



Cover Memorandum/Staff Report

File #: 25-1492

Agenda Date: 11/18/2025

Item #: WS.3.

TO: Mayor and Commissioners
FROM: Jeri Pryor, Neighborhood and Community Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: November 18, 2025

WEST ATLANTIC NEIGHBORHOOD IMPROVEMENT DISTRICT

Recommended Action:

Motion to approve a review of the feasibility and purpose of the district. This evaluation will help determine whether to continue the district, and if so, create a strategic plan moving forward as recommended. The review process will involve community engagement and input with affected stakeholders and provide recommendations for legislative action.

Background:

The West Atlantic Avenue Neighborhood Improvement District (WANIC) was established on October 25, 1988, for the purpose of applying for grant funding for planning purposes. Pursuant to s. 189.0695(3)(c), Florida Statutes, the Florida Legislature's Office of Program Policy Analysis and Government Accountability engaged Mauldin & Jenkins ("M&J") to conduct performance reviews of the State's 21 neighborhood improvement districts. During the review period between October 2021 - April 2025, the district did not generate revenues, expend funds, own or use resources or conduct programs and activities. However, the city maintains an active status with the Florida Department of Commerce in order to utilize the revenue generation authority in case the Florida Legislature restricts community redevelopment agencies' spending authority.

The WANIC District is located in the City of Delray Beach and encompasses approximately 236 acres between I-95 east to Swinton between SW 2nd Street and NW 2nd Street. The District is primarily residential with sections of the District's service area dedicated to commercial, institutional, recreational, and governmental properties.

M&J provided an analysis of the WANIC and offered suggestions to activate the District through master planning in the community as provided in the attached report.

Funding Source/Financial Impact:

There is no financial impact for consideration at this time.