous buildings, streets, and green spaces. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

**Retains the core subject matters of the
currently adopted 2014 CRA Community
Redevelopment Plan**

2014

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**Updates maps, images, graphics, and
project progress**





DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY



Economic Development • Business Incentives • Street Beautification
• Historic Preservation • Neighborhood Improvements •
Cultural Arts • Downtown Sustainability • Affordable Housing

Community Redevelopment Plan

Ordinance No. 27-14

2014



2026 Update
May 2026 Draft

Draft 05-15-2026



DELRAY BEACH CRA Community Redevelopment Plan



2026

2014 Plan: Images and maps



Atlantic Grove



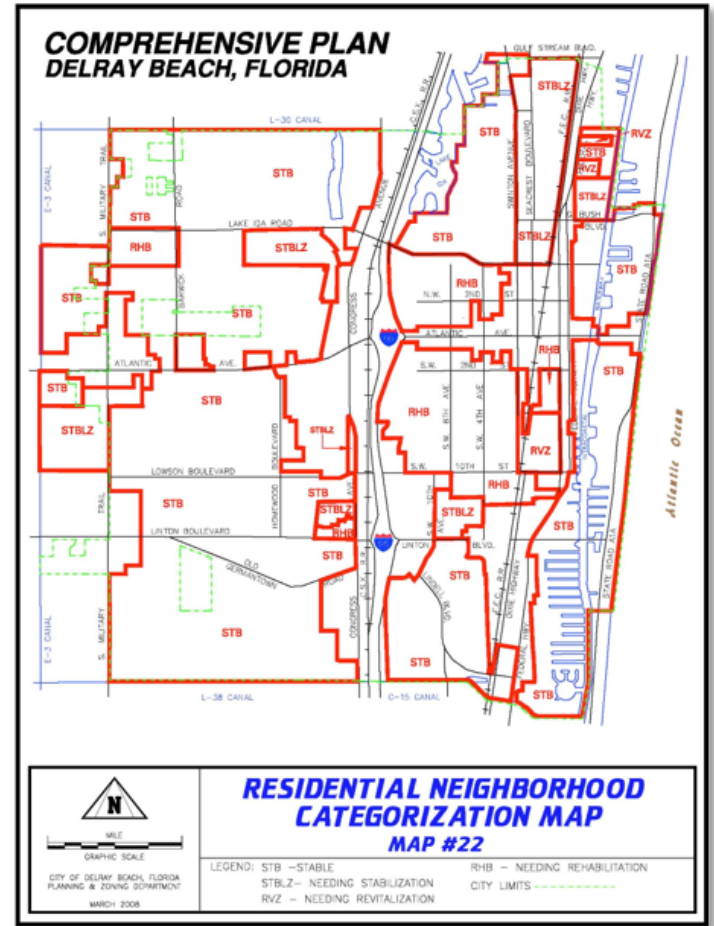
Town Square



E. Atlantic Avenue – before

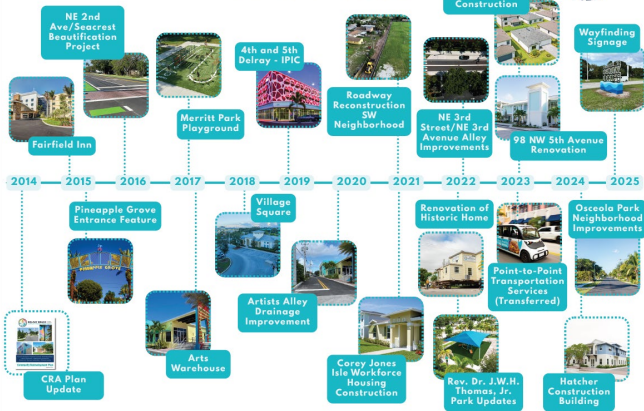


E. Atlantic Avenue – after



HIGHLIGHTED PROJECTS

From 2014 to 2025

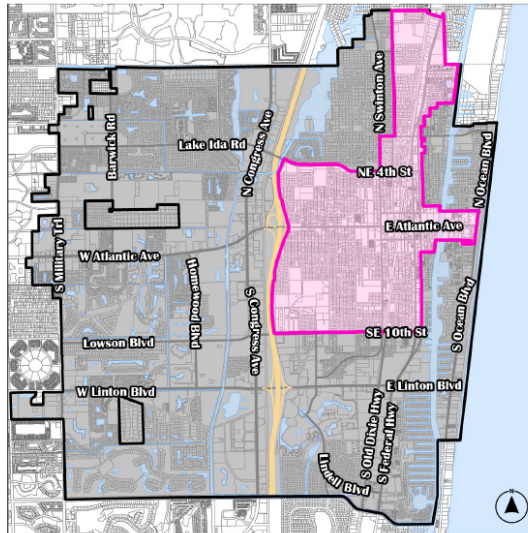


2026 Amendment: Updated images and maps



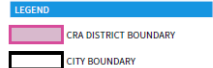
2 Background

Draft 05-15-2026



THE COMMUNITY REDEVELOPMENT AREA

Pursuant to F.S. Section 163.340 (10), a "Community Redevelopment Area" means a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof which the governing body designates as appropriate for community redevelopment. For community redevelopment agencies created after July 1, 2006, a community redevelopment area may not consist of more than 80 percent of a municipality.



**Enhances user-friendly design, layout,
and content**



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Icons for each CRA Need/Goal



Color coded sections used throughout the CRA Plan for ease of reference.

1 Executive Summary

2 Background

3 CRA Needs & Goals

4 Projects & Programs

5 Financial Information

Created CRA Needs & Goals Section for better, complete understanding of the needs, strategies and goals for each subarea.

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2014

2026

2026 Amendment: Color blocked important information

Draft 05-15-2026

3 CRA Needs & Goals

OVERALL NEEDS & GOALS WITHIN THE CRA DISTRICT

These overall CRA Needs and Goals span the CRA District in scope and encompass the most pressing issues that are prevalent throughout the Subareas.



REMOVAL OF SLUM & BLIGHT

NEED: CONTINUED EXISTING SLUM & BLIGHT CONDITIONS

The CRA District still contains areas with deteriorated structures that affect the health, safety and welfare of residents. The existence of these slum and blighted conditions contribute to disease, fire hazards, crime, a decrease in the tax base, and substantially 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.

See F. S. 163.358

GOAL: REMOVAL OF SLUM & BLIGHT

The removal of slum and blight as defined by F.S. Section 163.340 is one of the core functions of any CRA and the finding of these conditions was essential to the formation of the Delray CRA in 1985. Even as conditions have improved within the CRA District and reinvestment has been made over time, the removal of slum and blight continues to be the top priority.

STRATEGIES

- Acquire vacant and blighted properties for future development projects that align with the Community Redevelopment Plan.
- Assess and assemble land for development and enhancement of neighborhoods within the CRA District.
- Coordinate efforts with the City on matters related to policing innovations and code enforcement within the CRA District.
- Preserve the residential neighborhoods through new development, beautification, and redevelopment.
- Eliminate blight through demolition of unsafe structures.
- Provide funding assistance for exterior improvements to commercial and residential property owners.
- Develop other projects, strategies, programs, and policies to combat slum and blight within the CRA District.

Goal →
Strategies →

← Need

Updates CRA Needs and Goals based on input and feedback received and updates to Florida Statutes



1 Executive Summary

1 Executive Summary

CRA NEEDS & GOALS

The CRA Needs & Goals were developed with the Delray Beach CRA's mission in mind. Listed below are the primary goals and a brief description of the purpose and intent of these goals is provided. The CRA Goals define the direction and foundation for all CRA activities, projects, and programs.



INFRASTRUCTURE & MOBILITY IMPROVEMENTS

Perhaps one of the most important, and most often overlooked investments made by the Delray Beach CRA, is in infrastructure as the improvements 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 community aesthetics, and improving the quality of life for the residents. Safe, convenient, and compatible means of mobility and pedestrian-friendly enhancements around the CRA District are essential elements that intersect many other CRA Goals: Development and Investment, Housing, and Land Use. The provision of multi-modal and safe pedestrian infrastructure options, within the CRA District and the City as a whole, are critical to the long-term sustainability and livability of the community. The Delray Beach CRA strives to support and collaborate with different organizations for all types of infrastructure and mobility improvements within the CRA District that have a direct impact on the quality of life for those residing and doing business in the community.



PUBLIC ASSETS & FACILITIES

The success and livability of any community can, in part, be measured by the quality of its public assets and facilities. The Delray Beach CRA will continue to participate in funding significant community improvements to parks, recreational and community gathering spaces with the intention of improving the quality of life for those who reside and do business within the community.



POLICING INNOVATION

Innovation in community policing includes strategies such as security ambassadors, neighborhood police sub-stations, and improved lighting and wayfinding systems that help guide people safely through the area. These efforts reflect CPTED principles by enhancing natural surveillance, directing access, reinforcing community ownership, supporting ongoing maintenance, and encouraging positive activity. The Delray Beach CRA is always looking for innovative, creative, and solution-oriented methods to improve the safety, wellness, and quality of life of those residing and doing business within the CRA District.

NEW



REMOVAL OF SLUM & BLIGHT

The removal of slum and blight as defined by F.S. Section 163.340 is one of the core functions of any CRA and the finding of these conditions was essential to the formation of the Delray CRA in 1985. Even as conditions have improved within the CRA District and reinvestment has been made over time, the removal of slum and blight continues to be the top priority.



LAND USE

Land uses, both existing and those proposed through the Land Use and Zoning regulations of the City, 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 and should reflect the vision and aspirations of the residents, business owners, and property owners.



DEVELOPMENT & INVESTMENT

Development and Investment is a large umbrella of strategies and initiatives intended to improve the built environment for all residents, business owners, and property owners within the CRA District. Development and Investment efforts includes working with different organizations and other institutions to further the CRA's mission.



HOUSING

The provision of safe, attainable, and dignified housing is important in every community. The Delray Beach CRA plays a significant role in the provision of housing within the CRA District, including downtown housing. 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.

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Connects CRA Needs and Goals, projects, programs, strategies, and initiatives to relevant sections of Florida Statutes, Chapter 163



3 CRA Needs & Goals



LAND USE

NEED: UNBALANCED LAND USES

Land uses within the City should be balanced so that the commercial, recreational and public service needs of its residents can be conveniently provided to all within the community. The CRA District contains a concentration of the City's residents who are more socio-economically disadvantaged, less mobile, and who are therefore more dependent upon commercial businesses, recreational facilities, and public services that are conveniently located within their neighborhoods. The Delray Beach CRA is committed to ensuring that affordable and attainable housing stock is increased and adequate recreational facilities, affordable commercial, retail, and office space to attract small and local businesses are available to meet the needs of all residents.

See F.S. 163.370 (2)(c)(7); F.S. 163.370 (2)(h)(2); and F.S. 163.370 (2)(l)

GOAL: LAND USE

As Delray Beach remains a predominantly residential community, maintaining a balanced land-use pattern is essential to ensure that commercial, recreational, and public services remain convenient and accessible for residents. Land uses, both existing and those proposed through the Land Use and Zoning regulations of the City, are important to monitor and balance to advance the CRA Goals. Monitoring the appropriate aspirations of the residents

STRATEGIES

- Identify marginal Redevelopment Pl
- Work proactively v specifically with th
- Implement innova

Delray Beach CRA Com

3 CRA Needs & Goals



DEVELOPMENT & INVESTMENT

NEED: SHORTAGE OF DEVELOPMENT & INVESTMENT

The City's survival as a governmental entity is dependent upon the generation of adequate tax revenues to meet the service needs of its residents. The CRA District includes areas that have not seen the same historic investment as other areas. Projects that attract private investors to the CRA District to create a thriving commercial, recreational, and residential area will ultimately increase the tax base and serve the residents.

See F.S. 163.370 (2)(b); F.S. 163.370 (2)(h); F.S. 163.370 (2)(J); and F.S. 163.370 (3)

GOAL: INCREASED DEVELOPMENT & INVESTMENT

Development and Investment is a large umbrella of strategies and initiatives intended to improve the built environment for all residents, business owners, and property owners within the CRA District. Like land use, Development and Investment efforts should include working with different organizations, such as non-profits and other institutions to further the CRA's mission.

STRATEGIES

- Disseminate information and provide awareness of projects, strategies, programs, and policies of the Delray Beach CRA to the public, residents, investors, and other community agencies and organizations.
- Expand business, employment, and housing opportunities that support living, working, investing, and recreation within the CRA District.
- Develop and implement programs that provide development incentives and financial assistance for existing residents and business owners that address the CRA Needs & Goals.
- Develop projects, strategies, programs, and policies to attract private investment to the CRA District that meet the CRA's Needs & Goals.
- Proactively work with the City on strategies to increase opportunities for new and existing small, local businesses.

3 CRA Needs & Goals



HOUSING

NEED: CONTINUED LACK OF AFFORDABLE & ATTAINABLE HOUSING

In today's economic climate, a major issue for local government is the provision of sufficient affordable and attainable housing to meet the needs of its current and projected population. In general, the provision of housing is driven by the private sector, which is a market driven system. The South Florida area has become an increasingly popular destination and the strong demand for housing has driven prices significantly upward such that every city in Palm Beach County is struggling with the same affordability and attainability issue.

Additionally, the survival of retail stores and restaurants in a mixed-use neighborhood or downtown is directly linked to the number of local consumers supporting the market. A variety of housing types including single-family housing, townhomes, apartments, and condominiums are needed to meet the needs of a varied community including young professionals, retirees, and downtown employees. These residents become strong supporters of local businesses and, in turn, local businesses can improve and expand their goods and services. The provision of affordable and attainable housing is a crucial element to maintaining a sustainable and thriving mixed-use neighborhood and downtown core.

See F.S. 163.370 (2)(c)(6); F.S. 163.370 (2)(e)(7); and F.S. 163.370 (2)(i)

GOAL: PROVIDE AFFORDABLE & ATTAINABLE HOUSING

The provision of safe, attainable, and dignified housing is 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, including downtown housing. 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.

3 CRA Needs & Goals



INFRASTRUCTURE & MOBILITY IMPROVEMENTS

NEED: IMPROVED INFRASTRUCTURE & SAFE MOBILITY

Providing safe, convenient, and compatible means of mobility and pedestrian friendly enhancements within the CRA District is an essential CRA Goal that intersects many of the other goals: development and investment, infrastructure, resiliency, housing, and land uses. The Delray Beach CRA strives to support and plan for multi-modal infrastructure options and pedestrian friendly improvements within the CRA District that help to increase the quality of life of its residents. The City of Delray Beach has adopted a "Vision Zero" initiative with the goal of eliminating all traffic fatalities and severe injuries by 2035

See F.S. 163.370 (2)(d) and F.S. 163.370 (2)(m)

GOAL: PROVIDE INFRASTRUCTURE & MOBILITY IMPROVEMENTS

Perhaps one of the most important, and most often overlooked investments made by the Delray Beach CRA, is in infrastructure as the improvements 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 community aesthetics, and improving the quality of life for the residents.

Safe, convenient, and compatible means of mobility and pedestrian friendly enhancements around the CRA District are essential elements that intersect many other CRA Goals: development and investment, infrastructure and mobility improvements, housing, and land use. The provision of multi-modal and safe pedestrian infrastructure options, within the CRA District and the City as a whole, are critical to the long-term sustainability and livability of the community. The Delray Beach CRA strives to support and collaborate with different organizations for all types of infrastructure and mobility improvements within the CRA District that direct impact the quality of life for those residing and doing business in the community.

Updates narratives to reflect current conditions, community needs, and priorities



2026 Amendment: Updated narratives

3 CRA Needs & Goals



Through thoughtful planning and targeted projects and programs, the CRA District works to meet the CRA District's needs and achieve its goals. The CRA invests in infrastructure to increasing the affordable/ workforce housing and CRA invests in initiatives that support long-term stability and quality of life.

Guided by the Delray Beach CRA mission, our efforts are focused on strengthening the foundation of the CRA District and creating vibrant, safe, and these places for residents and property owners.

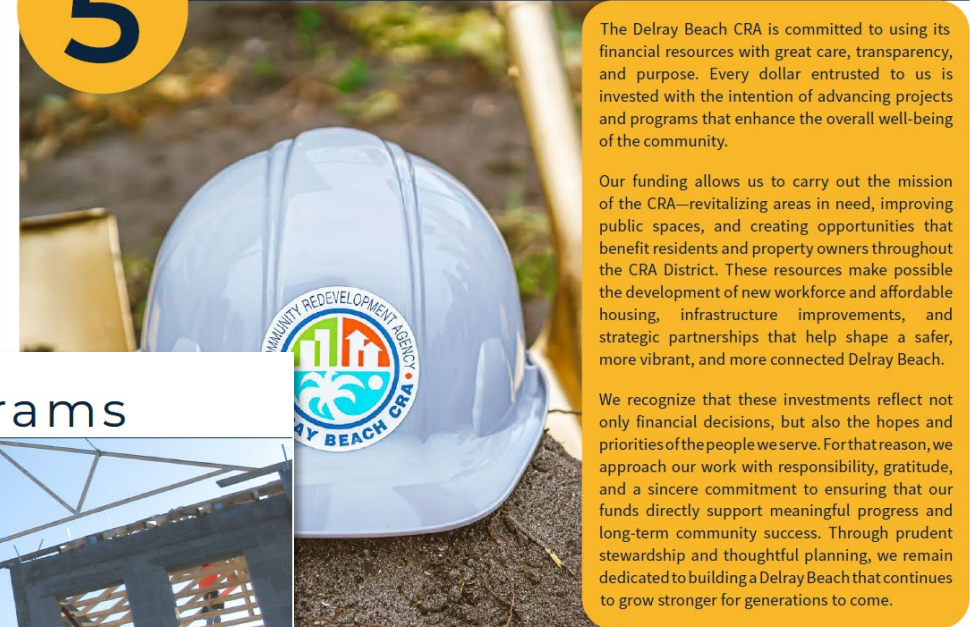
4 Projects & Programs



The Delray Beach Community Redevelopment Agency exists for one essential purpose: to help our community thrive. All of our projects and programs are rooted in investing in our CRA District for the benefit of the entire community.

Our work is guided by the belief that thoughtful redevelopment enhances quality of life, preserves the character of Delray Beach, and ensures that progress is both meaningful and sustainable. It is the result of intentional planning, responsible stewardship, and a deep commitment to meeting the evolving needs in the CRA District. Each project we undertake reflects our dedication to creating places where families can grow, local enterprises can succeed, and neighborhoods can flourish.

5 Financial Information



The Delray Beach CRA is committed to using its financial resources with great care, transparency, and purpose. Every dollar entrusted to us is invested with the intention of advancing projects and programs that enhance the overall well-being of the community.

Our funding allows us to carry out the mission of the CRA—revitalizing areas in need, improving public spaces, and creating opportunities that benefit residents and property owners throughout the CRA District. These resources make possible the development of new workforce and affordable housing, infrastructure improvements, and strategic partnerships that help shape a safer, more vibrant, and more connected Delray Beach.

We recognize that these investments reflect not only financial decisions, but also the hopes and priorities of the people we serve. For that reason, we approach our work with responsibility, gratitude, and a sincere commitment to ensuring that our funds directly support meaningful progress and long-term community success. Through prudent stewardship and thoughtful planning, we remain dedicated to building a Delray Beach that continues to grow stronger for generations to come.

2026 Amendment: Updated narratives



THE SET TRANSFORMATION PLAN

In 2012 the West Atlantic Area Needs Assessment was developed with community input and established the priority community needs including: full-service grocery store; pharmacy services; financial services (banking and credit union); health and wellness facilities; and family entertainment facilities.

In 2017 the West Atlantic communities adopted the community brand, “The Set,” through a series of outreach efforts with long-standing residents and businesses that surround the West Atlantic corridor. The Set encompasses the area that is bounded by I-95 to the west, Swinton Avenue to the east, Lake Ida Road to the north, and SW 10th Street to the south. Predominantly a single-family residential community, The Set also comprises Delray Beach’s historic main streets of Atlantic and Fifth Avenues traversing the east-west and north-south corridors of the western end of downtown Delray Beach.

Identifying the West Atlantic communities as The Set in 2017 led to the development of the Set Transformation Plan. Central to the development of this plan were the prioritized community needs identified in the 2012 West Atlantic Area Needs Assessment.

The Set Transformation Plan was initially finalized in 2018. The Set Transformation Plan founded upon specific principals including recommendations for community capacity building, civic stewardship, community wealth building, healthy community, placemaking, and strategic investments. The Set Transformation Plan update replaces the West Atlantic Redevelopment Plan, and the Southwest Area Neighborhood Plan. The City adopted The Set Transformation Plan and renamed it the West Atlantic Master Plan on October 20, 2020, via Resolution No. 105-20. On April 21, 2026, via Resolution No. 19-26, the plan was amended and renamed The Set Transformation Plan.

2 Background

THE DELRAY BEACH COMMUNITY REDEVELOPMENT DISTRICT

The CRA District generally consists of the older, central core of the City which had deteriorated due to age, obsolescence, and the lack of investment. While parts of the area have been revitalized as a result of community redevelopment efforts over the years, many areas still suffer from blighted conditions. Unfortunately, a deteriorating area is self-propagating, and as conditions worsen, residents and private businesses become less willing to put financial resources into the area. It is this cycle which severely limits the ability of private enterprise to stop the spread of slum and blight without public assistance.

1985

- A “Finding of Necessity” for the initial 1,812 acre Delray Beach Community Redevelopment Area, (CRA District) was adopted by City Commission Resolution No. 32-85 on May 14, 1985.
- Taxable Value 1985 = \$245,631,067

1987

- A “Finding of Necessity” for an additional 103 acres, located along North Federal Highway, was adopted by City Commission Resolution No. 47-87 on November 24, 1987, and the CRA District was thus increased to its current size. The overall boundaries of the CRA District are shown graphically in . and by legal description in [Chapter 3 Appendix B](#). A copy of each “Finding of Necessity” is found in [Chapter 3 Appendix C](#).

1995

- In 1995, as a result of an eminent domain taking, the Delray Beach CRA received a favorable Appellate Court ruling in the Fourth District Court of Appeals stating the validity of the Finding of Necessity of 1985.

2025

- Taxable Value 1985 = \$245,631,067
- Taxable Value 2025 = \$4,586,581,789 / Incremental Taxable Value = \$4,340,950,722, (1,767.26%)

1 Executive Summary

Land Use

Promote live-work units and young entrepreneurs and businesses
Looking forward to the “Container Park” but will need some land use and zoning assistance from the City

Development & Investment

There needs to be better utilization of grant funding
Use Delray Beach CRA revenues as leverage for other projects and programs
Delray Beach CRA could possibly establish a credit/equity for home improvements with low-to-no interest loans
Develop west of Swinton
It is very important that the community not be blocked off by the development of parking garages and large buildings
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
Excited to see the Delray Beach CRA assist entrepreneurs with the community – we need to be progressive
We need the grocery store as part of the 600/700 block development – this has been on the list since the beginning
There should be small business and entrepreneur assistance that provides a step-by-step guide of how to start a business and be successful

Housing

Need to complete the 600-700 blocks of Atlantic Avenue
Delray Beach CRA needs to help people fix their homes in neighborhood
Develop strategies that enable residents to age in place
Need quality affordable infill housing
Provide more funding for existing Delray Beach CRA residential rehab programs
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 is a huge issue – affordable, workforce, senior housing, attainable housing for all is critically important
Need code changes to allow home occupations and promote the “Missing Middle” 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
The Community Land Trust is important for getting affordable housing
The Delray Beach 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)
The Delray Beach CRA did quite well through the Pandemic – completed 10 homes and started 20 more
How do we keep those long-term families and residents in their communities?
Decent affordable housing that targets those making less than \$50,000/year is needed
There has been a reverse-mortgage campaign in the NW/SW neighborhoods that has ravaged these communities as seniors struggle to survive and fall subject to these predatory practices

Infrastructure & Mobility Improvements

There are still infrastructure projects to be done (i.e. street lighting, sidewalks, etc.)
The Freebee (free trolley system) is a strength for the Delray Beach CRA
More human-scaled streetscape improvements are needed
The “can has been kicked down the road” regarding investment in the NW/SW neighborhoods
Creating affordable housing is not the sole responsibility of the Delray Beach CRA; it also needs to focus on infrastructure projects
Sidewalks and alleyways are long overdue
The “A-Guide” needs to be revisited to reduce funding of City services
The Freebee transit system is popular with residents
Resiliency in the community is a growing priority

Public Assets & Facilities

Do events that are positive for the community and promote businesses
Pompey Park and the planned infrastructure improvements in the NW neighborhood are great for the community
We should bring more popular events to the Delray Beach Tennis Center

Policing Innovation

Clean and Safe should be expanded into the neighborhoods
The Delray Beach CRA helps to fund Old School Square on an annual basis however the CRA has no say in how it is managed – there needs to be more CRA involvement to reflect the investment
45% of the City’s crime comes from 0.5% of the area

Removal of Slum & Blight

Need to maintain focus on the core mission of eliminating slum and blight and addressing the worsening housing crisis
Need to finish what we start
There needs to be improvement in the maintenance of the CRA owned properties
Subareas 3, 4, and 8 have the greatest needs

Highlights ongoing projects and programs and their alignment with CRA Needs and Goals



Projects and programs

TABLE 4.1: CRA PROGRAMS AND PROJECTS BY SUB-AREA

| Sub Area | Programs/Projects |
|---|---|
| Sub-Area 1: The Beach District | 1.2 Downtown Master Plan |
| | 3.2 Site Assistance Program |
| | 3.3 Community Activities Sponsorship |
| | 3.4 Downtown Transit System |
| Sub-Area 2: The Central Core | 3.6 Historic Façade Easement Program |
| | 1.2 Downtown Master Plan |
| | 1.7 Pineapple Grove Neighborhood Plan |
| | 2.2 FEC Railroad Station |
| Sub-Area 3: West Atlantic Avenue Corridor | 2.3 Old School Square Expansion |
| | 2.5 Old School Square (Operational Support) |
| | 3.2 Site Assistance Program |
| | 3.3 Community Activities Sponsorship |
| Sub-Area 4: Northwest Neighborhood | 1.1 West Atlantic Redevelopment Plan |
| | 1.2 Downtown Master Plan |
| | 2.1 NW/GW 5 th Avenue |
| | 2.4 South County Courthouse /Delray Beach Library (Operational Support) |
| Sub-Area 5: North Federal Highway | 2.6 Block 28/26 (Atlantic Grove) |
| | 2.7 Block 60 Redevelopment |
| | 2.9 West Gettens District/Opdy Museum (Operational Support) |
| | 2.10 Workforce/Affordable Housing |
| Sub-Area 6: Northeast Neighborhood | 1.3 Southwest Neighborhood Plan |
| | 2.9 West Gettens District |
| | 2.10 Workforce/Affordable Housing |
| | 3.1 Curb Appeal Residential Improvement Program |
| Sub-Area 7: Osceola Park | 1.4 North Federal Highway Plan |
| | 2.8 George Bush Blvd./Dixie Hwy. |
| | 3.2 Site Assistance Program |
| | 3.3 Community Activities Sponsorship |
| Sub-Area 8: Southwest Neighborhood | 1.5 Seacrest/DeLida Neighborhood Plan |
| | 3.2 Site Assistance Program |
| | 3.3 Community Activities Sponsorship |
| | 3.6 Historic Façade Easement Program |
| Sub-Area 9: Downtown | 3.7 Grant Administration Program |
| | 3.9 Clean and Safe Program |
| | 3.10 Delray Beach Marketing Cooperative |
| | 3.7 Grant Administration Program |
| Sub-Area 10: Eastside | 3.4 Downtown Transit System |
| | 3.6 Historic Façade Easement Program |
| | 3.7 Grant Administration Program |
| | 3.9 Clean and Safe Program |
| Sub-Area 11: Westside | 3.10 Delray Beach Marketing Cooperative |
| | 3.2 Site Assistance Program |
| | 3.3 Community Activities Sponsorship |
| | 3.4 Downtown Transit System |
| Sub-Area 12: Southside | 3.6 Historic Façade Easement Program |
| | 3.7 Grant Administration Program |
| | 3.9 Clean and Safe Program |
| | 3.10 Delray Beach Marketing Cooperative |
| Sub-Area 13: Central | 3.2 Site Assistance Program |
| | 3.3 Community Activities Sponsorship |
| | 3.4 Downtown Transit System |
| | 3.6 Historic Façade Easement Program |
| Sub-Area 14: North | 3.7 Grant Administration Program |
| | 3.9 Clean and Safe Program |
| | 3.10 Delray Beach Marketing Cooperative |
| | 3.2 Site Assistance Program |
| Sub-Area 15: South | 3.3 Community Activities Sponsorship |
| | 3.4 Downtown Transit System |
| | 3.6 Historic Façade Easement Program |
| | 3.7 Grant Administration Program |

2014

4 Projects & Programs

Draft 05-15-2026

| ONGOING PROJECTS | GOAL | | | | | | |
|--|--------------------------|----------|-----------------------------------|---------|--|----------------------------|---------------------|
| | Removal of Slum & Blight | Land Use | Increase Development & Investment | Housing | Infrastructure & Mobility Improvements | Public Assets & Facilities | Policing Innovation |
| NW 600 Block Redevelopment | | | | | | | |
| The Delray Beach CRA owns nine (9) parcels in the Northwest Neighborhood just north of West Atlantic Avenue, one (1) parcel on NW 6th Avenue, and eight (8) parcels on NW 7th Avenue. The NW 600 Block Redevelopment project aims to develop 12 affordable/workforce housing units each, with accessory dwelling units components. Additionally, the project will include an affordable commercial retail space. | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ |
| NW 800 Block Redevelopment | | | | | | | |
| The Delray Beach CRA owns several parcels all with Commercial Core Future Land Use designation abutting West Atlantic Avenue, between NW 8th Avenue | | | | | | | |

Draft 05-15-2026

4 Projects & Programs

Through these public investments, the Delray Beach CRA helps bridge gaps in the market while also meeting the needs of residents and business owners. Moreover, this multifaceted approach stays true to fulfilling the Delray Beach CRA's core mission: the elimination of slum and blight within the CRA District. These programs and initiatives help address community needs that are not yet fully being met by the private sector and serve as strategic interim public investments that are intentionally designed to help stimulate activity, build demand, and demonstrate the value of private investment within the CRA District and position it for future growth. The table below summarizes all of the current programs that align with one or more of the CRA Needs & Goals.

More information about current Delray Beach CRA Programs can be found on the Delray Beach CRAs website, www.delraycra.org, with a brief synopsis found within this Community Redevelopment Plan.

| PROGRAMS | GOAL | | | | | | |
|--|--------------------------|----------|-----------------------------------|---------|--|----------------------------|---------------------|
| | Removal of Slum & Blight | Land Use | Increase Development & Investment | Housing | Infrastructure & Mobility Improvements | Public Assets & Facilities | Policing Innovation |
| Funding Assistance | | | | | | | |
| Paint-up and Signage Program | ✓ | | ✓ | | | | |
| Project Consultancy & Design Services Program | ✓ | ✓ | ✓ | | | | ✓ |
| Site Development Assistance Program | ✓ | ✓ | ✓ | | | | ✓ |
| Development Incentive | | | | | | | |
| Development Infrastructure Improvement Program | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Land Value Investment Program | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Residential Property | | | | | | | |
| "Curb Appeal" Residential Assistance Program | ✓ | | | ✓ | | | |
| Other Programs | | | | | | | |
| Delray Beach GreenMarket | ✓ | | ✓ | | | | |
| The Arts Warehouse | ✓ | | ✓ | | | | |
| CRA Work Space Co-Working Space | ✓ | | ✓ | | | | |

2026

2026 Amendment: Overall narrative for projects and programs

ONGOING PROJECTS

NW Neighborhood Improvements Project

The Northwest Neighborhood is bounded on the north by Lake Ida Road, east by Swinton Avenue, south by Atlantic Avenue, and west by I-95. This project encompasses comprehensive public infrastructure improvements to meet the current and anticipated needs of area residents, businesses, and visitors. The project includes: development of design drawings and associated support services for roadway, including milling and resurfacing the roadway, drainage and watermain improvements, landscaping, traffic calming, and improving the lighting (LED).

Funding for the project is being provided by the CRA and design and construction of the project is being managed by the City.

SW Atlantic Avenue 600 Block

The assembled Delray Beach CRA-owned parcels on these three prominent blocks on West Atlantic Avenue remain a redevelopment priority for the Delray Beach CRA. These are vital redevelopment sites along the West Atlantic Corridor and for the The Set. The Delray Beach CRA continues to promote and plan for a redevelopment project at this location that will serve the immediate neighborhoods and the community as a whole.

NW 600 Block Redevelopment

The Delray Beach CRA owns nine (9) parcels in the Northwest Neighborhood just north of West Atlantic Avenue, one (1) parcel on NW 6th Avenue, and eight (8) parcels on NW 7th Avenue. The NW 600 Block Redevelopment project aims to develop 12 affordable/workforce housing units each, with accessory dwelling units components. Additionally, the project will include an affordable commercial retail space.

NW 800 Block Redevelopment

The Delray Beach CRA owns several parcels all with Commercial Core Future Land Use designation abutting West Atlantic Avenue, between NW 8th Avenue and NW 9th Avenue, in the Northwest Neighborhood of the Set. Delray Beach CRA staff is exploring development opportunities that will serve as a catalyst for private investment on West Atlantic Avenue, and spurring pedestrian activity and generating synergy between the downtown core and West Atlantic Avenue.

Pompey Park Improvements Project

The 14-acre site bounded by NW 13th Avenue on the west, NW 2nd Street on the south, NW 10th Avenue on the east and NW 3rd Street on the north, has a rich community history that serves a strong role as a community town square. It supports sports, families, seniors, and many seasonal community activities. This project will include building and enhancing existing buildings and provide additional amenities. Funding for the project is being provided by the Delray Beach CRA and design and construction of the project is being managed by the City.

PROGRAMS

BUSINESS FUNDING RESOURCES

PAINT-UP & SIGNAGE PROGRAM

This program is designed to help business and property owners throughout the CRA District improve the exterior of existing commercial buildings through a fresh coat of paint and new or updated signage.

PROJECT CONSULTANCY & DESIGN SERVICES PROGRAM

This program is a tool for commercial property improvement projects in high-priority areas of the CRA District. After determining that many commercial buildings in the Northwest/Southwest Neighborhoods, along the West Atlantic Avenue corridor, and the Osceola Park commercial areas suffered from a lack of investment and/or aging facilities, the program provides applicants with project consultancy and professional design services determined by a project's respective stage of development.

SITE DEVELOPMENT ASSISTANCE PROGRAM

This program offers a partial reimbursement for a variety of interior and exterior improvements to eligible commercial and multi-family buildings in the CRA District.

Group 2: Redevelopment Projects

B. GROUP 2: REDEVELOPMENT PROJECTS

#2.1: "NW & SW 5th Avenue Beautification

(For associated map, see Appendix "D" Map C)

Background



This project encompasses the three commercially-zoned blocks of 5th Avenue between Martin Luther King, Jr. Boulevard (NW 2nd Street) and SW 1st Street. In the days of segregation the SW/NW 5th Avenue area was a thriving commercial and institutional corridor in the heart of the City's African American neighborhood. The area began to decline in the 1970's and in the 1980's, the County provided funding for the two-block beautification of NW 5th Avenue. Unfortunately beautification involved the elimination of on-street parking, which negatively affected area businesses. Over time several of the businesses left and the street became neglected and unsafe. The objective of this program is to revitalize the corridor into a thriving district for neighborhood businesses and cultural activities. It also became necessary to remove the trees along NW 5th Avenue, since they blocked the sidewalk and caused the street to be out of compliance with the Americans with Disabilities Act (ADA).

In 2003 the CRA contracted with the engineering firm of CH2M Hill and Miami artist Gary Moore to create a new streetscape for the corridor. Several meetings were held at St. Paul's Church on NW 5th Avenue, attended by local residents, business owners, and property owners who shared stories about the neighborhood's past as an agricultural area and later as a thriving minority business district. From these meetings Gary Moore developed a plan for a new streetscape. It included sidewalks made of rough terrazzo in patterns that reflect the history of the area. Bronze inserts depict the various neighborhoods along the street such as "Frog Alley" and "The Sands." New street lamps were manufactured to coordinate with the sidewalk colors. Due to the narrow width of the street right-of-way, the new landscape plan provided primarily palms and ground covers. The plan included the restoration of parking along one side of the street (varies depending on the location), and the relocation of several back-out parking spaces.

The streetscape was completed in 2007, including the terrazzo sidewalks, bronze inserts, decorative lighting and banners. In addition, the alleyway was paved and most of the parking spaces that previously backed out onto NW 5th Avenue were relocated behind the buildings. The CRA plans to assist in the renovation of the area in front of the community store located at NW 5th Avenue and MLK Drive (Hammad Shoppes) where several parking spaces were removed. In addition, the CRA acquired two blighted buildings located at 133 and 135 NW 5th Avenue, and is restoring them to provide affordable housing (both rental and owner occupied) and low-cost office space. The remaining work that needs to be completed is to provide street furniture (i.e. benches and trash cans), improve the amount and condition of public parking in the area, and provide alley access to the rear of buildings wherever possible in order to maintain a pedestrian-oriented corridor along 5th.

- Provide a catalyst for future development on adjoining blocks of West Atlantic and further minority business development.
- Create and maintain a safe and lively pedestrian-friendly corridor.
- Provide diverse neighborhood shopping, services, and cultural facilities for area residents and visitors.
- Promote the area's historical and cultural significance through the support of cultural facilities and public art.
- Creation of jobs.
- Provide parking to serve the area's businesses and institutions.
- Improve alleyways where available to provide rear access to buildings, and acquire property to create alleyways where necessary for access.

Project Description

- Removal of existing paver brick sidewalks, trees and lighting, and back-out parking where feasible (completed 2007).
- Installation of new streetscape to include a combination terrazzo/colored concrete sidewalks, coordinated street lights, bronze inserts, landscaped nodes, on street parking, transit stops, benches and waste receptacles (completed 2007).
- Installation of paved alley, including parking spaces where feasible, between NW 4th and 5th Avenues, between NW 1st and MLK Jr. Blvd. (completed 2007); acquire property necessary to provide alley access in the area between NW 5th and 6th Avenues, south of NW 1st Street.
- Where feasible, development and/or improvement of off-street parking facilities to serve businesses and cultural institutions in the area - the CRA may partner with private property owners or the City in the development of these facilities.
- Acquisition of property and buildings to eliminate blighting influences and stimulate economic development.
- Promotion of the area as a neighborhood commercial center, containing goods and services intended to serve the surrounding neighborhood as well as appeal to a larger market outside the area.

The Project is divided into four Phases:

- Phase One: Streetscape plan prepared and put out to bid;
- Phase Two: Installation of new streetscape;
- Phase Three: Land acquisition for parking and redevelopment and construction of additional parking and alleyways;
- Phase Four: Acquisition and rehabilitation of blighted buildings and/or sale of CRA buildings and property for the new construction or rehabilitation by the private or nonprofit sectors.

Project Participants and Administration

- The remaining aspects of the project will be administered and coordinated by the CRA with input from the West Atlantic Redevelopment Coalition and assistance, oversight, and final approval by the City;
- Other participants may include, but are not limited to the Downtown Development Authority, Delray Beach Community Land Trust, Palm Beach County, the Center for Technology, Enterprise and Development, Inc., the Delray Beach Housing Authority, area churches, design professionals, building tenants, and the developer(s) for plaza expansion (new buildings).

Funding Sources








- The CRA provided funding for Phase One of the project with technical assistance by the City.
- Phases Two and Three were jointly funded by the CRA and Palm Beach County with technical assistance by the City.
- The CRA's Business Development and Site Assistance Programs are available to provide additional assistance to owners/businesses along the corridor.
- Phase Four will be funded by the CRA, City, and the private sector.

Project Schedule

- Phase One completed summer 2004.
- Phase Two completed January 2007.
- Phases Three and Four are ongoing.

2014 Plan

2026 Amendment: Ongoing Projects and Their Alignment with CRA Needs and Goals

| ONGOING PROJECTS | GOAL | | | | | | |
|---|---|--|---|---|--|--|---|
| |  Removal Slum & Blight |  Land Use |  Increase Development & Investment |  Housing |  Infrastructure & Mobility Improvements |  Public Assets & Facilities |  Policing Innovation |
| NW 600 Block Redevelopment | | | | | | | |
| The Delray Beach CRA owns nine (9) parcels in the Northwest Neighborhood just north of West Atlantic Avenue, one (1) parcel on NW 6th Avenue, and eight (8) parcels on NW 7th Avenue. The NW 600 Block Redevelopment project aims to develop 12 affordable/workforce housing units each, with accessory dwelling units components. Additionally, the project will include an affordable commercial retail space. | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ |
| NW 800 Block Redevelopment | | | | | | | |
| The Delray Beach CRA owns several parcels all with Commercial Core Future Land Use designation abutting West Atlantic Avenue, between NW 8th Avenue and NW 9th Avenue, in the Northwest Neighborhood of the Set. Delray Beach CRA staff is exploring development opportunities that will serve as a catalyst for private investment on West Atlantic Avenue, and spurring pedestrian activity and generating synergy between the downtown core and West Atlantic Avenue. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Pompey Park Improvements Project | | | | | | | |
| The 14-acre site bounded by NW 13th Avenue on the west, NW 2nd Street on the south, NW 10th Avenue on the east and NW 3rd Street on the north, has a rich community history that serves a strong role as a community town square. It supports sports, families, seniors, and many seasonal community activities. This project will include building and enhancing existing buildings and provide additional amenities. Funding for the project is being provided by the Delray Beach CRA and design and construction of the project is being managed by the City. | | | | | | ✓ | ✓ |

- ✓ **Simplified Project Descriptions**
- ✓ **User-Friendly**
- ✓ **No Outdated Data**
- ✓ **Why is this important?** to align the projects with targeted CRA Needs and Goals following the updates to the Florida Statute requirements

Group 3: Community Improvement Programs

3.1: Curb Appeal Residential Improvement Program

Background

The Curb Appeal Residential Improvement Program was created in 2007 in order to address a need for property improvements in residential areas within the CRA District. The program helps eliminate slum and blighted conditions by providing financial assistance for exterior improvements to property owners in the Northwest and Southwest neighborhoods. Minor improvements, such as fresh paint, landscaping, and driveway repairs, have the potential to dramatically impact the visual appearance of single-family units and their surrounding areas in a positive manner.

Program Objectives

- Enhance the physical appearance of residential structures within the CRA District.
- Eliminate and prevent the spread of slum and blighted conditions.
- Increase property values in residential neighborhoods within the CRA District.
- Stimulate private investment in residential areas within the CRA District.
- Stabilize residential areas within the CRA District by encouraging owner-occupancy and long-term tenancy.

Program Description

- Expenses for minor exterior improvements are eligible under the Program, as determined by the CRA board.
- The program will be available in the Northwest and Southwest Neighborhoods of the CRA District; specific priority areas within these neighborhoods may be designated by the CRA board.
- Owner-occupied and tenant-occupied single-family units that meet established requirements will be eligible to receive assistance through the program.
- The CRA Board will maintain policy guidelines regarding award limits, income eligibility, eligible improvements, and designated priority areas.

Program Participants and Administration

- The CRA and City will collaborate to market the program in the CRA District and any designated priority areas.
- The program will be fully administered by the Community Improvement Department within the City of Delray Beach.
- The CRA Board will approve final grant applications and funding amounts for each grant awarded.
- Other participants include contractors, property owners and the City of Delray Beach.

Funding Sources








- The CRA provided an initial \$50,000 allocation for FY 2007/2008.
- Additional program allocations will be determined annually during the budget process or at the discretion of the CRA on an as-needed basis to maintain program funding.

Program Schedule

- The Program was implemented in FY 2007/2008 and is ongoing.

2014 Plan

2026 Amendment: Ongoing Projects and Programs and Their Alignment with CRA Needs and Goals

| PROGRAMS | GOAL | | | | | | |
|--|---|---|---|---|---|---|---|
| |  |  |  |  |  |  |  |
| | Removal Slum & Blight | Land Use | Increase Development & Investment | Housing | Infrastructure & Mobility Improvements | Public Assets & Facilities | Policing Innovation |
| Funding Assistance | | | | | | | |
| Paint-up and Signage Program | ✓ | | ✓ | | | | |
| Project Consultancy & Design Services Program | ✓ | ✓ | ✓ | | | | ✓ |
| Site Development Assistance Program | ✓ | ✓ | ✓ | | | | ✓ |
| Development Incentive | | | | | | | |
| Development Infrastructure Improvement Program | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Land Value Investment Program | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Residential Property | | | | | | | |
| “Curb Appeal” Residential Assistance Program | ✓ | | | ✓ | | | |
| Other Programs | | | | | | | |
| Delray Beach GreenMarket | ✓ | | ✓ | | | | |
| The Arts Warehouse | ✓ | | ✓ | | | | |
| CRA Work Space Co-Working Space | ✓ | | ✓ | | | | |

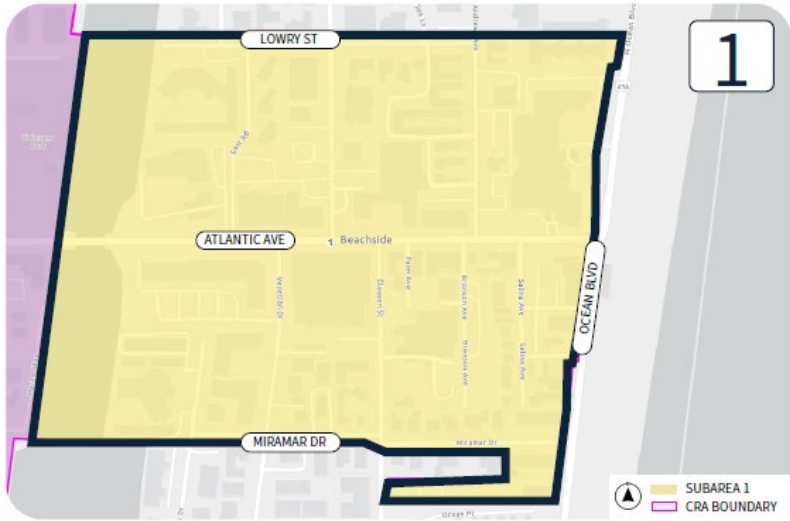
- ✓ **Simplified Project Descriptions**
- ✓ **User-Friendly**
- ✓ **No Outdated Data**
- ✓ **Why is this important?** to align the programs with targeted CRA Needs and Goals following the updates to the Florida Statute requirements

Incorporates updated demographic profiles for each subarea using the most recent census and projection data



2026 Amendment

SUBAREA 1 THE BEACH



6 Appendix A

| SUBAREA 1 | | 2024 ESRI | | Change 2024-2029 | | | |
|-----------------------------|------------|------------------|---------|------------------|---------|----------|--------------|
| | 2020 | 2024 | % Dist. | 2029 | % Dist. | No. | CAGR % |
| Demographic Profile | | | | | | | |
| Population | 247 | 289 | | 291 | | 2 | 0.14% |
| As % of CRA | 2% | 2% | | 2% | | | |
| Households | 179 | 182 | | 185 | | 3 | 0.33% |
| Avg. HH Size | 1.38 | 1.59 | | 1.57 | | | |
| Median Age | - | 66.8 | | 68.4 | | | |
| Race | | | | | | | |
| White | 230 | 267 | 92.4% | 266 | 91.4% | -1 | -0.08% |
| Black | 1 | 2 | 0.7% | 2 | 0.7% | 0 | 0.00% |
| American Indian | 0 | 0 | 0.0% | 0 | 0.0% | 0 | 0.00% |
| Asian | 1 | 2 | 0.7% | 2 | 0.7% | 0 | 0.00% |
| Pacific Islander | 0 | 0 | 0.0% | 0 | 0.0% | 0 | 0.00% |
| Other | 3 | 3 | 1.0% | 3 | 1.0% | 0 | 0.00% |
| Two or More Races | 11 | 15 | 5.2% | 18 | 6.2% | 3 | 3.71% |
| Total: | 246 | 289 | | 291 | | 2 | 0.14% |
| Hispanic (Any Race) | 10 | 13 | 4.5% | 16 | 5.5% | 3 | 4.24% |
| Age Distribution | | | | | | | |
| 0-4 | 3 | 3 | 1.0% | 3 | 1.0% | 0 | 0.00% |
| 5-9 | 2 | 3 | 1.0% | 3 | 1.0% | 0 | 0.00% |
| 10-14 | 3 | 4 | 1.4% | 4 | 1.4% | 0 | 0.00% |
| 15-19 | 5 | 5 | 1.7% | 5 | 1.7% | 0 | 0.00% |
| 20-24 | 5 | 5 | 1.7% | 4 | 1.4% | -1 | -4.36% |
| 25-34 | 11 | 14 | 4.8% | 12 | 4.1% | -2 | -3.04% |
| 35-44 | 9 | 11 | 3.8% | 12 | 4.1% | 1 | 1.76% |
| 45-54 | 19 | 20 | 6.9% | 18 | 6.2% | -2 | -2.09% |
| 55-64 | 61 | 63 | 21.8% | 53 | 18.3% | -10 | -3.40% |
| 65-74 | 73 | 89 | 30.8% | 90 | 31.0% | 1 | 0.22% |
| 75-84 | 41 | 57 | 19.7% | 67 | 23.1% | 10 | 3.29% |
| 85+ | 12 | 15 | 5.2% | 19 | 6.6% | 4 | 4.84% |
| Income Profile | | | | | | | |
| Households by Income | | | | | | | |
| <\$15,000 | | 10 | 5.5% | 7 | 3.8% | | -6.89% |
| \$15,000-\$24,999 | | 4 | 2.2% | 2 | 1.1% | | -12.94% |
| \$25,000-\$34,999 | | 1 | 0.5% | 1 | 0.5% | | 0.00% |
| \$35,000-\$49,999 | | 5 | 2.7% | 4 | 2.2% | | -4.36% |
| \$50,000-\$74,999 | | 17 | 9.3% | 13 | 7.0% | | -5.22% |
| \$75,000-\$99,999 | | 19 | 10.4% | 16 | 8.6% | | -3.38% |
| \$100,000-\$149,999 | | 53 | 29.1% | 59 | 31.9% | | 2.17% |
| \$150,000-\$199,999 | | 9 | 4.9% | 12 | 6.5% | | 5.92% |
| \$200,000 | | 63 | 34.6% | 72 | 38.9% | | 2.71% |
| Average HH Income | | \$208,434 | | \$236,861 | | | 2.59% |
| Median HH Income | | \$126,792 | | \$138,804 | | | 1.83% |

Income Profile

esri Demographic and Income Comparison Profile
SUBAREA 1
Area: 0.1 square miles
Prepared by Esri

| Census 2020 Summary | |
|-------------------------------|-----------|
| Population | 247 |
| Households | 179 |
| Average Household Size | 1.38 |
| 2024 Summary | |
| Population | 289 |
| Households | 182 |
| Families | 94 |
| Average Household Size | 1.59 |
| Owner Occupied Housing Units | 158 |
| Renter Occupied Housing Units | 24 |
| Median Age | 66.8 |
| Median Household Income | \$126,792 |
| Average Household Income | \$208,434 |
| 2029 Summary | |
| Population | 291 |
| Households | 185 |
| Families | 96 |
| Average Household Size | 1.57 |
| Owner Occupied Housing Units | 164 |
| Renter Occupied Housing Units | 21 |
| Median Age | 68.4 |
| Median Household Income | \$138,804 |
| Average Household Income | \$236,861 |
| Trends: 2024-2029 Annual Rate | |
| Population | 0.14% |
| Households | 0.33% |
| Families | 0.42% |
| Owner Households | 0.75% |
| Median Household Income | 1.83% |

Household Projections 2029

esri Demographic and Income Comparison Profile
SUBAREA 1
Area: 0.1 square miles
Prepared by Esri

| 2020 Race and Ethnicity | | |
|----------------------------|--------|---------|
| | Number | Percent |
| White Alone | 230 | 93.1% |
| Black Alone | 1 | 0.4% |
| American Indian Alone | 0 | 0.0% |
| Asian Alone | 1 | 0.4% |
| Pacific Islander Alone | 0 | 0.0% |
| Some Other Race Alone | 3 | 1.2% |
| Two or More Races | 11 | 4.5% |
| Hispanic Origin (Any Race) | 10 | 4.0% |
| 2024 Race and Ethnicity | | |
| | Number | Percent |
| White Alone | 267 | 92.4% |
| Black Alone | 2 | 0.7% |
| American Indian Alone | 0 | 0.0% |
| Asian Alone | 2 | 0.7% |
| Pacific Islander Alone | 0 | 0.0% |
| Some Other Race Alone | 3 | 1.0% |
| Two or More Races | 15 | 5.2% |
| Hispanic Origin (Any Race) | 13 | 4.5% |
| 2029 Race and Ethnicity | | |
| | Number | Percent |
| White Alone | 266 | 91.4% |
| Black Alone | 2 | 0.7% |
| American Indian Alone | 0 | 0.0% |
| Asian Alone | 2 | 0.7% |
| Pacific Islander Alone | 0 | 0.0% |
| Some Other Race Alone | 3 | 1.0% |
| Two or More Races | 18 | 6.2% |
| Hispanic Origin (Any Race) | 16 | 5.5% |

Race and Ethnicity Projections 2029

2026 Amendment

SUBAREA 8 SOUTHWEST NEIGHBORHOOD



6 Appendix A

| SUBAREA 8 | | 2024 ESRI | | Change 2024-2029 | | | |
|----------------------------|--------------|-----------------|---------|------------------|---------|------------|--------------|
| | 2020 | 2024 | % Dist. | 2029 | % Dist. | No. | CAGR % |
| Demographic Profile | | | | | | | |
| Population | 6,700 | 6,891 | | 6,999 | | 108 | 0.31% |
| As % of CRA | 42% | 42% | | 41% | | | |
| Households | 2,020 | 2,067 | | 2,110 | | 43 | 0.41% |
| Avg. HH Size | 3.24 | 3.25 | | 3.24 | | | |
| Median Age | - | 37.1 | | 37.8 | | | |
| Race | | | | | | | |
| White | 618 | 627 | 9.1% | 614 | 8.8% | -13 | -0.42% |
| Black | 5,305 | 5,430 | 78.8% | 5,491 | 78.4% | 61 | 0.22% |
| American Indian | 33 | 36 | 0.5% | 38 | 0.5% | 2 | 1.09% |
| Asian | 30 | 33 | 0.5% | 35 | 0.5% | 2 | 1.18% |
| Pacific Islander | 1 | 2 | 0.0% | 2 | 0.0% | 0 | 0.00% |
| Other | 353 | 380 | 5.5% | 412 | 5.9% | 32 | 1.63% |
| Two or More Races | 359 | 383 | 5.6% | 408 | 5.8% | 25 | 1.27% |
| Total: | 6,699 | 6,891 | | 7,000 | | 109 | 0.31% |
| Hispanic (Any Race) | 732 | 797 | 11.6% | 865 | 12.4% | 68 | 1.65% |
| Age Distribution | | | | | | | |
| 0-4 | 433 | 434 | 6.3% | 437 | 6.2% | 3 | 0.14% |
| 5-9 | 452 | 438 | 6.4% | 415 | 5.9% | -23 | -1.07% |
| 10-14 | 442 | 452 | 6.6% | 435 | 6.2% | -17 | -0.76% |
| 15-19 | 476 | 436 | 6.3% | 450 | 6.4% | 14 | 0.63% |
| 20-24 | 463 | 509 | 7.4% | 492 | 7.0% | -17 | -0.68% |
| 25-34 | 946 | 981 | 14.2% | 995 | 14.2% | 14 | 0.28% |
| 35-44 | 848 | 904 | 13.1% | 928 | 13.3% | 24 | 0.53% |
| 45-54 | 836 | 840 | 12.2% | 838 | 12.0% | -2 | -0.05% |
| 55-64 | 843 | 852 | 12.4% | 816 | 11.7% | -36 | -0.86% |
| 65-74 | 607 | 629 | 9.1% | 702 | 10.0% | 73 | 2.22% |
| 75-84 | 268 | 305 | 4.4% | 375 | 5.4% | 70 | 4.22% |
| 85+ | 86 | 110 | 1.6% | 115 | 1.6% | 5 | 0.89% |
| Income Profile | | | | | | | |
| Households by Income | | | | | | | |
| <\$15,000 | | 134 | 6.5% | 99 | 4.7% | | -5.87% |
| \$15,000-\$24,999 | | 150 | 7.3% | 96 | 4.5% | | -8.54% |
| \$25,000-\$34,999 | | 95 | 4.6% | 69 | 3.3% | | -6.20% |
| \$35,000-\$49,999 | | 416 | 20.1% | 365 | 17.3% | | -2.58% |
| \$50,000-\$74,999 | | 490 | 23.7% | 497 | 23.6% | | 0.28% |
| \$75,000-\$99,999 | | 406 | 19.6% | 446 | 21.1% | | 1.90% |
| \$100,000-\$149,999 | | 198 | 9.6% | 235 | 11.1% | | 3.49% |
| \$150,000-\$199,999 | | 119 | 5.8% | 219 | 10.4% | | 12.97% |
| \$200,000 | | 58 | 2.8% | 86 | 4.1% | | 8.20% |
| Average HH Income | | \$75,286 | | \$91,285 | | | 3.93% |
| Median HH Income | | \$59,421 | | \$70,060 | | | 3.35% |

Income Profile

esri Demographic and Income Comparison Profile
SUBAREA 8
Area: 0.89 square miles
Prepared by Esri

| Census 2020 Summary | |
|-------------------------------|----------|
| Population | 6,700 |
| Households | 2,020 |
| Average Household Size | 3.24 |
| 2024 Summary | |
| Population | 6,891 |
| Households | 2,067 |
| Families | 1,468 |
| Average Household Size | 3.25 |
| Owner Occupied Housing Units | 897 |
| Renter Occupied Housing Units | 1,170 |
| Median Age | 37.1 |
| Median Household Income | \$59,421 |
| Average Household Income | \$75,286 |
| 2029 Summary | |
| Population | 6,999 |
| Households | 2,110 |
| Families | 1,498 |
| Average Household Size | 3.24 |
| Owner Occupied Housing Units | 985 |
| Renter Occupied Housing Units | 1,125 |
| Median Age | 37.8 |
| Median Household Income | \$70,060 |
| Average Household Income | \$91,285 |
| Trends: 2024-2029 Annual Rate | |
| Population | 0.31% |
| Households | 0.41% |
| Families | 0.41% |
| Owner Households | 1.89% |
| Median Household Income | 3.35% |

Household Projections 2029

esri Demographic and Income Comparison Profile
SUBAREA 8
Area: 0.89 square miles
Prepared by Esri

| 2020 Race and Ethnicity | | |
|----------------------------|-------|-------|
| White Alone | 618 | 9.2% |
| Black Alone | 5,305 | 79.2% |
| American Indian Alone | 33 | 0.5% |
| Asian Alone | 30 | 0.4% |
| Pacific Islander Alone | 1 | 0.0% |
| Some Other Race Alone | 353 | 5.3% |
| Two or More Races | 359 | 5.4% |
| Hispanic Origin (Any Race) | 732 | 10.9% |
| 2024 Race and Ethnicity | | |
| White Alone | 627 | 9.1% |
| Black Alone | 5,430 | 78.8% |
| American Indian Alone | 36 | 0.5% |
| Asian Alone | 33 | 0.5% |
| Pacific Islander Alone | 2 | 0.0% |
| Some Other Race Alone | 380 | 5.5% |
| Two or More Races | 383 | 5.6% |
| Hispanic Origin (Any Race) | 797 | 11.6% |
| 2029 Race and Ethnicity | | |
| White Alone | 614 | 8.8% |
| Black Alone | 5,491 | 78.4% |
| American Indian Alone | 38 | 0.5% |
| Asian Alone | 35 | 0.5% |
| Pacific Islander Alone | 2 | 0.0% |
| Some Other Race Alone | 412 | 5.9% |
| Two or More Races | 408 | 5.8% |
| Hispanic Origin (Any Race) | 865 | 12.4% |

Race and Ethnicity Projections 2029



Item 9A.

Delray Beach Community Redevelopment Agency Fiscal Year 2026-2027 Draft Budget Overview



Overall needs within the Community Redevelopment Area:

- Removal of Slum and Blight
 - Land Use
- Economic Development
 - Affordable Housing
 - Downtown Housing
 - Infrastructure
- Recreation and Cultural Facilities



CRA Sunset – 18 Years Remaining

Current Sunset Date per F.S. 163.3755 - September 30, 2044

Possible Extension to 2045

163.3755 Termination of community redevelopment agencies.–

(1) A community redevelopment agency in existence on October 1, 2019, shall terminate on the expiration date provided in the agency's charter on October 1, 2019, or on September 30, 2039, whichever is earlier, unless the governing body of the county or municipality that created the community redevelopment agency approves its continued existence by a majority vote of the members of the governing body.

(2)(a) If the governing body of the county or municipality that created the community redevelopment agency does not approve its continued existence by a majority vote of the governing body members, a community redevelopment agency with outstanding bonds as of October 1, 2019, that do not mature until after the termination date of the agency or September 30, 2039, whichever is earlier, remains in existence until the date the bonds mature.

(b) A community redevelopment agency operating under this subsection on or after September 30, 2039, may not extend the maturity date of any outstanding bonds.

(c) The county or municipality that created the community redevelopment agency must issue a new finding of necessity limited to timely meeting the remaining bond obligations of the community redevelopment agency.





Fiscal Year 2025 -2026 – CRA Priorities

- Short Term and Long-Term Planning Initiatives:

- Complete CRA Redevelopment Plan – **Draft on May 26, 2026 CRA Board Agenda**
- ~~Complete The Set Transformation Plan Update (West Atlantic Master Plan) – **COMPLETED**~~
- West Atlantic Avenue – Development Strategy for CRA Properties – **Draft RFPs on May 26, 2026 CRA Board Agenda**
- Identify Sites for Acquisition - **Ongoing**

- CRA Property Maintenance and Activation:

- Maintenance, Repair, and Enhanced Security Measures for CRA Properties (including Parking Lots) – **Quotes Received**
- Complete Construction and Activation of 95 SW 5th Avenue – **TCO expected May 2026**
- Complete Tenant Buildout and Signage for 98 NW 5th Avenue – **4 out of 5 Tenants in Operation, Signage Complete**
- Complete Repairs for 102 NW 5th Avenue and Activation of Units 108/110 – **Exterior Building Repairs Complete, Tenant selected for Units 108/110**

Fiscal Year 2025 -2026 – CRA Priorities



- [CRA Property Development:](#)

- Bid for Commercial Property Management for CRA Properties
- NW 600 Block (Affordable/Workforce Housing/Mixed Use) – Construction Documents, Assess Funding Sources for Construction, Issue Bid for Construction – **City Approved ADU Ordinance in April 2026, Submitted for Federal Grant Funding, Pending Site Plan Approval, and Completion of Construction Documents**
- NW 800 Block (Container/Modular Commercial Activation) – Construction Documents, Permitting & Construction – **RFQ Cancelled and Draft RFP on May 26, 2026 CRA Board Agenda**
- Re-platting Lots for Future In-fill Affordable/Workforce Housing Units – **Pending**
- RFPs for Disposition of Infill Lots for Affordable/Workforce Housing – **Ongoing**
- Continue with Property Acquisition – **Ongoing**

- [Demolitions for Future Development \(Commercial and Affordable/Workforce Housing\):](#)

- Demolition of Dilapidated Structure on 111 NW 11th Avenue – **Pending Closing on Abutting Property to Commence Demolition; Demolition Expected in FY 2025-2026**
- Demolition of Dilapidated Structure at 235 SE 2nd Avenue – **Received Funding Assistance from PBC for Asbestos Survey and Phase II Remediation; Demolition Expected in FY 2025-2026**

Fiscal Year 2025 -2026 – CRA Priorities



- Continue to work with City on:

- OSS Master Plan Implementation – **Ongoing**
- Crest Theatre Historic Preservation – **Ongoing**
- SW 8th Avenue Streetscape Improvements – **Ongoing**
- SW 8th Avenue and SW 2nd Street Improvements – **Ongoing**
- Merritt Park Shade Enhancement – **COMPLETE**
- Pompey Park Renovation Project – **Ongoing**
- Northwest Neighborhood Infrastructure Improvements – **Ongoing**
- Next Steps for Accessory Dwelling Units Study / Land Developments Regulations Amendments – **COMPLETE**

- FUTURE INFRASTRUCTURE PROJECT –
Southwest Neighborhood Infrastructure Improvement Project



Additional Details

- CRA Office Maintenance – Painting, HVAC Maintenance & Relocate Duct Work from Crawl Space, Roof Repair, & Siding Repair – ***Building Permit Pending Approval; ITB Pending Issuance***
- 182 NW 5th Avenue – Maintenance & Interior Repairs – ***Building Permit Pending Approval; ITB Pending Issuance***
- 102 NW 5th Avenue & Lots - Maintenance & Exterior Repairs – ***Exterior Building Repairs Complete, Pending Construction Documents for Parking Lot***
- Arts Warehouse Maintenance – Replace Air Conditioning Units, Repair Floors, Repair Roof, Exterior Painting – ***Construction Ongoing***
- Security Cameras at CRA Properties to Tie in with Delray Beach PD – ***Quotes Received***





Ongoing Activities

- GreenMarket/SNAP
 - Arts Warehouse
- CRA Workspace- Co-Working
 - Maintenance and Repair
- Funding Assistance Programs
 - Groundbreakings
 - Ribbon Cuttings
 - Demolitions
 - Acquisitions
- Affordable/Workforce Housing Development
 - Single Family & Multifamily

Affordable/Workforce Housing Development CRA-owned Lots



| PROPERTY ADDRESS | STATUS |
|---|---|
| 250 NW 8 th Avenue | PSA with CLT – Pending Building Permit Approval |
| 256 NW 8 th Avenue | PSA with CLT – Pending Building Permit Approval |
| 260 NW 8 th Avenue | PSA with CLT – Pending Building Permit Approval |
| 259 NW 9 th Avenue | PSA with CLT – Pending Building Permit Approval |
| 260 NW 9 th Avenue | PSA with Habitat – Pending Building Permit Approval |
| 238 SW 14 th Avenue | PSA with Boynton Beach CDC – Pending Closing |
| 106 NW 10 th Avenue | Pending Major Plat Application Submittal; Future RFP |
| 111 NW 11 th Avenue | Pending Closing (abutting property), Demolition, and Major Plat Application Submittal; Future RFP |
| 630 SW 4 th Street | RFP Issued – Pending Award |
| 704 SW 4 th Street | RFP Issued – Pending Award |
| 708 SW 4 th Street | RFP Issued – Pending Award |
| NW 600 Block of West Atlantic Avenue (multiple parcels) | Pending Site Plan Approval and Completion of Construction Drawings; Future ITB |
| 216 NW 8 th Avenue | RFP Cancelled April 2026; Pending further discussion |
| 101 NW 10 th Avenue | Pending site grading and sodding; Future RFP |
| 618 NW 1 st Street | Future RFP |
| 622 NW 1 st Street | Future RFP |
| 29 SW 6 th Avenue | Included in RFP for SW 700 & 800 Blocks of West Atlantic Avenue |
| 1300 Lake Ida Road | Pending Site Plan Amendment Submittal and Major Plat Application Submittal; Future RFP |

Typical City of Delray Beach Funding Requests

- Capital Improvement Projects
- Clean & Safe Program
- Contractual Services
 - Housing Rehabilitation Inspector
 - NW/SW Neighborhood Code Enforcement Officers (3)
 - NW/SW Litter Prevention Officers (2)
 - Engineering Inspector
 - Capital Improvements Project Managers (2)
 - IT Services





Long Term Major Capital Improvement Projects Funded by the CRA/Managed by City Public Works

- Pompey Park Renovation Project
- NW Neighborhood Infrastructure Improvements (Pending bond issuance for project funding - estimate \$80 million)
- SW Neighborhood Infrastructure Improvements (Future Project)









Long Term Major Projects - CRA Managed

- Development of West Atlantic Avenue
- Assessing Opportunities in All Subareas



NW 600 Block

Current development concept:
Mixed Use Affordable/Workforce
Townhomes

| CATEGORY | |
|---|--------------------|
|  | CRA BUILDING |
|  | GROUND LEASE |
|  | PUBLIC PARKING LOT |
|  | VACANT LAND |









NW 800 Block

Current development concept:
Draft RFP – Mixed Use

CATEGORY

-  CRA BUILDING
-  GROUND LEASE
-  PUBLIC PARKING LOT
-  VACANT LAND










NW 900 Block

Open for discussion

CATEGORY

-  CRA BUILDING
-  GROUND LEASE
-  PUBLIC PARKING LOT
-  VACANT LAND
-  PARK










NW 1000 Block

Open for discussion

CATEGORY

-  CRA BUILDING
-  GROUND LEASE
-  PUBLIC PARKING LOT
-  VACANT LAND
-  PARK







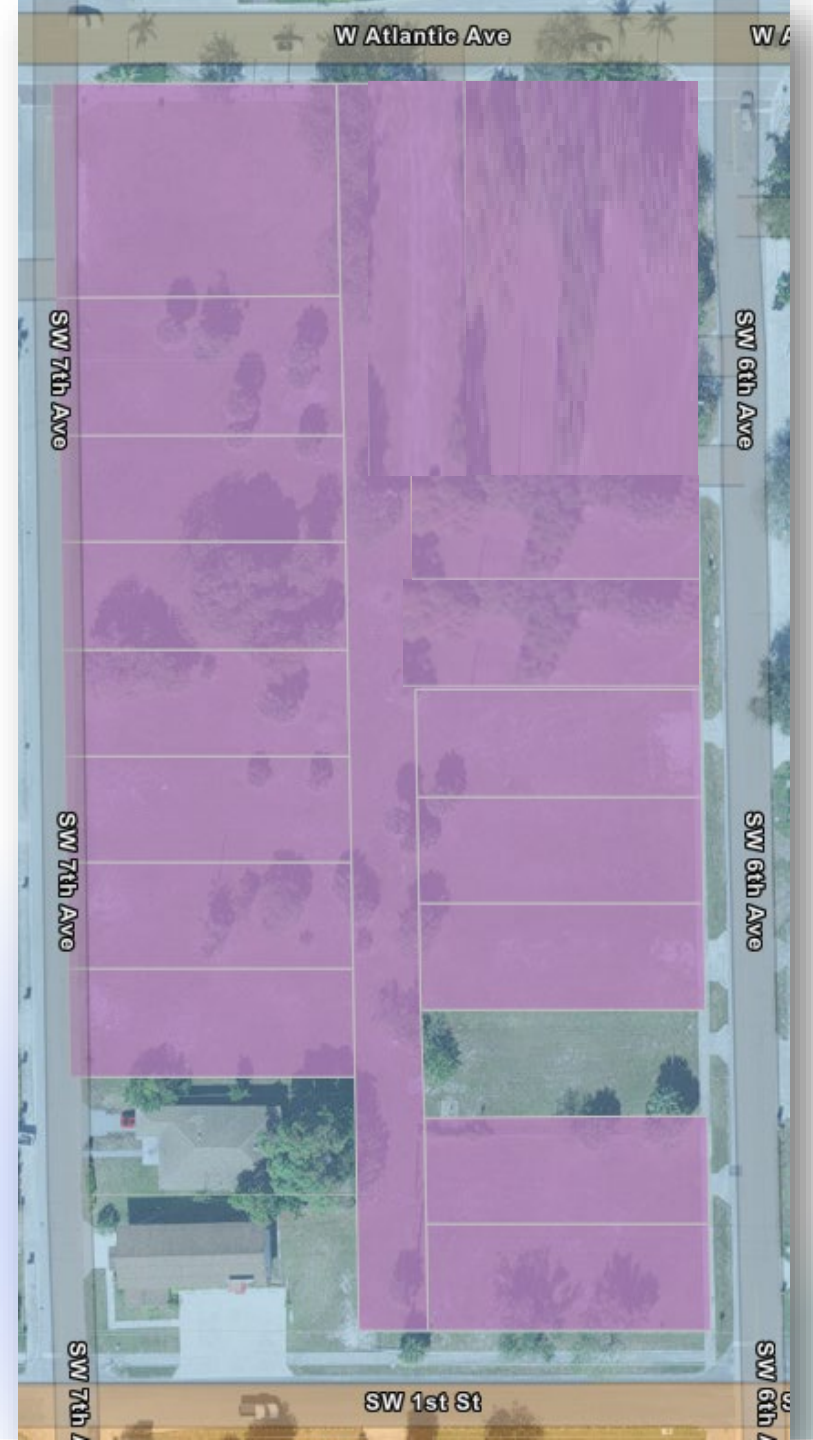


SW 600 Block

Open for discussion

Grocery Store

| CATEGORY | |
|---|--------------------|
|  | CRA BUILDING |
|  | GROUND LEASE |
|  | PUBLIC PARKING LOT |
|  | VACANT LAND |









SW 700 Block

Current development concept:
Draft RFP – Mixed Use

CATEGORY

-  CRA BUILDING
-  GROUND LEASE
-  PUBLIC PARKING LOT
-  VACANT LAND









SW 800 Block

Current development concept:
Draft RFP – Mixed Use

CATEGORY

-  CRA BUILDING
-  GROUND LEASE
-  PUBLIC PARKING LOT
-  VACANT LAND










SW 900 Block

Open for discussion

CATEGORY

-  CRA BUILDING
-  GROUND LEASE
-  PUBLIC PARKING LOT
-  VACANT LAND
-  PARK





Next Steps for Fiscal Year 2026-2027 Budget Preparation

- Review City Funding Request
- Prepare Draft Budget
- Prepare Fiscal Year 2026-2027 Work Plan





Items 9B.

Request for Proposals
SW 700 & 800 Blocks of
West Atlantic Avenue







OVERVIEW OF CHANGES

Request for Proposals for SW 700-800 Blocks of West Atlantic Avenue

- Architectural Styles
 - Building Height
- Affordable/Workforce Housing Units
- Additional Properties for Off-Site Housing Units
 - Evaluation Criteria

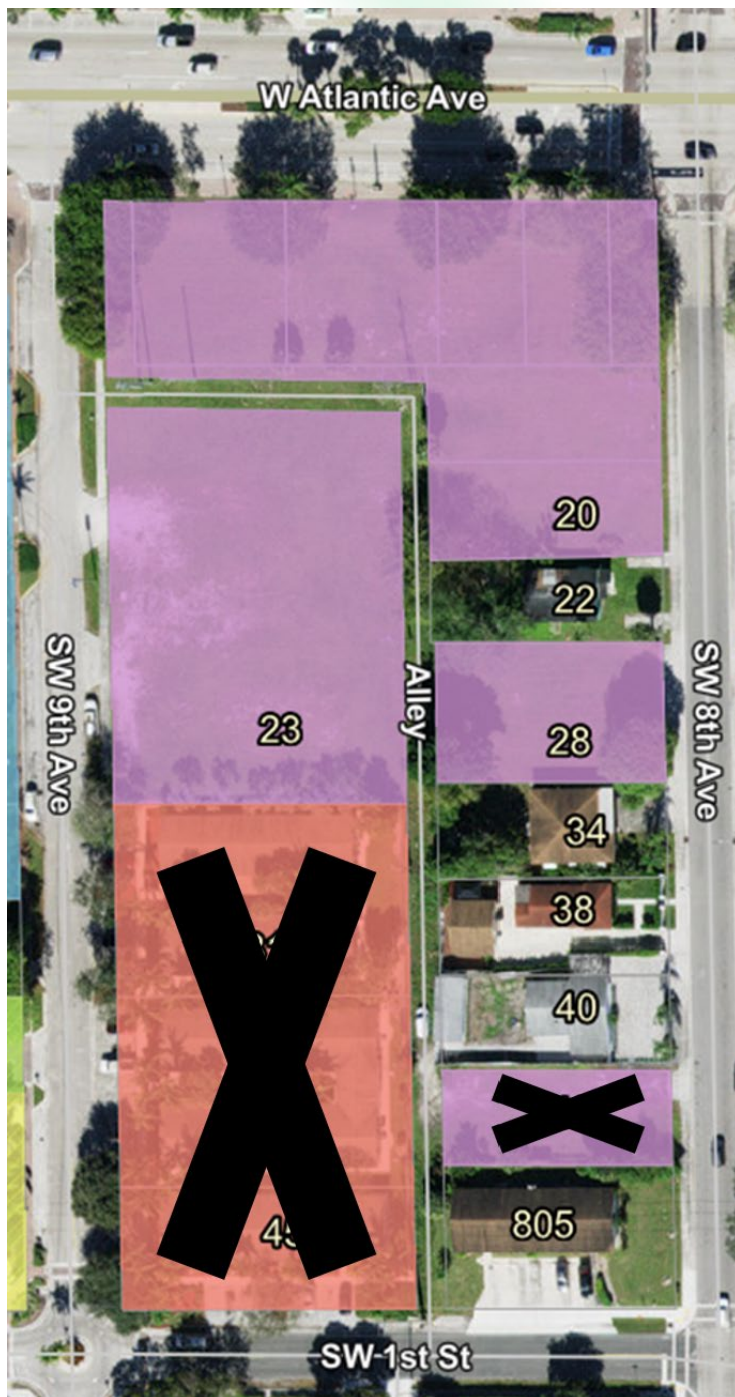
SW 700 Block West Atlantic Avenue Subject Properties



| Lot | Property Address | Parcel Control Number (PCN) | Acreage |
|-----|------------------------------|-----------------------------|---------|
| 1 | 700 W Atlantic Avenue | 12-43-46-17-02-005-0010 | .75 |
| 2 | 12 SW 7 th Avenue | 12-43-46-17-02-005-0210 | .16 |
| 3 | 14 SW 7 th Avenue | 12-43-46-17-02-005-0220 | .16 |
| 4 | 16 SW 7 th Avenue | 12-43-46-17-02-005-0230 | .16 |
| 5 | 18 SW 7 th Avenue | 12-43-46-17-02-005-0240 | .16 |
| 6 | 19 SW 8 th Avenue | 12-43-46-17-02-005-0150 | .16 |
| 7 | 13 SW 8 th Avenue | 12-43-46-17-02-005-0120 | .32 |

- Total Acreage in SW 700 Block – 1.87 acres
- All CRA-owned properties are zoned CBD. All lots must be utilized in development.
- CRA-owned properties marked with an “x” are not included within the RFP as Subject Properties.

SW 800 Block West Atlantic Avenue Subject Properties



| Lot | Property Address | Parcel Control Number (PCN) | Acreage |
|-----|------------------------------|-----------------------------|---------|
| 1 | 700 W Atlantic Avenue | 12-43-46-17-34-000-0010 | .05 |
| 2 | W Atlantic Avenue | 12-43-46-17-34-000-0021 | .09 |
| 3 | W Atlantic Avenue | 12-43-46-17-34-000-0022 | .09 |
| 4 | W Atlantic Avenue | 12-43-46-17-34-000-0040 | .16 |
| 5 | W Atlantic Avenue | 12-43-46-17-42-009-0080 | .16 |
| 6 | W Atlantic Avenue | 12-43-46-17-35-002-0100 | .06 |
| 7 | SW 8 th Avenue | 12-43-46-17-42-009-0070 | .14 |
| 8 | 20 SW 8 th Avenue | 12-43-46-17-42-009-0020 | .14 |
| 9 | 28 SW 8 th Avenue | 12-43-46-17-35-002-0110 | .20 |
| 10 | 23 SW 9 th Avenue | 12-43-46-17-35-002-0010 | .73 |

- Total Acreage in SW 800 Block – 1.82 acres
- All CRA-owned properties are zoned CBD.
- All lots must be utilized in development.
- CRA-owned properties marked with an “x” are not included within the RFP as Subject Properties.



Request for Proposals for SW 700 & 800 Blocks of West Atlantic Avenue

Development Design and Standards

The RFP will reference the City of Delray Beach Architectural Design Guidelines that identify as appropriate architectural styles for the Central Business District:
<https://www.spikowski.com/documents-DelrayBeach/DelrayBeachCBD-ArchitecturalGuidelines.pdf>

The RFP will required Proposers to utilize one of the five (5) identified architectural styles for the Central Business District are:

- Florida Vernacular
- Anglo-Caribbean
- Main Street Vernacular
- Mediterranean Revival
- Classical Tradition



Request for Proposals for SW 700 & 800 Blocks of West Atlantic Avenue

- Florida Vernacular
- Anglo-Caribbean
- Main Street Vernacular



115 DUVAL STREET, KEY WEST, FL



WATERCOLOR, FL. Designed by Cooper Robertson, this is an excellent example of a recently constructed Anglo-Caribbean building. The building clearly expresses the base, middle, and top. The design incorporates varied detailing adding richness to the simple facade.

22



CLEMATIS CENTRE, WEST PALM BEACH, FL. This two-story building contains stores in the first story and residences in the second story. The facade is comprised of a series of storefronts and regularly spaced, vertically-proportioned windows with shutters in the second story.



Request for Proposals for SW 700 & 800 Blocks of West Atlantic Avenue

- Mediterranean Revival
- Classical Tradition



VIA MIZNER, PALM BEACH, FL. Architect: Addison Mizner.



BUILDING FOR TIFFANY AND CO, NEW YORK. Architect: McKim, Mead and White, 1906.



Development Design and Standards

Building Height:

The RFP allows for the maximum building height of the proposed development to be no more than the maximum four (4) story building height allowed on West Atlantic Avenue, as provided in the City of Delray Beach Land Development Regulations.

The RFP does state that within The Set Transformation Plan, the community has stated a preference for developments along the West Atlantic Avenue corridor be no more than three (3) stories.



Development Objectives

Residential Component

The RFP requires no less than 40% of the residential housing units within the proposed development to be for low income and moderate-income households.

- The RFP now refers to the units as low income and moderate income housing units to follow the definitions within the City of Delray Beach Land Development Regulations.
- The RFP clarifies that the distribution of the low income and moderate income housing units, and requirements as to the specific income levels to be served, size of the housing units, and price of the housing units, etc., shall follow the requirements of the City of Delray Beach as provided in the Land Development Regulations.



Development Objectives

Residential Component

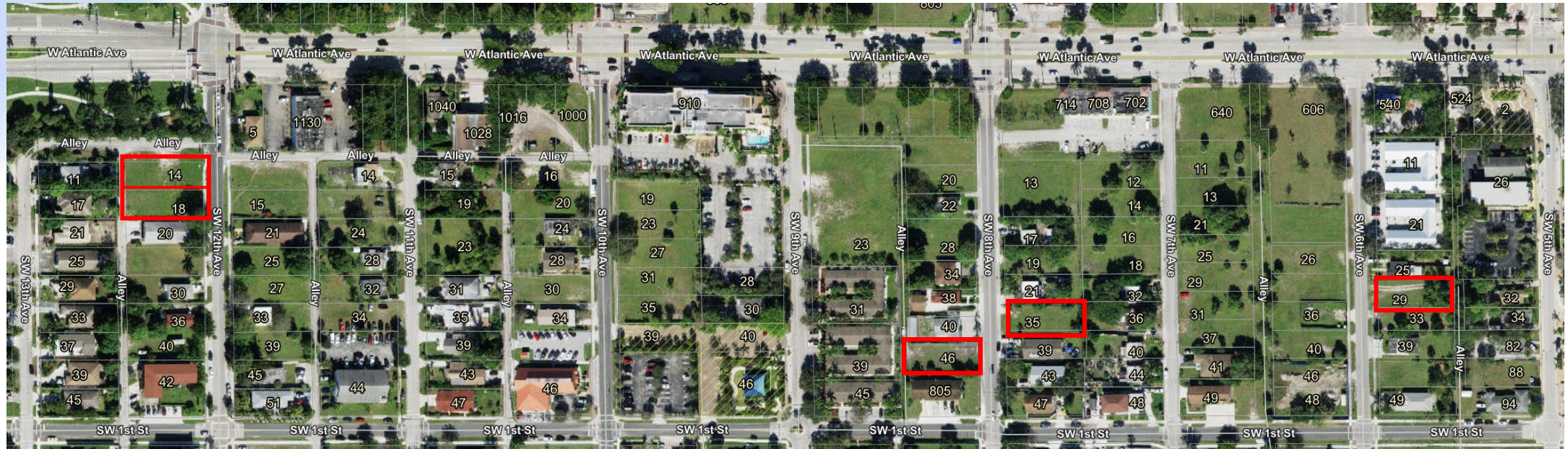
- The RFP includes Additional Properties for off-site development of low income and moderate income housing units.
- Five (5) CRA-owned vacant lots have been included and made available for Proposers to utilize for the sole purpose of off-site development of low income and moderate-income housing units

| Lot | Property Address | Parcel Control Number | Acreage | Zoning Designation |
|-----|-------------------------------|-----------------------|---------|----------------------------|
| 1 | 29 SW 6 th Avenue | 12434616010210030 | .16 | Medium Density Residential |
| 2 | 35 SW 8 th Avenue | 12434617020050170 | .16 | Medium Density Residential |
| 3 | 46 SW 8 th Avenue | 12434617420090030 | .14 | Medium Density Residential |
| 4 | 14 SW 12 th Avenue | 12434617180020210 | .16 | Medium Density Residential |
| 5 | 18 SW 12 th Avenue | 12434617180020220 | .16 | Medium Density Residential |



Development Objectives

Residential Component



| Lot | Property Address | Parcel Control Number | Acreage | Zoning Designation |
|-----|-------------------------------|-----------------------|---------|----------------------------|
| 1 | 29 SW 6 th Avenue | 12434616010210030 | .16 | Medium Density Residential |
| 2 | 35 SW 8 th Avenue | 12434617020050170 | .16 | Medium Density Residential |
| 3 | 46 SW 8 th Avenue | 12434617420090030 | .14 | Medium Density Residential |
| 4 | 14 SW 12 th Avenue | 12434617180020210 | .16 | Medium Density Residential |
| 5 | 18 SW 12 th Avenue | 12434617180020220 | .16 | Medium Density Residential |



CRA Incentives and Opportunities

- **Development Infrastructure Assistance Program** –Development Infrastructure Assistance Program – CRA may reimburse a private for-profit organization seventy-five percent (75%) of the costs of eligible site improvements for an eligible commercial project, up to an amount not to exceed 75% of the projected Tax Increment Funds generated by the improvements over a five (5) year period following project completion, not to exceed \$1,000,000.
- **Land Value Investment Program** – Entities may lease CRA-owned land for up to 60 years at severely discounted rates during the first fifteen years. In exchange, the entity builds a multi-story building with retail on the ground floor and Class A office space and other uses on additional floors.
- Additional incentives and opportunities with the Successful Proposer.
- Co-ownership with the CRA or master leasing.



Submittal Requirements

Project Design/Development Concept

- Project Overview
 - Analysis of the proposed project
 - Renderings
 - Description of the proposed project
 - Impact and relationship to adjacent properties
 - Overall benefit to the community
 - *Proposed zoning changes*
 - *If the Subject Properties and Additional Properties, if applicable, are to be rezoned from their current zoning designation by the Proposer as a condition of development, the Proposer shall include that information within their Proposal.*



Evaluation Criteria

| | | |
|--|--|--|
| <p style="text-align: center;">Development Team Qualifications & Experience</p> | <ul style="list-style-type: none"> • Functional Responsibilities of Partners, Affiliated Firms, individuals, entities, Sub-Consultants/Sub-Contractors • Previous working relationship between Proposer and Partners, Affiliated Firms, individuals, entities, Sub-Consultants/sub-Contractors • Litigation, Disciplinary Proceedings, Conflicts • Key Personnel • Qualifications and Experience • Resume, licenses, certifications • Past Projects and Professional References • Clearly demonstrate the experience of the team and background for developing similar projects. • Public sector experience | <p style="text-align: center;">40 Points</p> |
| <p style="text-align: center;">Proposed Development Project</p> | <ul style="list-style-type: none"> • Proposed Development Project – • Project Overview • Inclusion of needs and prioritized uses – see CRA Redevelopment Plan, 2012 West Atlantic Area Needs Assessment, The Set Transformation Plan • Letters of Intent (Commercial) • Low Income and Moderate-Income Housing • Site Plans, Floor Plans, Use Plans • Design/architectural style of proposed development project • Size and Scale of proposed development project • Proposed Development and Construction Schedule | <p style="text-align: center;">40 Points</p> |
| <p style="text-align: center;">Financial Structure</p> | <ul style="list-style-type: none"> • Project Cost • Preliminary Operating Pro Forma • Sales/ Lease Information • Financing Plan • Financial Information • Audited financial statements • Current fiscal year financial statements • Projected one year income statement • Performance and Payment Bond • Insurance | <p style="text-align: center;">10 Points</p> |
| <p style="text-align: center;">Fiscal Impact</p> | <ul style="list-style-type: none"> • Estimated Fiscal Impact • Estimated number and types of job generation expected | <p style="text-align: center;">5 Points</p> |
| <p style="text-align: center;">CRA Incentives & Opportunities and Purchase Price or Lease Terms</p> | <ul style="list-style-type: none"> • CRA Incentives and Opportunities requested and/or proposed • Purchase Price or Lease Terms for the Subject Properties and Additional Properties | <p style="text-align: center;">5 Points</p> |
| Total Maximum Points Available | | 100 Points |



NEXT STEPS

- 1) CRA Staff will incorporate any additional comments and finalize the RFP.
- 2) Board Discussion and Direction: Issuance date for the RFP for the development of the SW 700 & 800 Blocks of West Atlantic Avenue.



SW 700 & 800
Blocks
West Atlantic
Avenue

Total Acreage:
3.69 Acres





Item 9C.

Request for Proposals NW 800 Block of West Atlantic Avenue





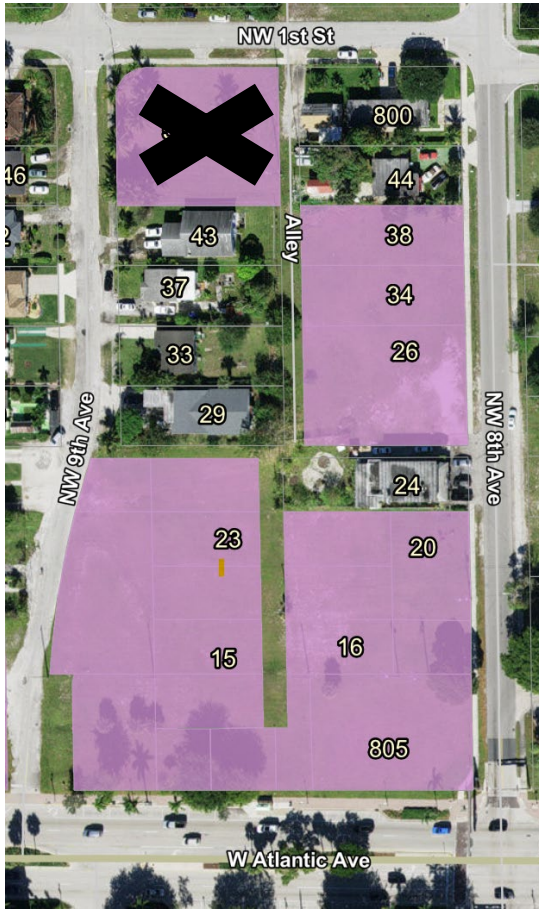


OVERVIEW OF CHANGES

Request for Proposals for NW 800 Block of West Atlantic Avenue

- Architectural Styles
 - Building Height
- Affordable/Workforce Housing Units
- Additional Properties for Off-Site Housing Units
 - Evaluation Criteria

NW 800 Block West Atlantic Avenue Subject Properties



- Total Acreage in NW 800 Block – 2.49 acres
- All lots must be utilized in development.
- CRA-owned properties marked with an “x” are not included within the RFP as Subject Properties.
- CRA will apply to abandon the remnant alley.

| Lot | Property Address | Parcel Control Number (PCN) | Acreage | Zoning Designation |
|-----|---|-----------------------------|---------|---------------------------|
| 1 | 805 W Atlantic Avenue Remediation Site | 12-43-46-17-22-001-0090 | .30 | Central Business District |
| 2 | W Atlantic Avenue | 12-43-46-17-22-001-0101 | .06 | Central Business District |
| 3 | W Atlantic Avenue | 12-43-46-17-22-002-0140 | .07 | Central Business District |
| 4 | W Atlantic Avenue | 12-43-46-17-22-002-0130 | .05 | Central Business District |
| 5 | W Atlantic Avenue | 12-43-46-17-22-002-0100 | .16 | Central Business District |
| 6 | W Atlantic Avenue | 12-43-46-17-22-002-0090 | .09 | Central Business District |
| 7 | NW 8 th Avenue | 12-43-46-17-22-001-0080 | .07 | Central Business District |
| 8 | 16 NW 8 th Avenue | 12-43-46-17-22-001-0070 | .09 | Central Business District |
| 9 | 20 NW 8 th Avenue | 12-43-46-17-22-001-0040 | .13 | Central Business District |
| 10 | 8 th Avenue S | 12-43-46-17-22-001-0060 | .09 | Central Business District |
| 11 | NW 8 th Avenue | 12-43-46-17-22-001-0030 | .09 | Central Business District |
| 12 | 15 NW 9 th Avenue | 12-43-46-17-22-002-0080 | .09 | Central Business District |
| 13 | NW 9 th Avenue | 12-43-46-17-22-002-0050 | .09 | Central Business District |
| 14 | 23 NW 9 th Avenue | 12-43-46-17-22-002-0040 | .09 | Central Business District |
| 15 | NW 9 th Avenue | 12-43-46-17-22-002-0010 | .09 | Central Business District |
| 16 | NW 9 th Avenue | 12-43-46-17-22-002-0020 | .06 | Central Business District |
| 17 | NW 9 th Avenue | 12-43-46-17-22-002-0030 | .24 | Central Business District |
| 18 | 26 NW 8 th Avenue | 12-43-46-17-26-004-0190 | .31 | Single Family Residential |
| 19 | 34 NW 8 th Avenue | 12-43-46-17-26-004-0210 | .16 | Single Family Residential |
| 20 | 38 NW 8 th Avenue | 12-43-46-17-26-004-0220 | .16 | Single Family Residential |



Request for Proposals for NW 800 Block of West Atlantic Avenue

Development Design and Standards

The RFP will reference the City of Delray Beach Architectural Design Guidelines that identify as appropriate architectural styles for the Central Business District:
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The RFP will required Proposers to utilize one of the five (5) identified architectural styles for the Central Business District are:

- Florida Vernacular
- Anglo-Caribbean
- Main Street Vernacular
- Mediterranean Revival
- Classical Tradition



Request for Proposals for NW 800 Block of West Atlantic Avenue

- Florida Vernacular
- Anglo-Caribbean
- Main Street Vernacular



115 DUVAL STREET, KEY WEST, FL



WATERCOLOR, FL. Designed by Cooper Robertson, this is an excellent example of a recently constructed Anglo-Caribbean building. The building clearly expresses the base, middle, and top. The design incorporates varied detailing adding richness to the simple facade.

22



CLEMATIS CENTRE, WEST PALM BEACH, FL. This two-story building contains stores in the first story and residences in the second story. The facade is comprised of a series of storefronts and regularly spaced, vertically-proportioned windows with shutters in the second story.



Request for Proposals for NW 800 Block of West Atlantic Avenue

- Mediterranean Revival
- Classical Tradition



VIA MIZNER, PALM BEACH, FL. Architect: Addison Mizner.



BUILDING FOR TIFFANY AND CO., NEW YORK. Architect: McKim, Mead and White, 1906.



Request for Proposals for NW 800 Block of West Atlantic Avenue Development Design and Standards

Building Height:

The RFP allows for the maximum building height of the proposed development to be no more than the maximum four (4) story building height allowed on West Atlantic Avenue, as provided in the City of Delray Beach Land Development Regulations.

The RFP does state that within The Set Transformation Plan, the community has stated a preference for developments along the West Atlantic Avenue corridor be no more than three (3) stories.



Development Objectives

Residential Component

The RFP requires no less than 30% of the residential housing units within the proposed development to be for low income and moderate-income households.

- The RFP now refers to the units as low income and moderate income housing units to follow the definitions within the City of Delray Beach Land Development Regulations.
- The RFP clarifies that the distribution of the low income and moderate income housing units, and requirements as to the specific income levels to be served, size of the housing units, and price of the housing units, etc., shall follow the requirements of the City of Delray Beach as provided in the Land Development Regulations.



Development Objectives

Residential Component

- The RFP includes an Additional Property for off-site development of low income and moderate income housing units.
- One (1) CRA-owned vacant lots have been included and made available for Proposers to utilize for the sole purpose of off-site development of low income and moderate-income housing units

| Lot | Property Address | Parcel Control Number (PCN) | Acreage | Zoning Designation |
|-----|------------------------------|-----------------------------|---------|---------------------------|
| 1 | 51 NW 9 th Avenue | 12-43-46-17-26-004-0010 | .36 | Single Family Residential |



Development Objectives

Residential Component



| Lot | Property Address | Parcel Control Number (PCN) | Acrae ge | Zoning Designation |
|-----|------------------------------|-----------------------------|----------|---------------------------|
| 1 | 51 NW 9 th Avenue | 12-43-46-17-26-004-0010 | .36 | Single Family Residential |



CRA Incentives and Opportunities

- **Development Infrastructure Assistance Program** –Development Infrastructure Assistance Program – CRA may reimburse a private for-profit organization seventy-five percent (75%) of the costs of eligible site improvements for an eligible commercial project, up to an amount not to exceed 75% of the projected Tax Increment Funds generated by the improvements over a five (5) year period following project completion, not to exceed \$1,000,000.
- **Land Value Investment Program** – Entities may lease CRA-owned land for up to 60 years at severely discounted rates during the first fifteen years. In exchange, the entity builds a multi-story building with retail on the ground floor and Class A office space and other uses on additional floors.
- Additional incentives and opportunities with the Successful Proposer.
- Co-ownership with the CRA or master leasing.





Submittal Requirements

Project Design/Development Concept

- Project Overview
 - Analysis of the proposed project
 - Renderings
 - Description of the proposed project
 - Description of the development on Remediation Site
 - Impact and relationship to adjacent properties
 - Overall benefit to the community
 - *Proposed zoning changes*
 - *If the Subject Properties and Additional Property, if applicable, are to be rezoned from their current zoning designation by the Proposer as a condition of development, the Proposer shall include that information within their Proposal.*



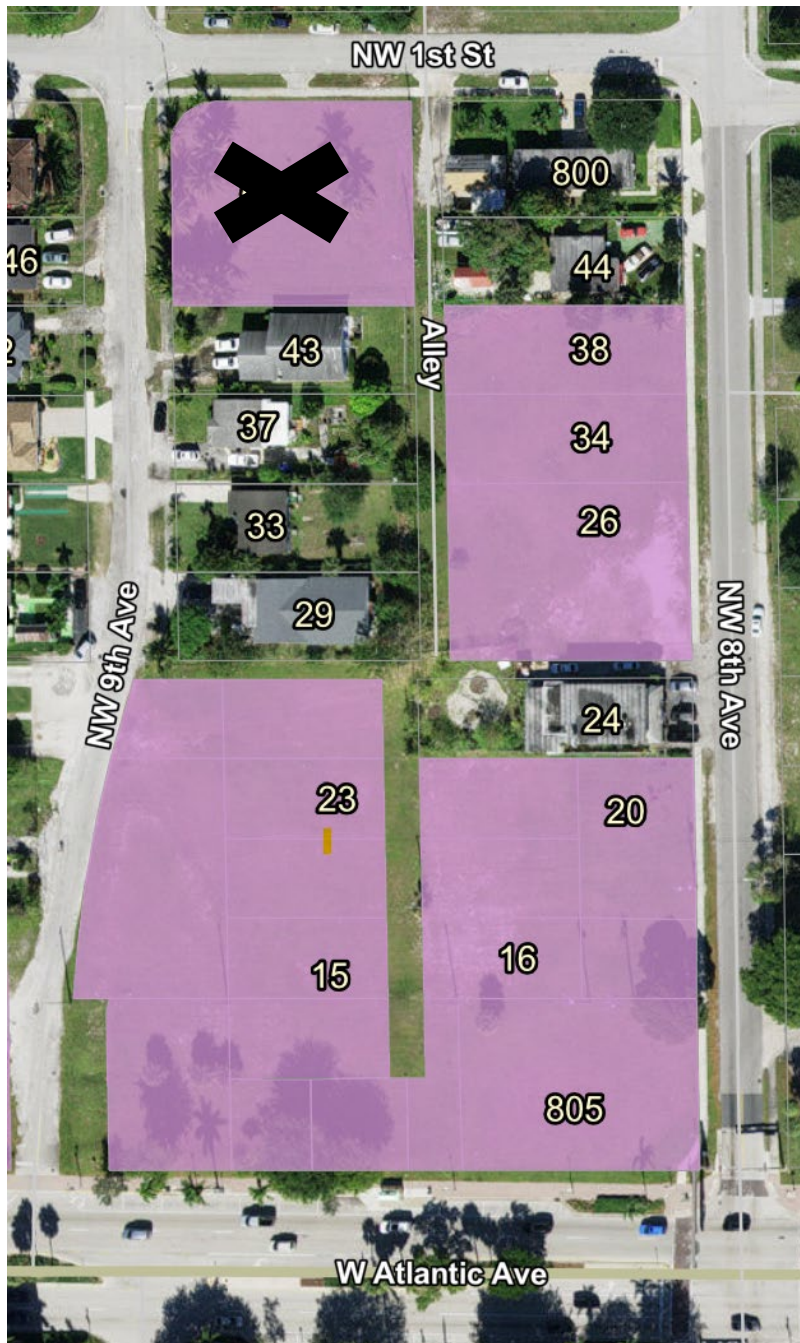
Evaluation Criteria

| REQUIREMENTS | EVALUATION CRITERIA | POINTS |
|---|---|-------------------|
| Development Team Qualifications & Experience | <ul style="list-style-type: none"> • Functional Responsibilities of Partners, Affiliated Firms, individuals, entities, Sub-Consultants/Sub-Contractors • Previous working relationship between Proposer and Partners, Affiliated Firms, individuals, entities, Sub-Consultants/sub-Contractors • Litigation, Disciplinary Proceedings, Conflicts • Key Personnel • Qualifications and Experience • Resume, licenses, certifications • Past Projects and Professional References • Clearly demonstrate the experience of the team and background for developing similar projects. • Public sector experience | 40 Points |
| Proposed Development Project | <ul style="list-style-type: none"> • Proposed Development Project – • Project Overview • Inclusion of needs and prioritized uses – see CRA Redevelopment Plan, 2012 West Atlantic Area Needs Assessment, The Set Transformation Plan • Letters of Intent (Commercial) • Low Income and Moderate-Income Housing • Specific end use of the 805 Remediation Site. • Description of the processes and controls to be used prior to, during, and after development of the 805 Remediation Site. • Site Plans, Floor Plans, Use Plans • Design/architectural style of proposed development project • Size and Scale of proposed development project • Proposed Development and Construction Schedule | 40 Points |
| Financial Structure | <ul style="list-style-type: none"> • Project Cost • Preliminary Operating Pro Forma • Sales/ Lease Information • Financing Plan • Financial Information • Audited financial statements • Current fiscal year financial statements • Projected one year income statement • Performance and Payment Bond • Insurance | 10 Points |
| Fiscal Impact | <ul style="list-style-type: none"> • Estimated Fiscal Impact • Estimated number and types of job generation expected | 5 Points |
| CRA Incentives & Opportunities and Purchase Price or Lease Terms | <ul style="list-style-type: none"> • CRA Incentives and Opportunities requested and/or proposed • Purchase Price or Lease Terms for the Subject Properties and Additional Property | 5 Points |
| Total Maximum Points Available | | 100 Points |



NEXT STEPS

- 1) CRA Staff will incorporate any additional comments and finalize the RFP.
- 2) Board Discussion and Direction: Issuance date for the RFP for the development of the NW 800 Block of West Atlantic Avenue.



NW 800 Block
West Atlantic
Avenue

Total Acreage:
2.49 Acres



CRA Director Updates



95 SW 5th Avenue



Upcoming CRA Social You're Invited!

Join us on Thursday, June 4, 2026, for the next CRA Social! During the socials we will share information about CRAs, what we do, upcoming projects, and the basics of how CRAs function.

CRA Social
Thursday, June 4, 2026, from 5 – 7 PM
Edmonds Baine Building,
98 NW 5th Avenue,
Second Floor,
Delray Beach, FL 33444



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA SOCIAL

YOU'RE INVITED!

June 4, 2026

📍 Edmonds Baine Building
CRA Work Space on 5th
98 NW 5th Avenue, Unit 201

🕒 5pm -
7pm

**Come chat with CRA Staff and 5th
Avenue Business, and learn more
about the Delray Beach CRA**



- ✓ Meet the CRA Team
- ✓ Learn about the CRA District
- ✓ Ask questions & share comments
- ✓ Enjoy light refreshments

*More
info*

📞 561-276-8640

🌐 delraycra.org



Thank you!