



Delray Beach Community Redevelopment Agency

Regular Board Meeting

Thursday, May 29, 2025

At 4:00 P.M.

Commission Chambers at City Hall



Item 8A.

Delray Beach Community Redevelopment Agency – Redevelopment Advisory Committee Applications for 2025-2026 and New Assignments





Timeline of RAC matters (subject to change):

June 5, 2025 - August 4, 2025 (60 Days)	RAC Appointment Application
Late June 2025	Pre-Submission Meeting Held by CRA Staff for RAC Appointment Application
September 30, 2025, CRA Board Meeting	CRA Board Appointment of RAC Members and CRA Board Approval of RAC Meetings Dates
October or November 2025 (TENTATIVE)	RAC's First Meeting

RAC Assignments

(As of August 22, 2023)

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





Recommended Action:

Authorize CRA Staff to post a sixty (60) day requesting applicants for the CRA Redevelopment Advisory Committee (RAC) pursuant to Article 3.2 of the RAC Resolution and direction on future RAC assignments.



Item 8B.

Notice of Intent to Lease
102 NW 5th Avenue



102 NW
5th Avenue





VIEW NW OF SUBJECT



VIEW NORTHEAST OF THE SUBJECT FROM NW 1ST STREET



VIEW NW OF SUBJECT



VIEW OF REAR OF SUBJECT BUILDING



Item 9A.

Delray Beach Community Redevelopment Agency Fiscal Year 2025-2026 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 – 19 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 2024 -2025 – CRA Priorities

- *Construction* and activation by the CRA:
 - 98 NW 5th Avenue (Full-Activation and Signage- Pending)
 - 95 SW 5th Avenue (Construction near completion – Seeking tenants)
- Bid for Commercial Property Management for CRA Properties (Pending)
- NW 600 Block (Potential Affordable Housing) – Construction Documents & Issue Bid for Construction (Submitting Site Plan Approval)
- NW 800 Block (Modular Activation) – Construction Documents & Issue Bid for Construction (Reviewing Proposals & Need Funding)
- West Atlantic Avenue – Development Strategy for CRA Properties (Request for Proposals Pending)
- ~~Demolition of 700 W. Atlantic Avenue (Complete)~~
- CRA Redevelopment Plan Amendment (Near Completion)





Fiscal Year 2024 -2025 – CRA Priorities

- Continue to work with City on the completion of:
 - Wayfinding Signage Project (Near Completion)
 - ~~Osceola Park Neighborhood Improvements Project (In Progress)~~
 - Currie Commons Restrooms (In Progress)
 - NW Complete Neighborhood Improvement - Design Documents (In Progress)
 - Pompey Park Renovation Project (Construction Phase)
 - ~~3 Alleys in the SW Neighborhood (Construction Phase)~~
 - Accessory Dwelling Unit Study (In Progress)
 - West Atlantic Master Plan Update (In Progress)





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
250 NW 8 th Avenue (address will be updated)	PSA with CLT – Pending Building Permit Approval
250 NW 8 th Avenue (address will be updated)	PSA with CLT – Pending Building Permit Approval
256 NW 8 th Avenue	PSA with CLT – Pending Building Permit Approval
260 NW 9 th Avenue	PSA with Habitat – Pending Building Permit Submittal
238 SW 14 th Avenue	Pending PSA Approval with Boynton Beach CDC
106 NW 10 th Avenue	Pending Closing and Major Plat Application Submittal
111 NW 11 th Avenue	Pending Resolution of Title Issues to Finalize PSA
704 SW 4 th Street	Pending Approval of Major Plat – 3 Lots PZB Approved Preliminary Major Plat – May 19, 2025 City Commission Approval of Major Plat – June 17, 2025
1300 Lake Ida Road	Pending outcome of the City of Delray Beach’s ADU and Diverse Housing Types Study before submitting Major Plat Application

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)
 - Litter Prevention Officers (2)
 - Engineering Inspector
 - Capital Improvements Project Manager
 - IT Services
 - Delray Open
 - Streetscape Maintenance for CRA Funded Projects
(Ongoing Landscaping & Irrigations – Expires September 30, 2025)





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

- Pompey Park Renovation Project
- NW Neighborhood Infrastructure Improvements
- 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:
Modular Commercial
Redevelopment Project

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?

Housing?

CATEGORY

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









SW 700 Block

Open for discussion

CATEGORY

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









SW 800 Block

Open for discussion

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





SW 1000, 1100, 1200 Blocks

Open for discussion

CATEGORY

CRA BUILDING

GROUND LEASE

PUBLIC PARKING LOT

VACANT LAND

PARK





Items for Discussion:

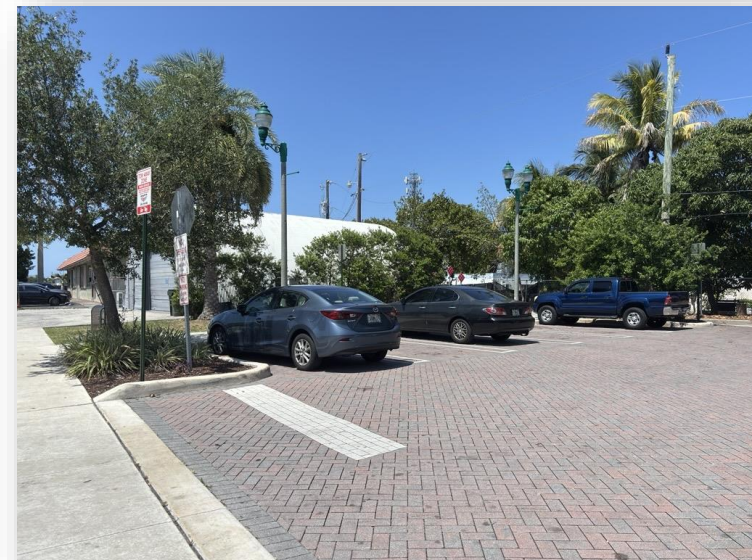
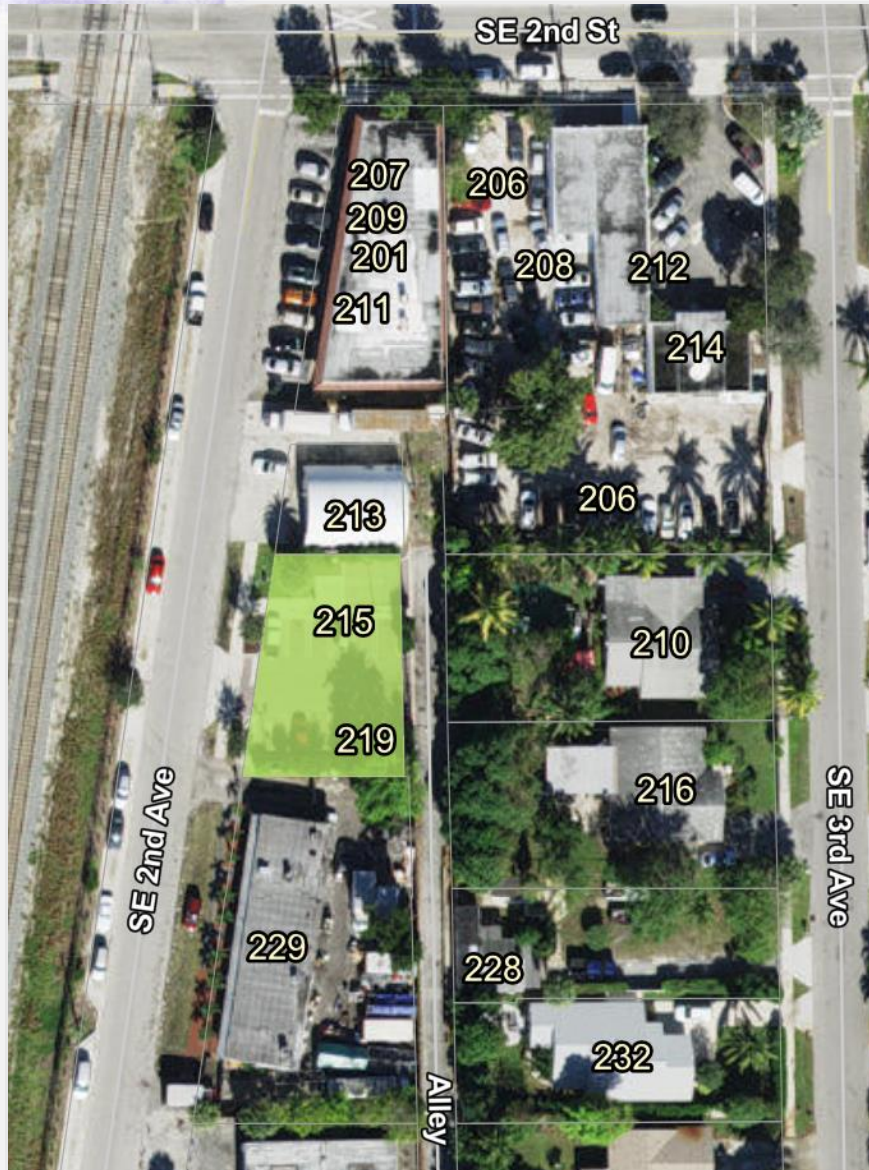
- Finalize A.-G.U.I.D.E. Transition
 - Delray Beach Open Funding
 - Transferring Park and Parking Lot
- Bond for NW Neighborhood Infrastructure
 - Other suggestions from the Board



Rev. Dr. J.W.H. Thomas Park 46 SW 9th Avenue



Parking Lot – 215 SE 2nd Avenue





Next Steps for Fiscal Year 2025-2026 Budget Preparation

- Review City Funding Request
- Prepare Draft Budget
- Prepare Fiscal Year 2025-2026 Work Plan



Item 9B.

Development of SW 600 – 800
Blocks of West Atlantic Avenue



CRA-owned Properties

SW 600 – 800 Blocks of West Atlantic Avenue



CRA Properties

-  CRA Building
-  Ground Lease
-  Park
-  Public Parking Lot
-  Vacant Land

2025 Request for Proposals:

At the April 30, 2025 CRA Board meeting, the RFP process for the development of the SW 600 – 800 Blocks of West Atlantic Avenue was discussed and two (2) separate RFPs will be issued for:

- 1) SW 600 Block of West Atlantic Avenue
- 2) SW 700 and 800 Blocks of West Atlantic Avenue.



2025 Request for Proposals:

RFP CRA No. 2025-04 – SW 600 Block of West Atlantic Avenue Development Project

- a) RFP will include the CRA-owned properties that are generally bound by West Atlantic Avenue to the north, SW 6th Avenue to the east, SW 7th Avenue to the west, and SW 1st Street to the south.
- b) RFP will be issued to solicit qualified and experienced developers for the design and construction of a community oriented, full-service grocery store (at least 20,000SF).
- c) RFP will require parking to accommodate the full-service grocery store and the general public with a preference for a multi-level parking structure.
- d) Pharmacy services will be requested as a preferred ancillary use within the development project.
- e) Financial services (bank, credit union) will be requested as a preferred ancillary use within the development project.



2025 Request for Proposals:

RFP CRA No. 2025-05 – SW 700 – 800 Blocks of West Atlantic Avenue Development Project

- a) The SW 700 – 800 Blocks of West Atlantic Avenue will be included together in a separate RFP.
- b) The RFP will be issued for mixed-use development that will include the need for affordable/workforce housing, and the need to meet the remaining community needs as identified in the 2012 West Atlantic Avenue Needs Assessment, the West Atlantic Master Plan (aka The Set Transformation Plan), the Southwest Area Neighborhood Redevelopment Plan, and the CRA's Community Redevelopment Plan.
- c) The development sketches that showed conceptual development opportunities for CRA and City-owned properties along West Atlantic Avenue, which included the CRA-owned properties in the SW 600, 700, and 800 blocks of West Atlantic Avenue as presented to the CRA Board at the October 29, 2024, CRA Board Workshop will be included within the 2025 RFP.



2018 Request for Proposals:

A Request for Proposals (RFP) was issued for the SW 600 – 800 Blocks of West Atlantic Avenue in 2018. The 2018 RFP included all CRA-owned properties within the SW 600 – 800 Blocks between SW 6th Avenue and SW 9th Avenue, bounded by West Atlantic Avenue to the north and SW 1st Street to the south.

The key elements in the 2018 RFP included:

- Provision of housing, including workforce housing on-site or off-site on CRA-owned vacant properties.
 - Inclusion of community needs identified in the 2012 West Atlantic Area Needs Assessment as follows:
 - Full-service grocery store – no less than 20,000 square feet;
 - Pharmacy*;
 - Health and wellness facilities (urgent care, clinic, fitness center);
 - Financial institution (Bank or credit union)*; and
 - Family/social entertainment (sports bar, jazz club/lounge, amusement venues)
- *Note: Pharmacy & Financial Institution may be located with the Grocery Store.
- Space for local small businesses in the new development.
 - Local hiring and inclusion plan to provide construction job opportunities for local residents and bid opportunities for local subcontractors and vendors.

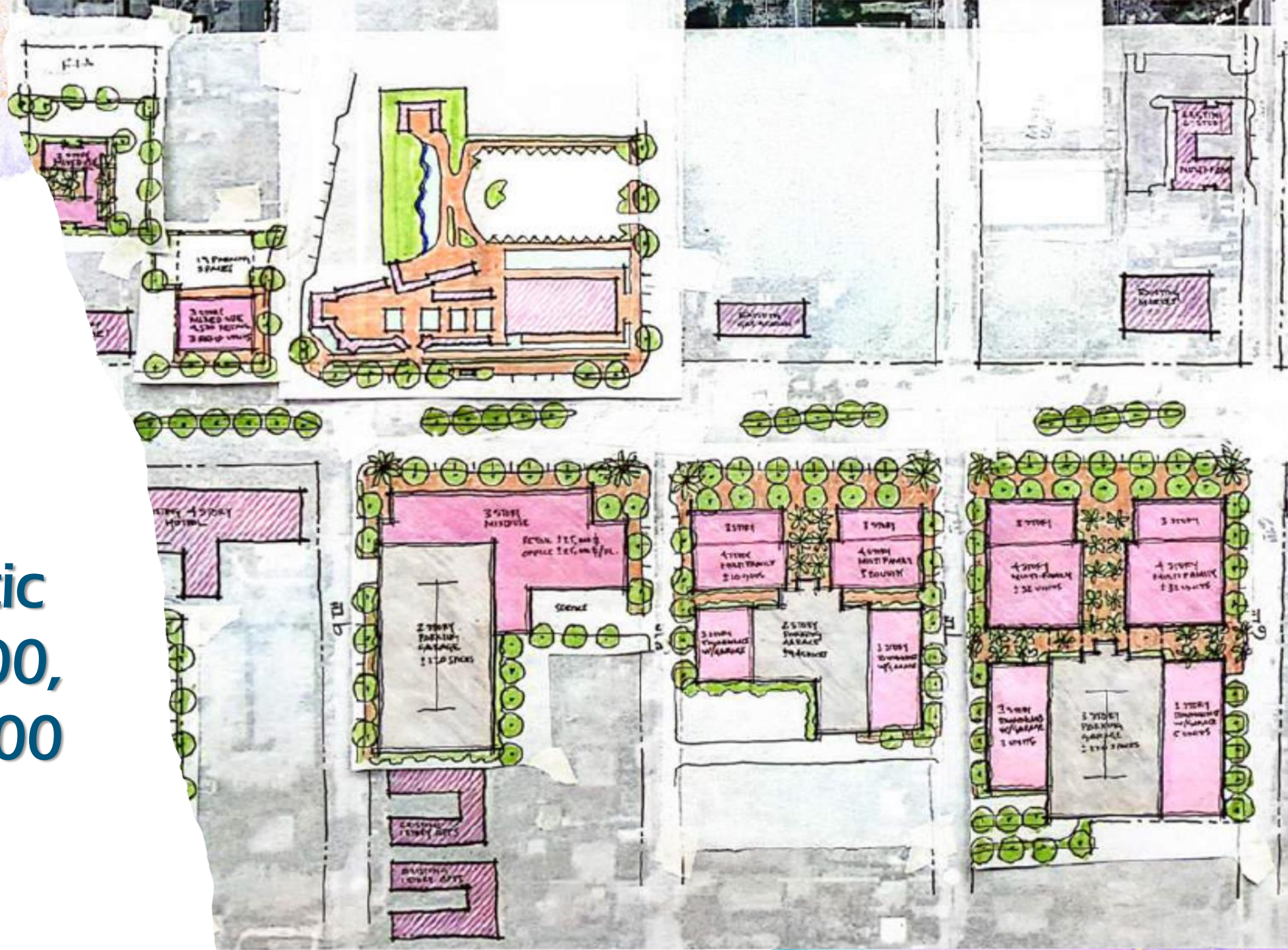


West Atlantic Avenue Sketches



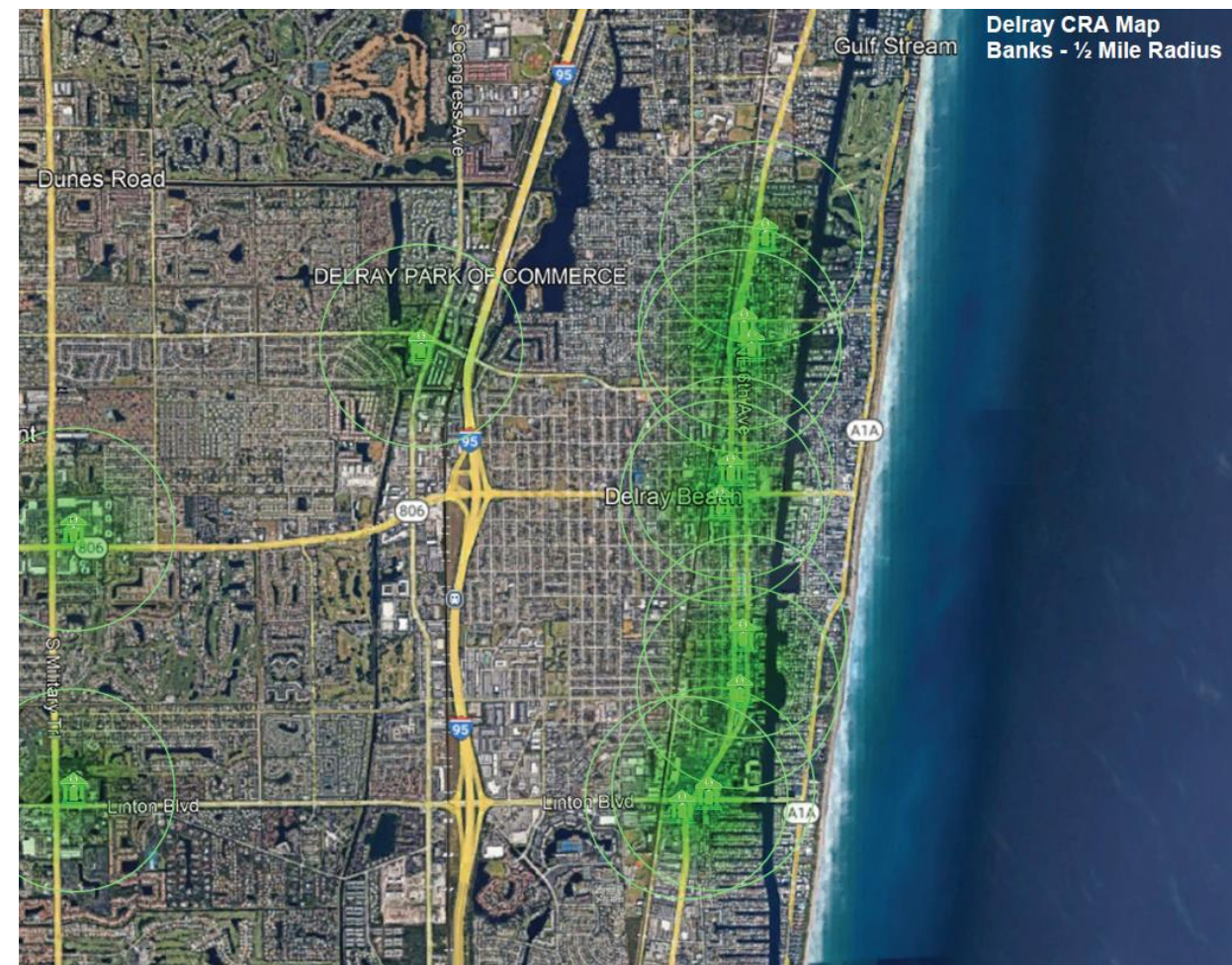
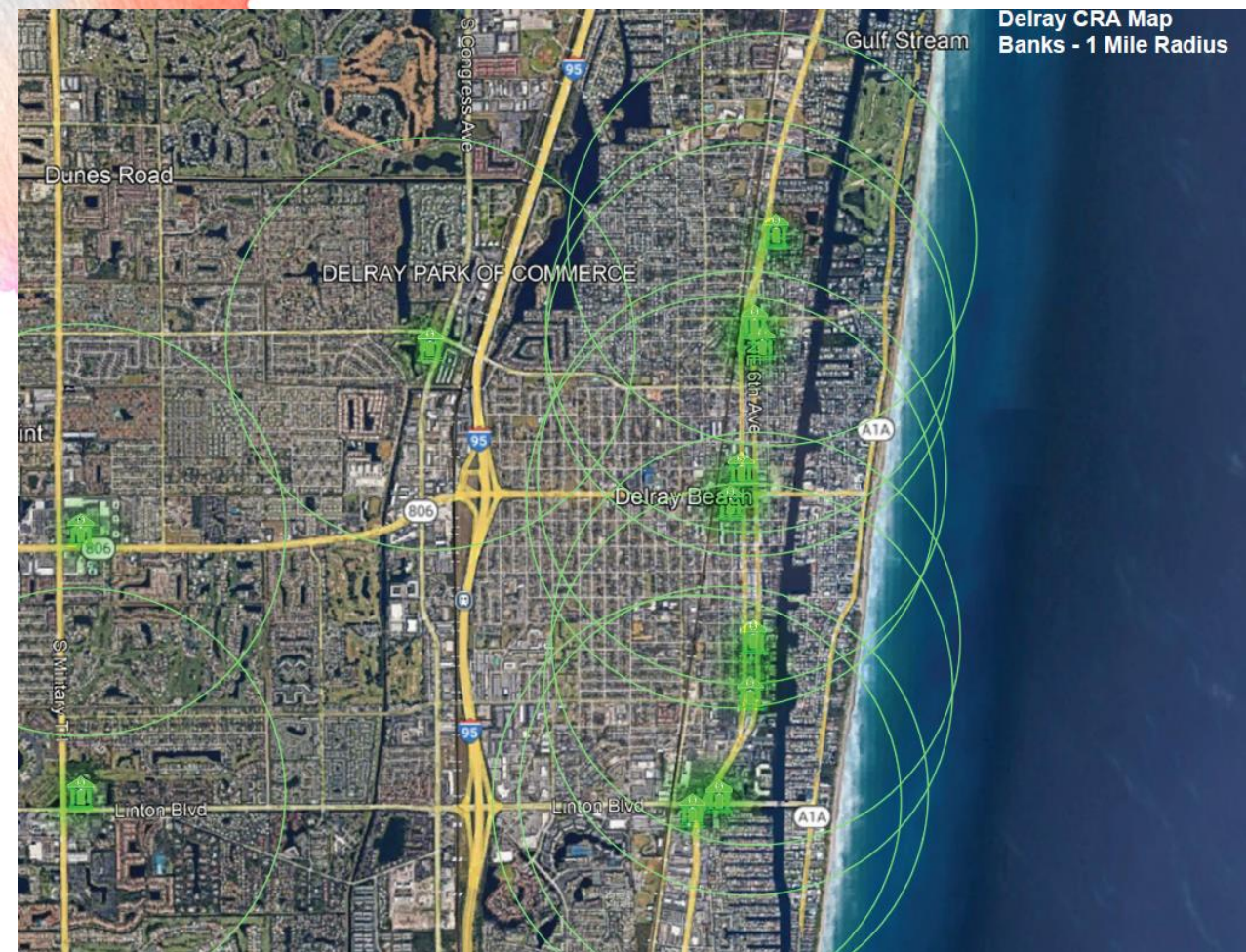


SW Atlantic Avenue 600, 700 and 800 Blocks



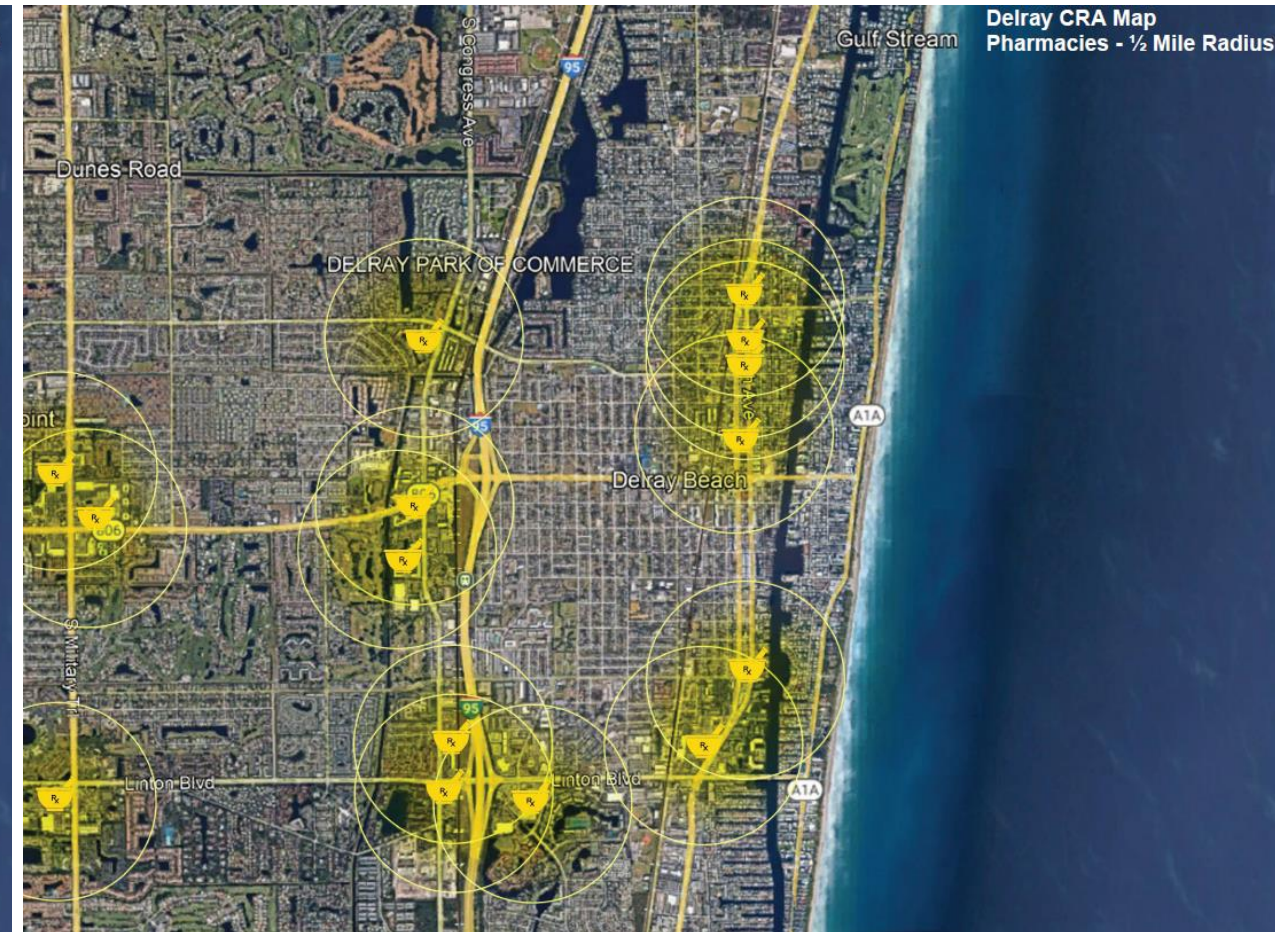
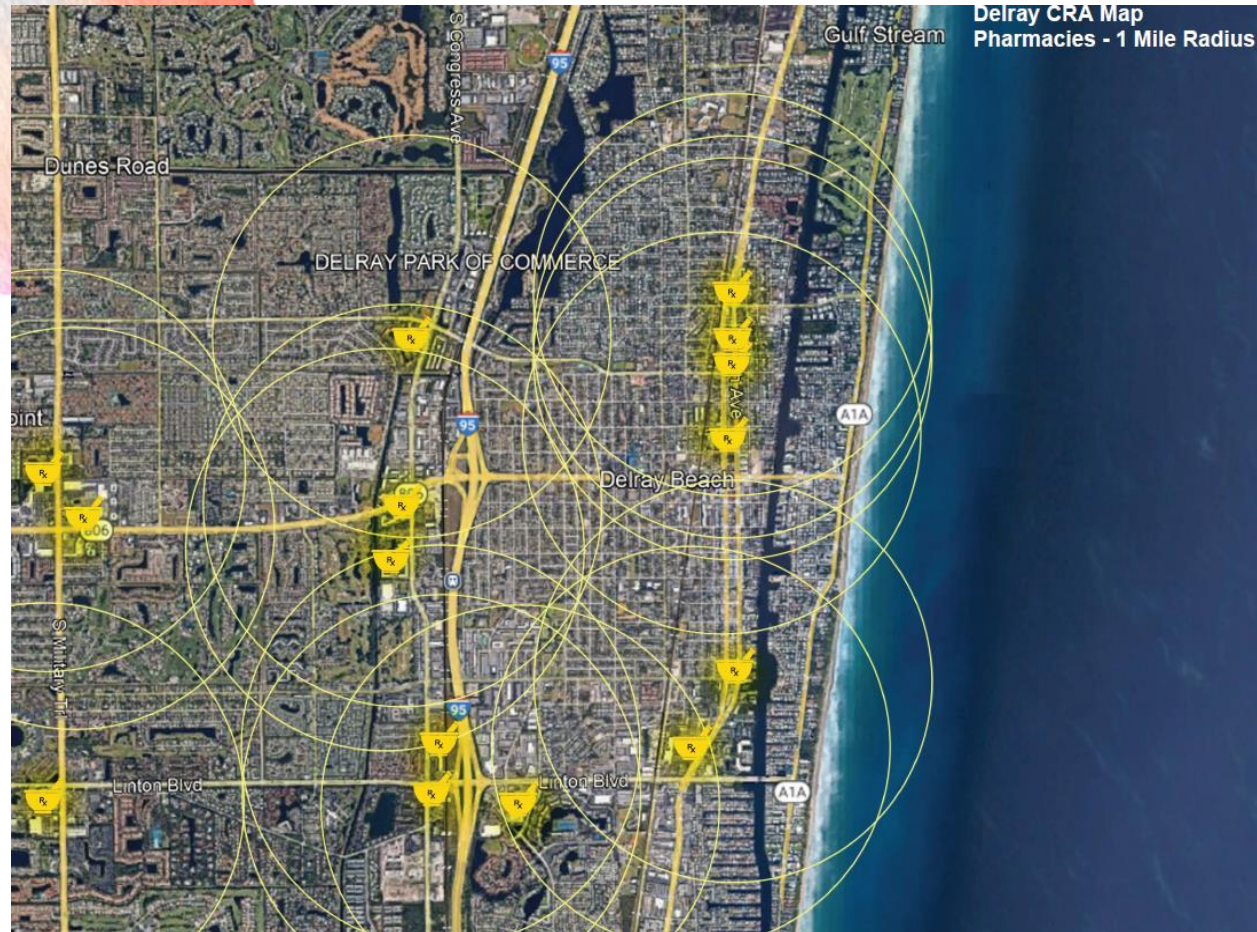


SW Atlantic Avenue 600, 700 and 800 Blocks Bank Map Analysis



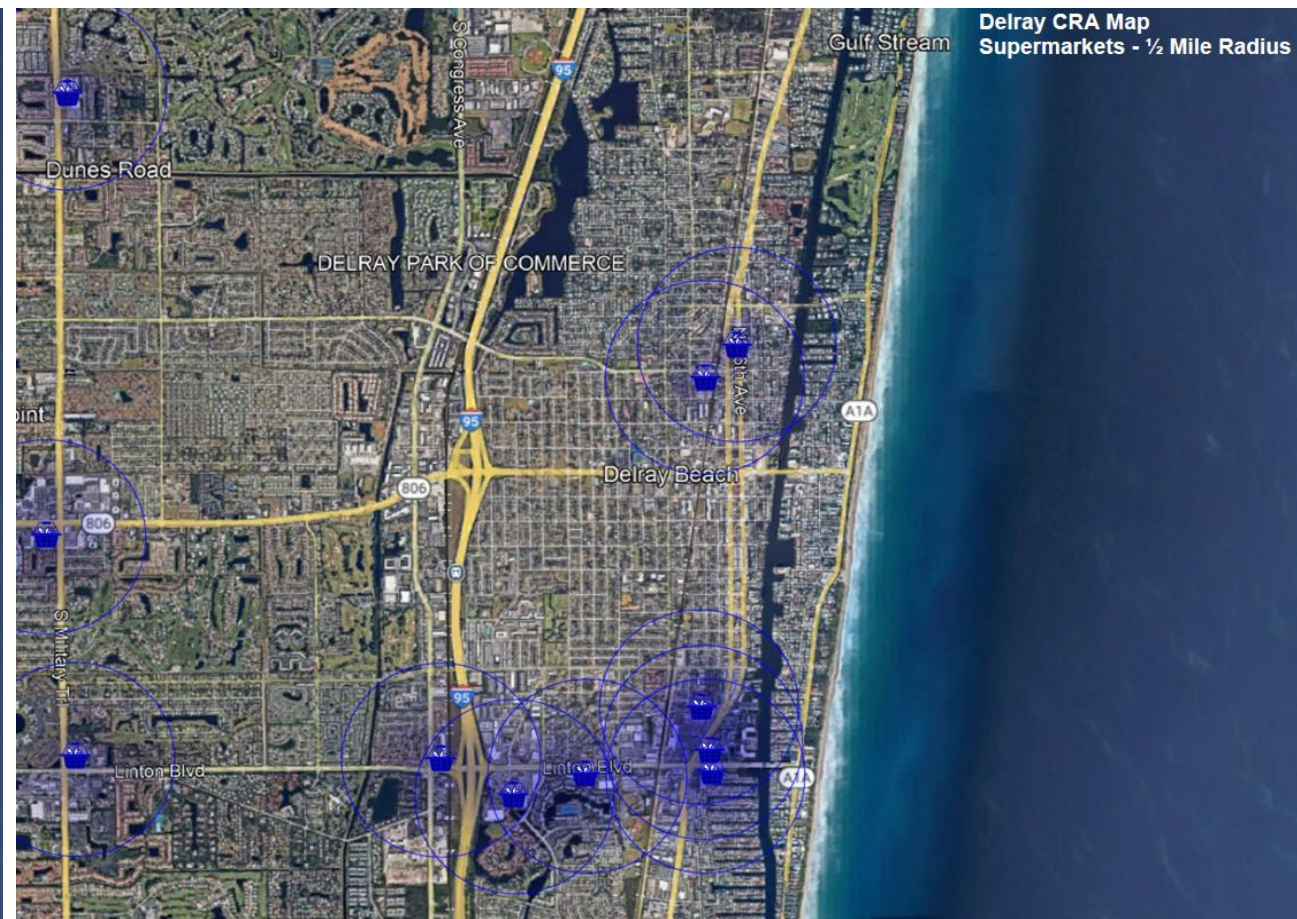
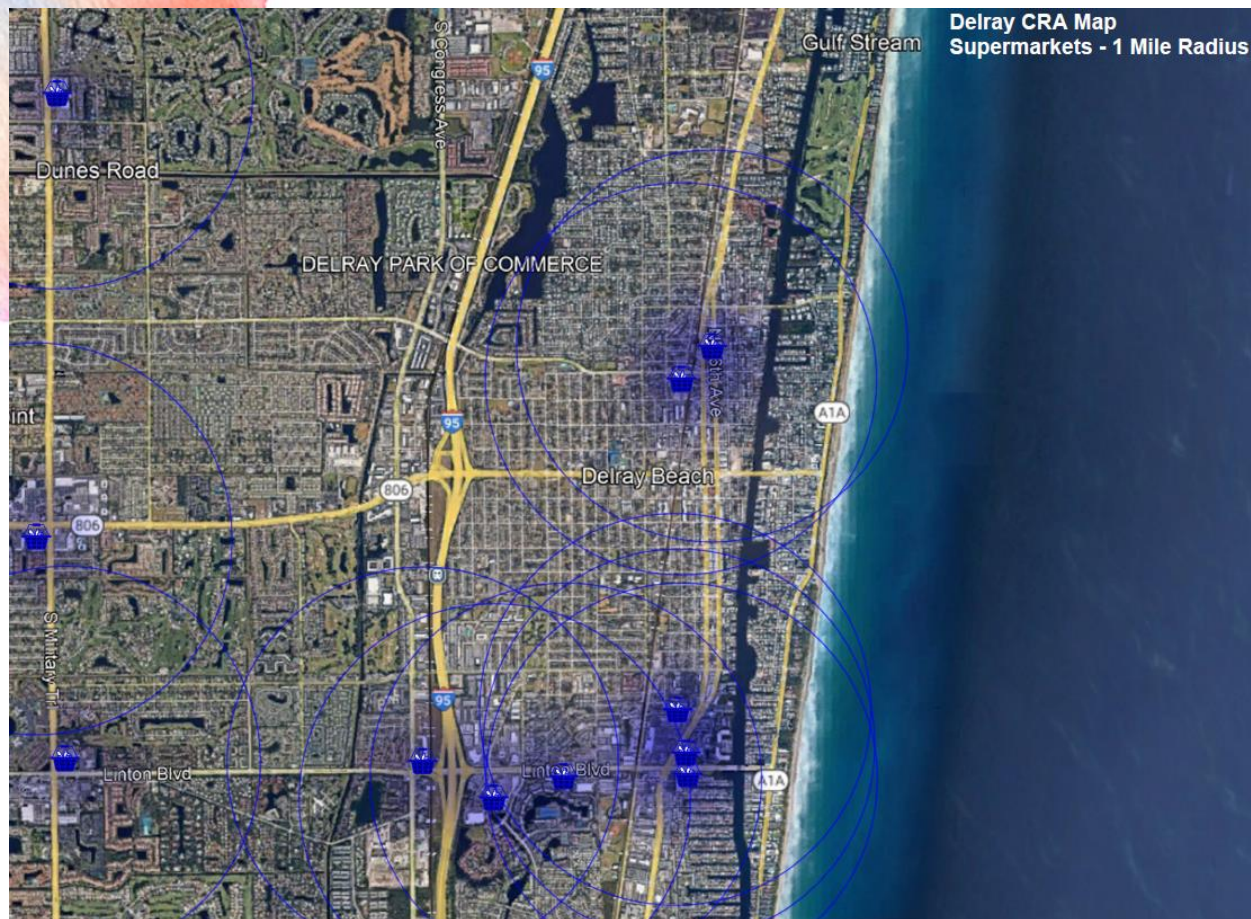


SW Atlantic Avenue 600, 700 and 800 Blocks Pharmacy Map Analysis



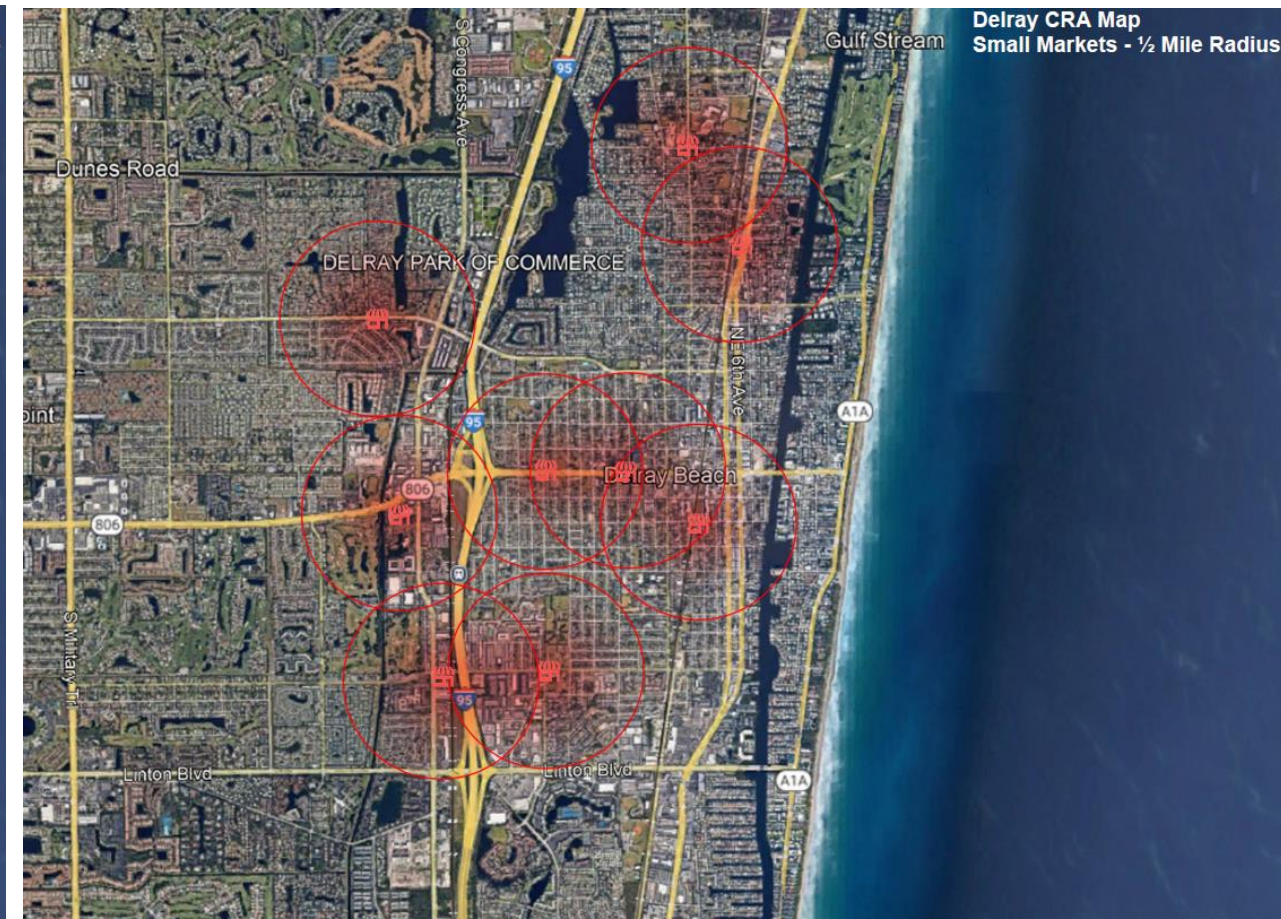
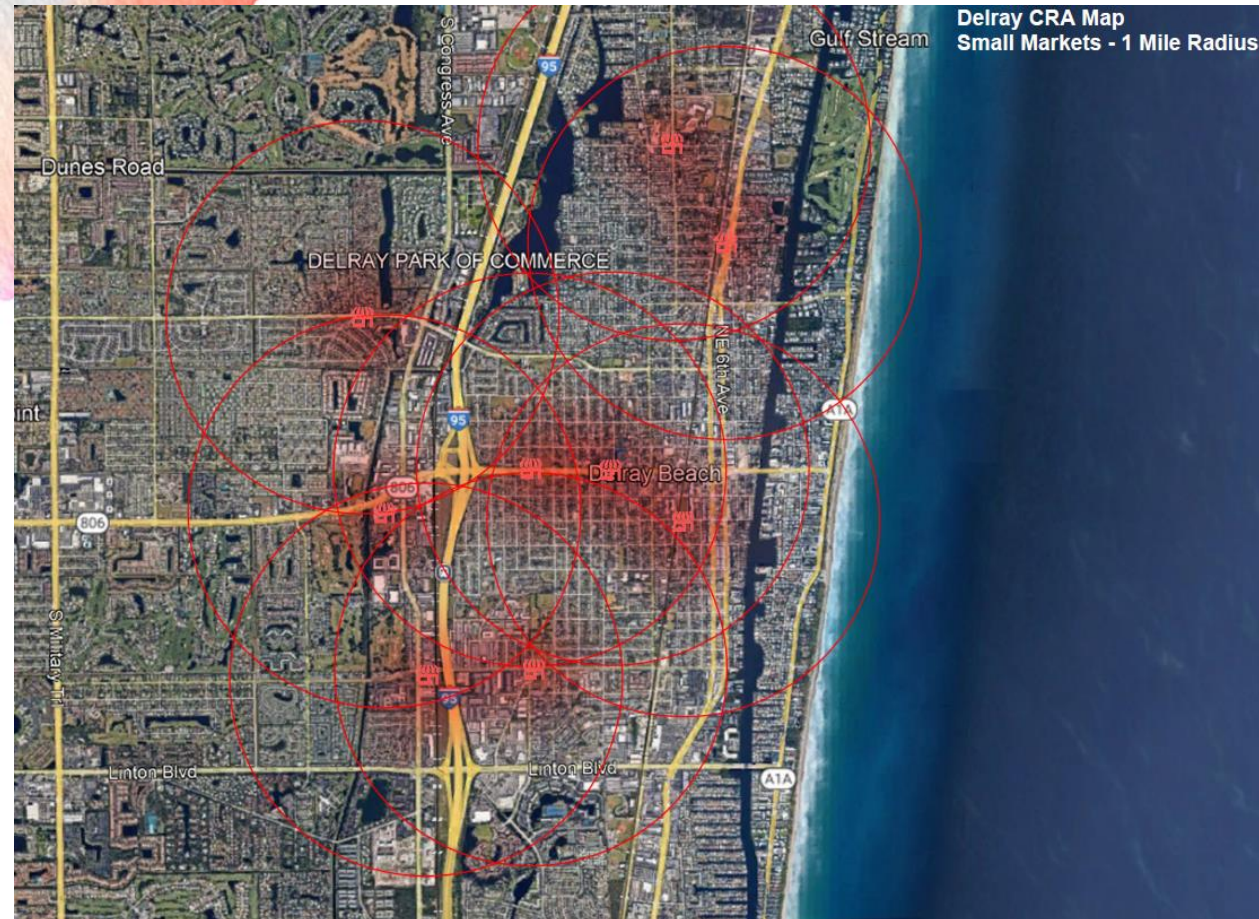


SW Atlantic Avenue 600, 700 and 800 Blocks Supermarket Map Analysis





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





CRA Director Updates



Carver Square





2025 Historic Preservation Board Award for Commercial Contributing – Rehabilitation HNM Architecture



In honor of National Historic Preservation Month, the Historic Preservation Board recognized HNM Architecture for their significant contribution to Delray Beach through the preservation of their office building at 143 S. Swinton Avenue.

**2024 CRA Grantee
Paint Up & Signage Funding
Assistance**



2025 Housing Leadership Council's Housing Heroes Award – Non-Profit Developer of the Year Delray Beach Housing Authority



Island Cove Ribbon Cutting

Island Cove

Sixty (60) affordable rental apartments for households making 30% to 80%, or less.

The Delray Beach CRA provided **\$1 Million** as the local government contribution!



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.





CRA SOCIAL

YOU'RE INVITED!

JUNE 5TH, 2025



Arts Warehouse

313 NE 3rd St, Delray Beach, FL 33444

5-7PM

- ✓ Meet the CRA Team
- ✓ Discuss important info
- ✓ Ask questions & share comments
- ✓ Light refreshments provided!



561-276-8640



delraycra.org

*More
info*

SCAN



*Join
US*

CRA Social

Thursday, June 5, 2025

Arts Warehouse

**313 NE 3rd Street, Delray Beach, FL
33444**

During the socials we will share information
about CRAs, what we do, upcoming projects,
and the basics of how CRAs function.





CRA Workspace Edmond Baines Building – 98 NW 5th Avenue

Open 5 days a week starting in June!



CRA 
Work Space
A CO-WORKING OFFICE



Thank you!