



Delray Beach Community Redevelopment Agency

Regular Board Meeting

Tuesday, March 25, 2025

At 4:00 PM

Commission Chambers at City Hall



Item 9A.

Accessory Dwelling Unit Presentation with Development Services

Objective HOU 3.2 Expansion of the Housing Supply

Expand the housing supply by allowing different unit types in a variety of locations for all income levels.

Policy HOU 3.2.1

Allow a variety of housing types to reflect the needs of all household types, including both rental and ownership opportunities for single people, couples, families, seniors, persons with disabilities and multi-generational families.

Policy HOU 3.2.3

Create and adopt neighborhood plans for those areas which would benefit from integrating varying residential types and densities with a focus on form consistent with the neighborhood's context and character.

Objective 4.1 Support for Innovative Housing Design

Allow and promote innovative and nontraditional housing design and construction types to facilitate residential growth consistent with the community's character and design.

Policy HOU 4.1.1

Analyze the feasibility of new and innovative housing types and design that can be accommodated within all residential areas. [Complete by 2025-2040]

Policy HOU 4.1.2

Encourage the development of small, resource-efficient, affordable single-family homes, cottage housing or clustering of houses.

Policy HOU 4.1.3

Identify and analyze areas where the provision of accessory dwelling units can be accommodated without negatively impacting the neighborhood and engage and support residents and neighborhood associations to establish individual neighborhood overlay districts and develop specific regulations and guidelines. [Complete by 2025-2040]



always delray

Diverse Housing Types

Are any of these appropriate for the Northwest or Southwest Neighborhoods?

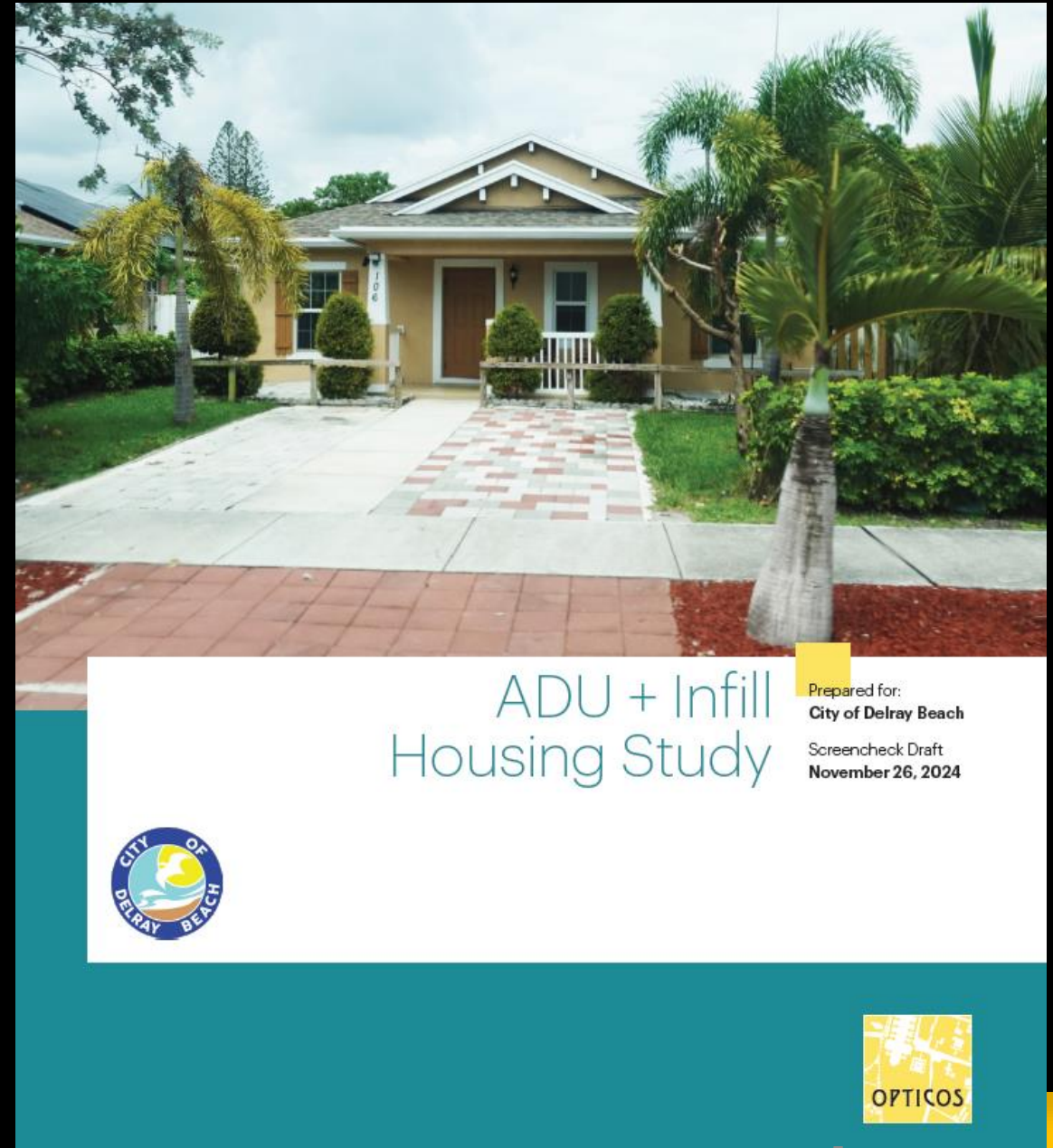


City & CRA

Northwest and Southwest Neighborhoods

- What fits on our lots & blocks?
- Are these compatible with the neighborhoods?

Please tell us your opinion at the end of the presentation!



What is an ADU?

Florida Statutes 163.31771:

Accessory dwelling unit (ADU) means an ancillary or secondary living unit, that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit.

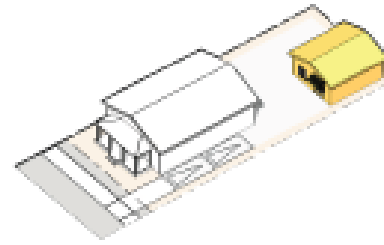


ADU
REGULATIONS

What is an ADU?

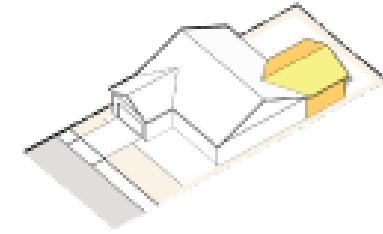
Florida Statutes 163.31771:

Accessory dwelling unit (ADU) means an ancillary or secondary living unit, that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit.



1 Detached ADU

An ADU that is physically separate from the primary building.



2 Attached ADU

An ADU that is physically attached to the primary building. Although the unit is attached, it must be possible to access via a dedicated entrance that is separate from the primary unit.



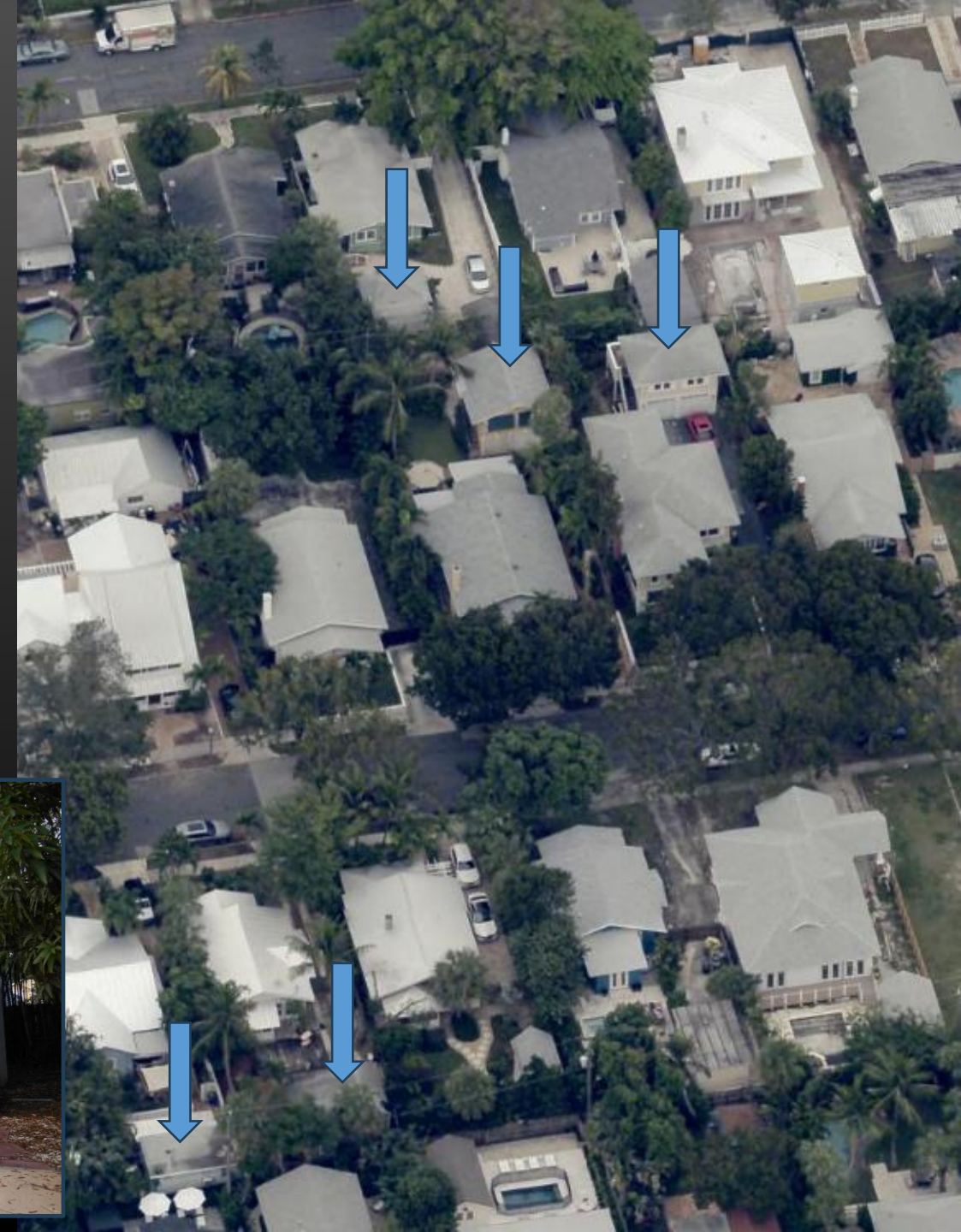
Accessory Dwelling Units (ADUs)

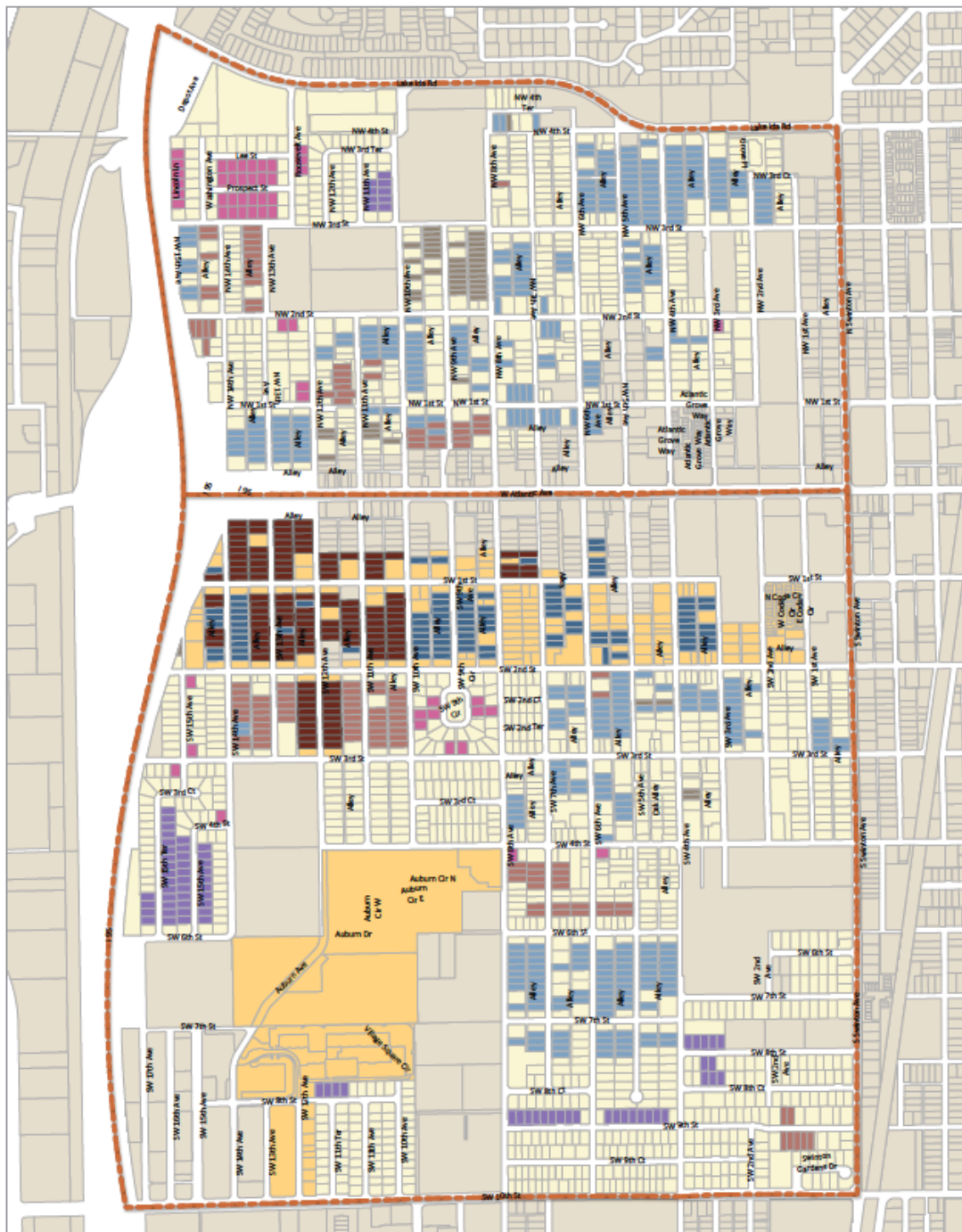
Pros

- Provides small, affordable unit.
- Helps maintain the primary unit (\$)
- Expands family living options (age in place, young adults)
- Increases wealth

Cons

- Parking impacts
- Oversight (Homestead?)
- Might attract more gentrification.
- Tax increase
- Airbnb





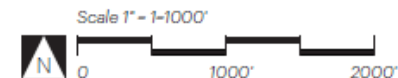
Lot Analysis

Using the City's GIS parcel data, the most common lot patterns within the two residential zones in the study area – R-1-A Single Family and RM Multifamily Medium Density – were identified. This map highlights the findings, which will inform the lots used for the lot testing process.

Legend

- Project area boundary
- R-1-A Zoning District, non-typical lot dimension (Single Family)
- RM Zoning District, non-typical lot dimension (Multifamily)
- RM 50'x140'
- R-1-A 50'x140'
- RM 50'x135'
- R-1-A 50'x135'
- R-1-A 40'x135'
- R-1-A 60'x110'
- R-1-A 75'x100'
- Other Lots/Parcels

What size are our Lots?



What Fits on our Lots?

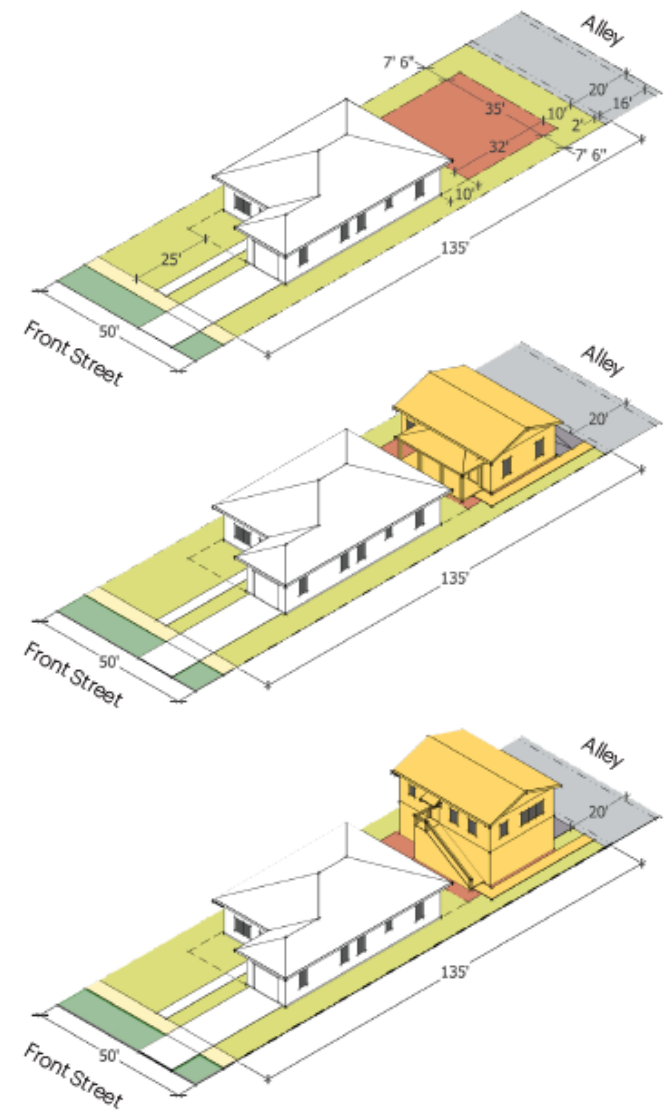
Considerations

- Can it work on our lot sizes?
 - Can it work behind existing houses?
 - Alley or no Alley?
 - How much parking will fit?
- How much parking does your family need?*

R-1-A 50 x 135

Typical Characteristics

The principal building tends to be one story, narrow and conforms to existing setbacks. This lot is found on blocks with and without alley access, and some on dead-end alleys. Parking is typically addressed within the front setback or into a front-facing garage.



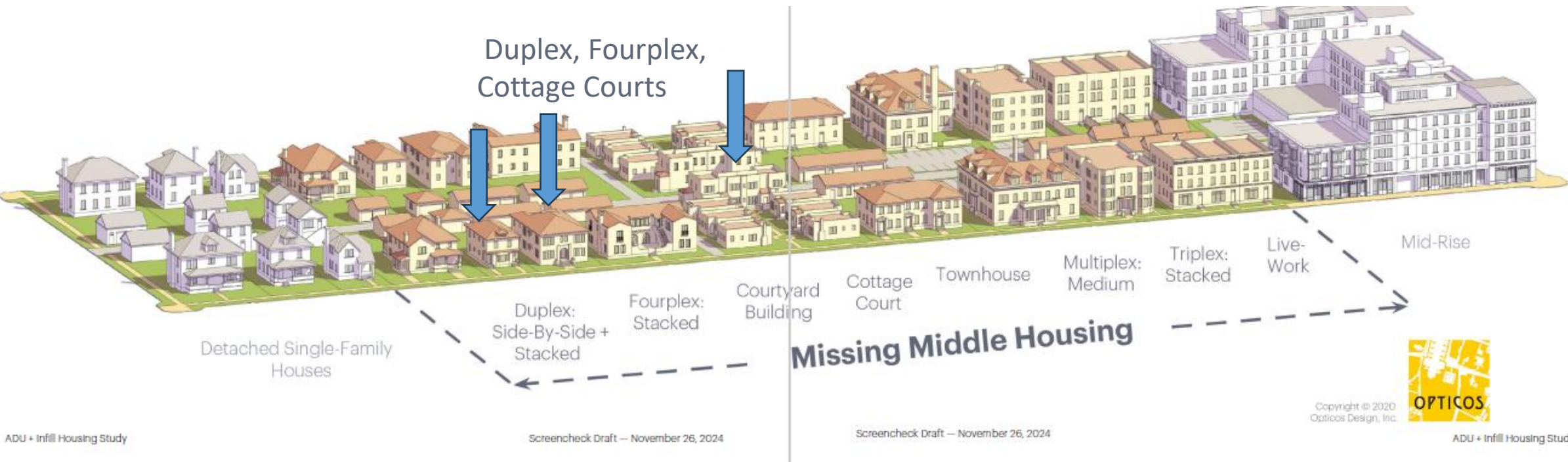
Constraints + Assumptions	
Front setback (ft)	25
Side setback (ft)	7.5
Rear setback (ft)	10
Separation between principal structure and ADU (ft)	10
Alley access?	Varies
ADU buildable area (sq. ft.)	1,132

One-Story ADU	
No. of bedrooms	2
ADU area (sq. ft.)	750
Additional parking spaces	1
Total No. of parking spaces on lot	3
Total lot coverage	36%
Accessory structure floor area as % of principal structure floor area	45%
Buildable area could allow for a bigger unit but would trade off outdoor space for the ADU or primary residence.	
In cases where alley access is not available, a 2+ bedroom ADU still fits but no additional ADU parking would be provided.	

Two-Story ADU	
No. of bedrooms	2
Accessory struct. floor area (sq. ft.) ¹	1,600
ADU area (sq. ft.)	750
Additional parking spaces	3
Total No. of parking spaces on lot	5
Total lot coverage	37%
Accessory structure floor area as % of principal structure floor area	96%
¹ Area for all horizontal levels including garage space	
Buildable area could allow for a bigger unit but would trade off outdoor space for the ADU or primary residence.	
It is not possible to accommodate an ADU stacked over a garage without alley access on this lot.	

Diverse Housing Types

Are any of these appropriate for the Northwest or Southwest Neighborhoods?

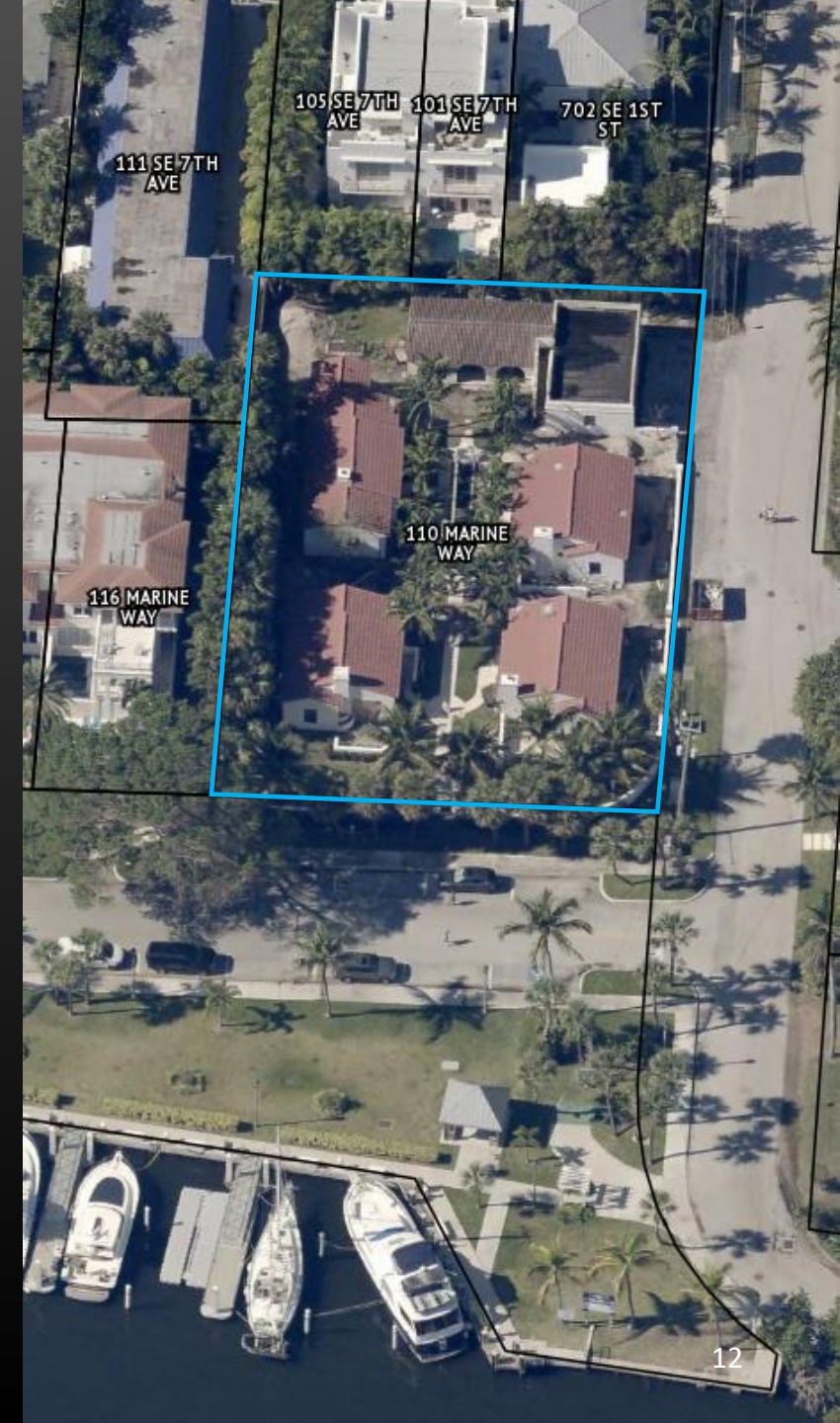


Cottage Court

Pocket Neighborhood

110 Marine Way

- Detached house-scale buildings
- Arranged around shared open space
- Higher densities in a form more like single-family homes



Cottage Court

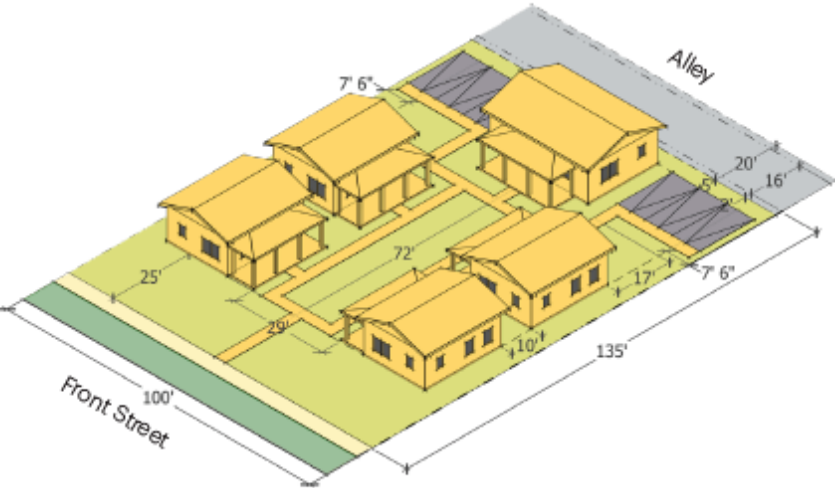
Pocket Neighborhood

Is this appropriate for the Northwest or Southwest Neighborhoods?

RM 100 x 135 - Alternative Scenarios

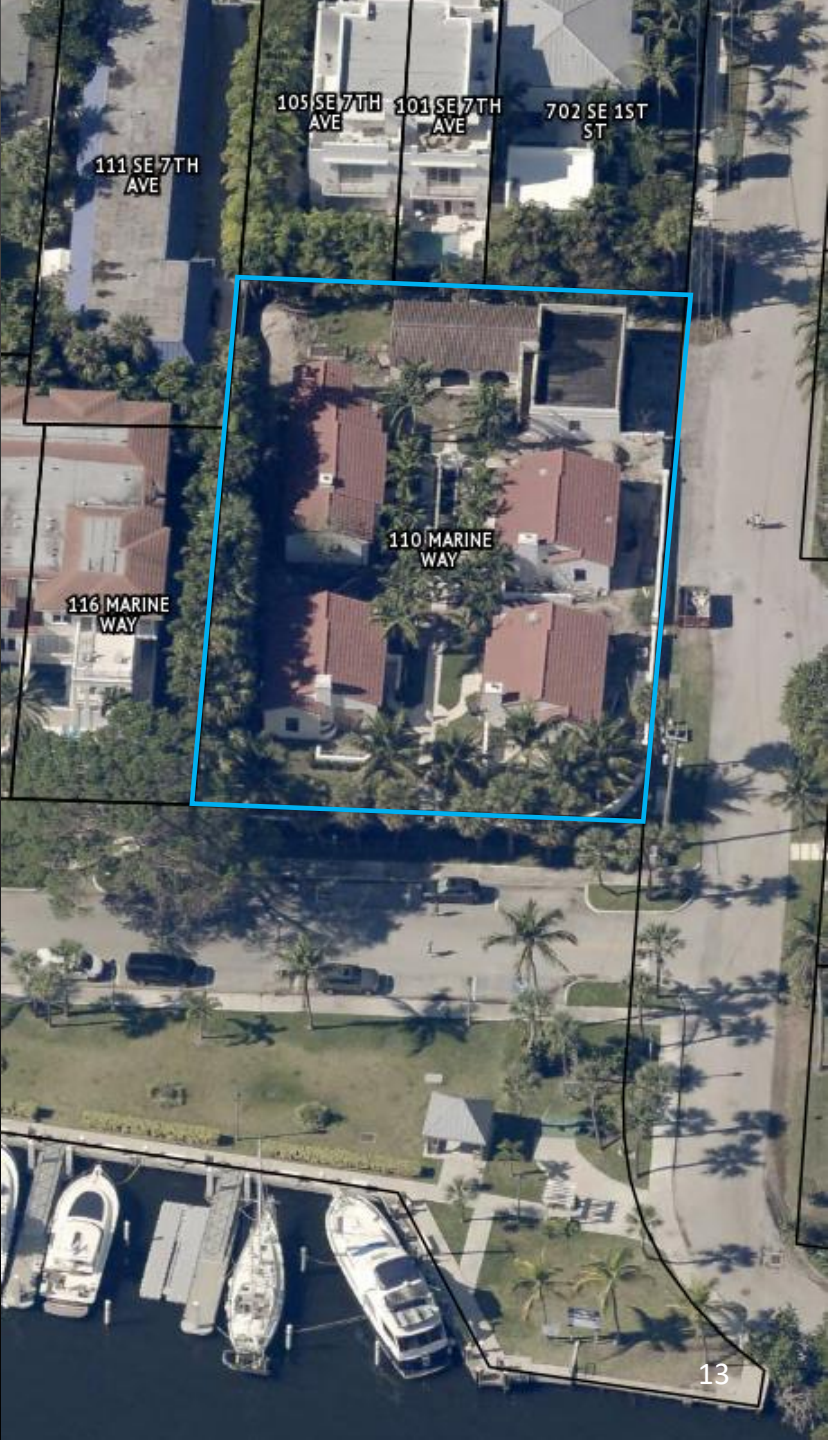
Cottage Court

This scenario tests four one-bedroom cottages and one two-bedroom end unit in a "Cottage Court" configuration. It uses the space of two typical 50x135 lots. It keeps the existing front setback but reduces the side setbacks to match R-1-A and rear setback to 5'. This scenario proposes modifications for the principal structure floor area min., parking ratio, and density.



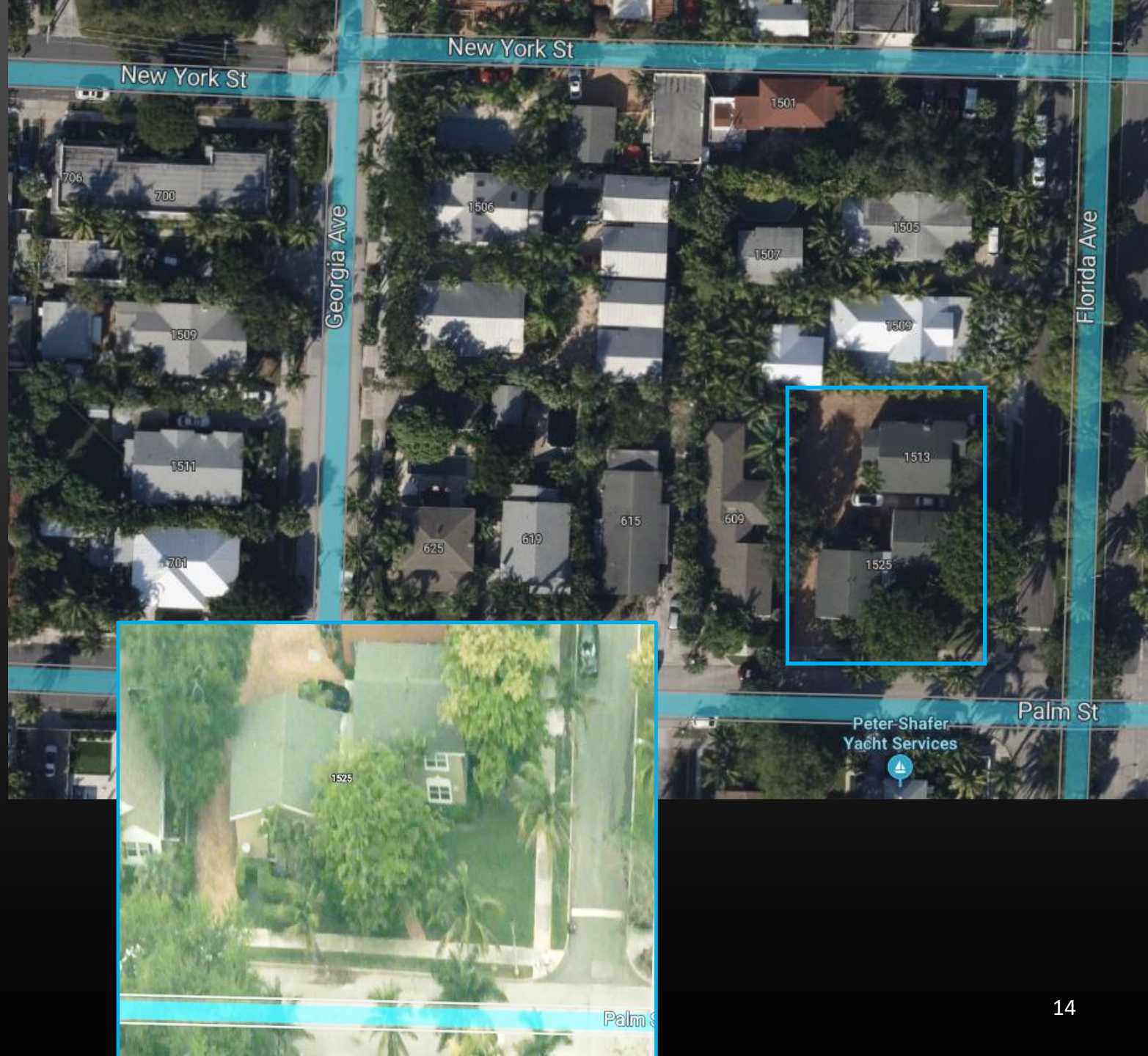
This scenario is inspired by the historic example of a cottage court located on 110 Marine Way in Delray Beach. See more information on page 25.

Constraints + Assumptions	
Front setback (ft)	25
Side setback (ft)	7.5
Rear setback (ft)	5
Separation between cottages (ft)	10
Alley access?	Yes
Cottage area (sq. ft.)	500
No. of bedrooms per cottage	1
End cottage area (sq. ft.)	750
No. of bedroom in end cottage	2
No. of dwelling units on lot	5
Court open space approx. dimensions (ft)	29 x 72
Total lot coverage	20%
Total No. of parking spaces on lot	6



Fourplexes

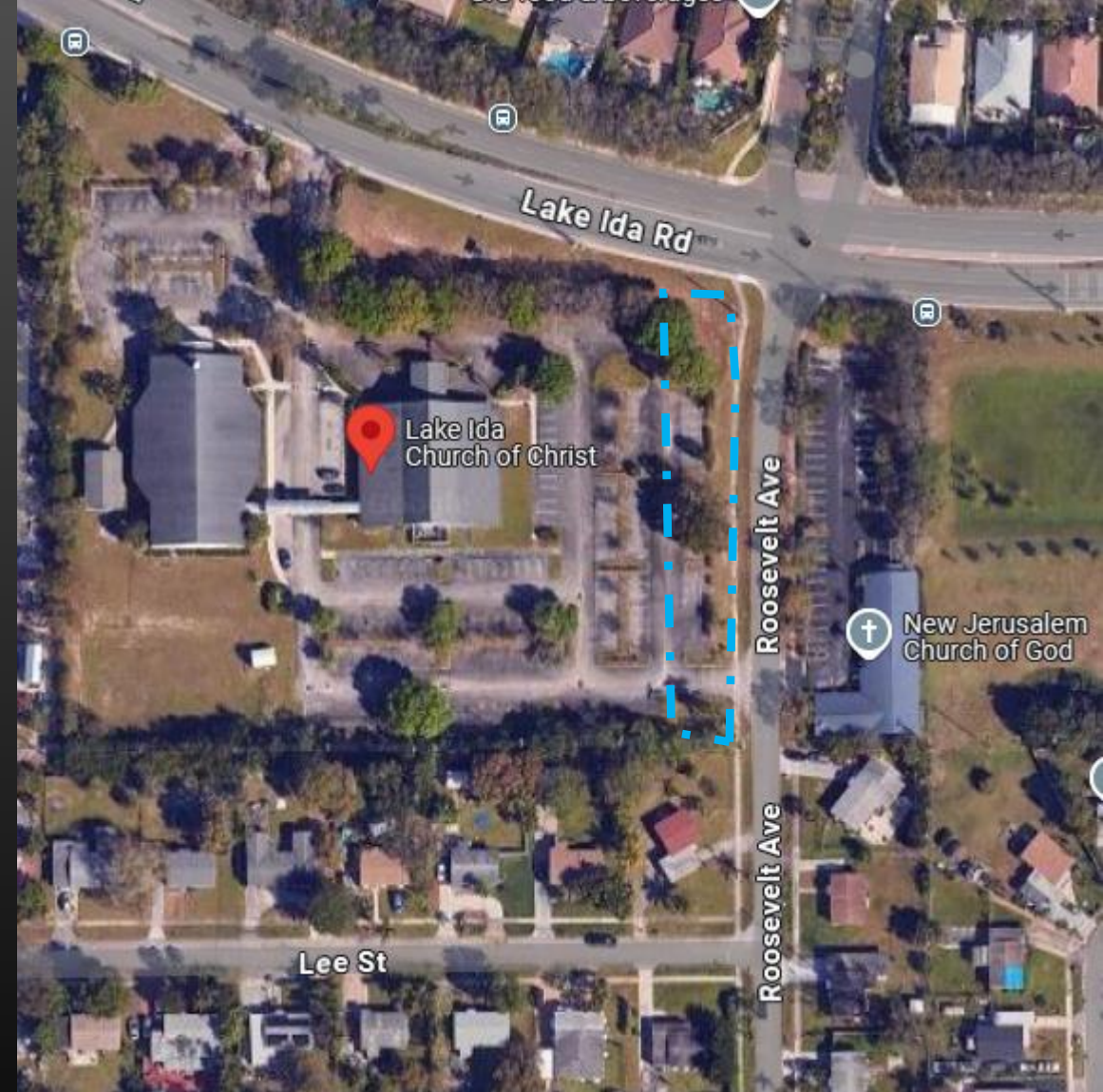
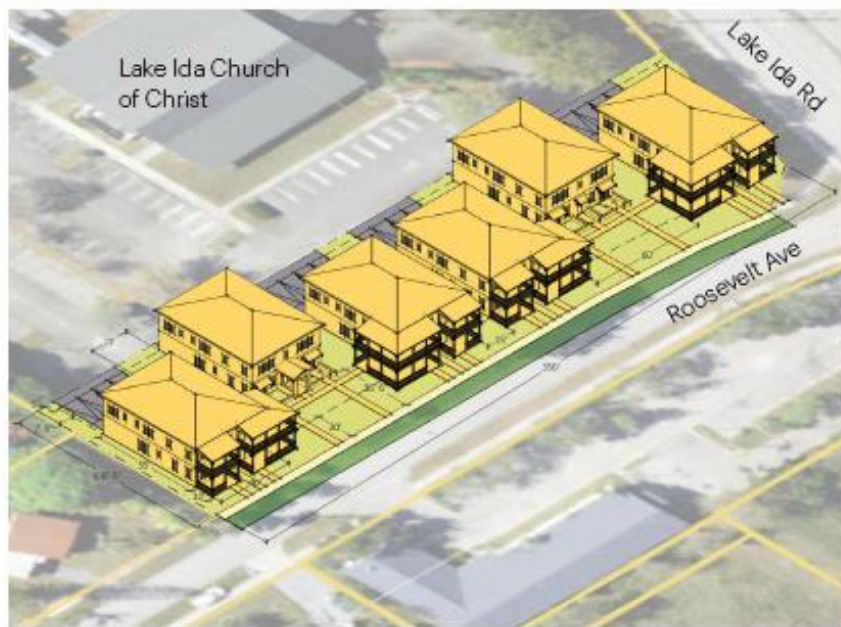
- Compact
- Large House Form
- Arranged around courts
- Appropriate as a Liner?



Fourplexes

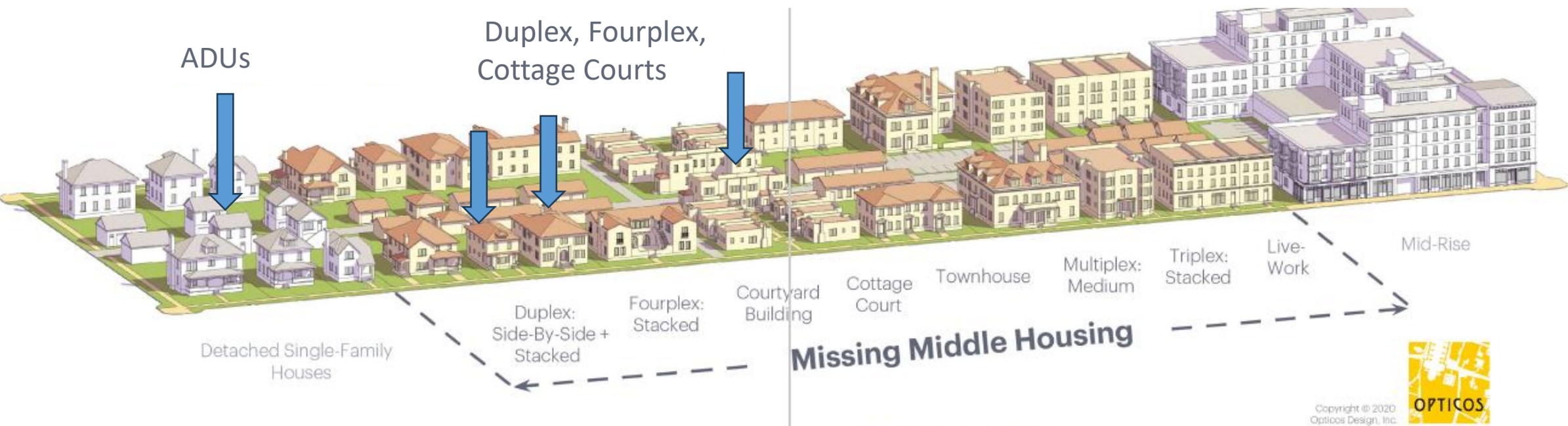
- Compact
- Large House Form
- Arranged around courts
- Appropriate as a Liner?

Is this appropriate for some locations in the Northwest or Southwest Neighborhoods?



QUESTIONS?

THEN, WE HAVE SOME FOR YOU!



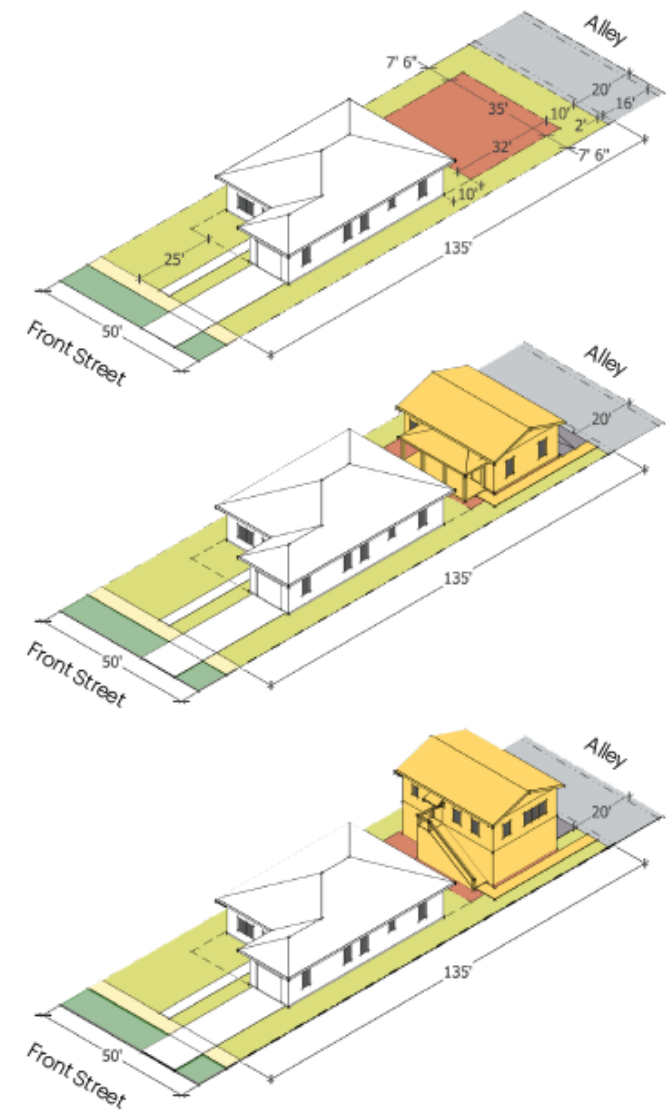
ADU Questions for You

- 1. Do you think ADUs are a good idea for the Northwest or Southwest Neighborhood?
 - 2. Should the Owner Live on the Property?
 - 3. Is a two-story building behind a one-story Building ok?
 - 4. Do you think Short Term Rentals in ADUs are a good idea?
- If so, should the Owner Live on the Property?

R-1-A 50 x 135

Typical Characteristics

The principal building tends to be one story, narrow and conforms to existing setbacks. This lot is found on blocks with and without alley access, and some on dead-end alleys. Parking is typically addressed within the front setback or into a front-facing garage.



Constraints + Assumptions

Front setback (ft)	25
Side setback (ft)	7.5
Rear setback (ft)	10
Separation between principal structure and ADU (ft)	10
Alley access?	Varies
ADU buildable area (sq. ft.)	1,132

One-Story ADU

No. of bedrooms	2
ADU area (sq. ft.)	750
Additional parking spaces	1
Total No. of parking spaces on lot	3
Total lot coverage	36%
Accessory structure floor area as % of principal structure floor area	45%

Buildable area could allow for a bigger unit but would trade off outdoor space for the ADU or primary residence.

In cases where alley access is not available, a 2+ bedroom ADU still fits but no additional ADU parking would be provided.

Two-Story ADU

No. of bedrooms	2
Accessory struct. floor area (sq. ft.) ¹	1,600
ADU area (sq. ft.)	750
Additional parking spaces	3
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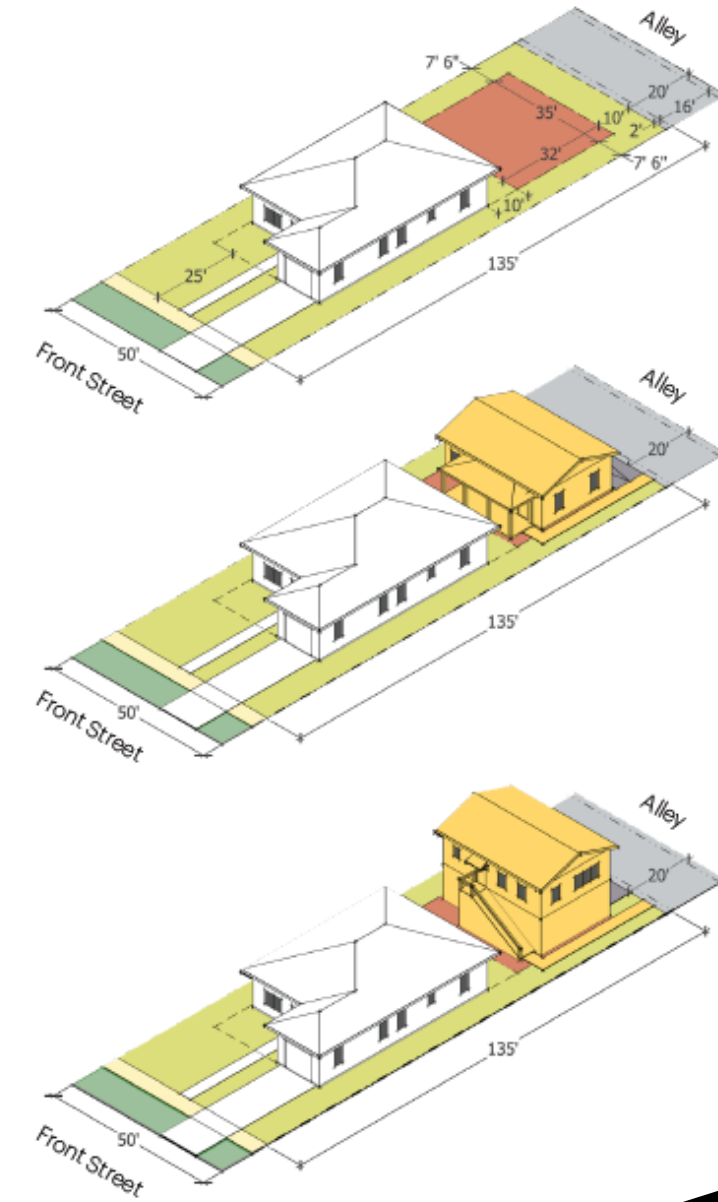
¹Area for all horizontal levels including garage space

Buildable area could allow for a bigger unit but would trade off outdoor space for the ADU or primary residence.

It is not possible to accommodate an ADU stacked over a garage without alley access on this lot.

Typical Characteristics

The principal building tends to be one story, narrow and conforms to the lot width and without alley access, and some on dead-end alleys. Parking is typically in the front-facing garage.



Existing Conditions
Proposed Conditions for ADUs

One-Story ADU	
Front setback (ft)	20'
Side setback (ft)	10'
Rear setback (ft)	10'
Separation between principal structure and ADU (ft)	10'
Alley access?	Varies
ADU buildable area (sq. ft.)	1,134

Two-Story ADU	
No. of bedrooms	2
ADU area (sq. ft.)	2,268
Additional parking spaces	1
Total No. of parking spaces	2
Total lot coverage	15%
Accessory structure floor area of principal structure floor area	10%
Buildable area could allow for a would trade off outdoor space for primary residence.	
In cases where alley access is required, a bedroom ADU still would be proposed.	

Three-Story ADU	
No. of bedrooms	3
Accessory structure floor area of principal structure floor area	15%
ADU area (sq. ft.)	3,402
Additional parking spaces	2
Total No. of parking spaces	3
Total lot coverage	20%
Accessory structure floor area of principal structure floor area	15%

Legislative Session 2025

Bills to Track

HB 247

“A local government shall may adopt an ordinance to allow accessory dwelling units, without any corresponding increase in parking requirements, in any area zoned for single family use. Such ordinance does not apply to a planned unit development or master planned community as those terms are defined in s 163.3202(5)(b)2.”



Item 9B.

Notice of Intent to Lease Two (2) Tenant Bays
at 102 NW 5th Avenue Unit 108 and 110



VIEW NW OF SUBJECT



VIEW NORTHEAST OF THE SUBJECT FROM NW 1ST STREET



VIEW NW OF SUBJECT



VIEW OF REAR OF SUBJECT BUILDING



Item 9C.

Request to Close Bank Accounts

Item 9D.

Community Redevelopment Agency Redevelopment Advisory Committee Term Review





REDEVELOPMENT ADVISORY COMMITTEE

(RAC) MEMBERS

Chair Angela Hill (Sub Area 4)

Vice-Chair Lucika Suarez (Sub Area 8)

Robin Keller (Sub Area 5)

Samuel Spear Jr. (Sub Area 6)

Kristina Lebrevelec (Sub Area 7)

REDEVELOPMENT ADVISORY COMMITTEE (RAC) MEETING SCHEDULE

Meeting Location: All RAC Meetings are scheduled to be held at 98 NW 5th Avenue, Delray Beach, FL 33444 (Second Floor) unless otherwise noted.

Past Meetings

Kickoff Meeting: Wednesday, September 4th, 2024, at 5:30 PM

RAC Meeting: Monday, October 7th, 2024, at 5:30 PM

RAC Meeting: Thursday, December 12th, 2024, at 5:30 PM

RAC Meeting: Thursday, March 20th, 2025, at 5:30 PM

**March 20th RAC Meeting – NEW Location: CRA Office, 22 N. Swinton Avenue, Delray Beach, FL 33444*

Upcoming Meetings

RAC Meeting: Thursday, June 26th, 2025, at 5:30 PM



Item 9E.

Resolution No. 2025-06 - Urging the
Legislature to Vote Against HB 991, and
SB 1242 that would amend Part III,
Chapter 163, Florida Statutes



10. Redevelopment Advisory Committee (RAC) Update





CRA Director Updates



Arts Warehouse





Project Update: Demolition at 700 West Atlantic Avenue

CRA Funding in FY 2024-25: \$150,000



Rock the Block

NEW Date:
Saturday, May 31, 2025

Rock the Block has been a City of Delray Beach tradition since 1989. In 2018, the event evolved into a new and exciting partnership with Habitat for Humanity of Greater Palm Beach County. This annual event revitalizes a community and unites hundreds of volunteers in a block-party style hands-on volunteer experience that transforms 10 homes in 1 day.





Thank you!