



Cover Memorandum/Staff Report

File #: 24-079 CRA

Agenda Date: 8/29/2024

Item #: 8B.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., CRA Executive Director
DATE: August 29, 2024

APPOINT THE WEST ATLANTIC MASTER PLAN/THE SET TRANSFORMATION PLAN STEERING COMMITTEE MEMBERS

Recommended Action:

Appoint the West Atlantic Master Plan/The Set Transformation Plan Steering Committee members.

Background:

The CRA is currently in the process of updating the West Atlantic Master Plan (WAMP) that was adopted by the City of Delray Beach on October 20, 2020.

At the July 25, 2023, CRA Board meeting, the Board discussed updating the WAMP. CRA Staff informed the CRA Board that the CRA is in the process of updating the CRA Redevelopment Plan and it was suggested that the CRA consider updating the WAMP after completing the CRA Redevelopment Plan update.

On October 17, 2023, the CRA and City held a joint workshop to discuss future development on CRA and City-owned properties in the West Atlantic Area. At that workshop, CRA Board members discussed starting the update for the WAMP sooner rather than later and brought up the possibility of updating Section 5 - Implementation Plan of the WAMP to narrow the scope of work.

On November 16, 2023, CRA Staff presented an item to the CRA Board seeking direction on how to proceed with the WAMP update and presented several options on how to proceed. The Board voted to proceed with obtaining proposals to update the entirety of the WAMP and if the proposals are over \$65,000, CRA Staff should bring the matter back to the CRA Board for direction on how to proceed.

Since the November 16, 2023, Board Meeting, CRA Staff obtained several quotes with various scopes of work. Ultimately, based on the quotes provided and the costs associated with the scopes of work, CRA Staff will be updating portions of the WAMP in house to reduce the overall cost of the WAMP update. An agreement with BusinessFlare, LLC was executed to update the demographic information/data and charts throughout the WAMP. An overview of the updated demographic information/ data and charts is attached as Exhibit A. CRA Staff has reviewed Section 5 - Implementation Plan of the WAMP and the review is attached as Exhibit B (at this time the Implementation Plan projects and descriptions were not revised.) The complete data set that was used to update the demographic data and charts throughout the WAMP is attached as Exhibit C.

At the May 28, 2024, CRA Board meeting the Board agreed to appoint a steering committee to provide direction on the West Atlantic/The Set Transformation Plan update (and potentially the Accessory Dwelling Unit (ADU) Study being conducted by the City of Delray Beach and the CRA.) The Steering Committee will review the draft West Atlantic/The Set Transformation Plan update (and potentially the ADU study) and provide feedback, edits, etc.

At this time, the Board members may appoint members of the steering committee. Members of the steering committee should reside or work in the West Atlantic/The Set area (Sub Areas 3, 4 and 8).

Attachment(s): Exhibit A - Overview of Updated Demographic Data and Charts; Exhibit B - Implementation Plan Review and Notes; Exhibit C - Complete Data Set

CRA Attorney Review:

N/A

Finance Review:

N/A

Funding Source/Financial Impact:

N/A

Overall need within the Community Redevelopment Area from Delray Beach CRA

Redevelopment Plan:

Removal of Slum And Blight

Land Use

Economic Development

Affordable Housing

Downtown Housing

Infrastructure

Recreation and Cultural Facilities