



2026 AMENDMENT TO THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY'S COMMUNITY REDEVELOPMENT PLAN SUMMARY

Pursuant to Florida Statutes Chapter 163.360, Community Redevelopment Agencies are required to operate in accordance with an overall redevelopment plan. The Delray Beach Community Agency's (CRA) first redevelopment plan was adopted in 1986 and has been amended several times since. The latest amendment was adopted on September 16, 2014. When formally adopted by the City Commission, this latest amended plan will replace the current Community Redevelopment Plan in its entirety.

On August 13, 2019, the CRA Board approved an Interlocal Agreement with the Treasure Coast Regional Planning Council (Treasure Coast) for the CRA Community Redevelopment Plan Amendment (Plan Amendment) as it is important to amend the CRA Community Redevelopment Plan from time to time to update the projects, programs, and initiatives.

The Plan Amendment process included gathering feedback from CRA Staff, CRA Board, City Officials, and also from community stakeholders including residents, property owners, and business owners through in person public meetings, presentations in group settings, and surveys.

On June 23, 2020, due to the interactive nature of the Plan Amendment process and the concerns surrounding public gatherings in light of the COVID-19 pandemic, the CRA and the Treasure Coast agreed, and the CRA Board approved a First Amendment to the Interlocal Agreement to reflect a "pause" in the Plan Amendment process, which included adjusting the expiration date and timeline for the completion of the Plan Amendment.

On January 25, 2022, the CRA Board approved the Second Amendment to the Interlocal Agreement to resume the Plan Amendment process. CRA staff and Treasure Coast conducted additional interviews and public outreach meetings to gather additional input and feedback from community stakeholders.

Additionally, during this time, CRA Staff extensively reviewed all CRA programs, projects, and funding initiatives for compliance with Florida Statutes. Significant changes were made in 2019, that would impact how the CRAs operate and how CRA programs are funded. The CRA recognized the importance and necessity for the Plan Amendment to include all legislative changes and updates in order to have a comprehensive Plan.

In August 2024, CRA Staff and Treasure Coast presented an initial draft Plan Amendment. The draft Plan Amendment included the following:

- Updates to the Florida Statutes that impact the CRA.
- Input from community stakeholders, including residents, property owners, business owners, CRA Board, and City Officials. Input was obtained at different times and venues within the CRA District.
- Updates to the CRA District Goals and Needs.
- Updates to list of projects, programs, initiatives: completed, in-progress, and future opportunities.
- Reorganization of the structure and format.

On May 29, 2025, the CRA Board approved the Third Amendment to the Interlocal Agreement to further revise the format, design, and narratives within the draft Plan Amendment. The goal was to have an improved document that will help all users better resonate with and understand the information contained in the CRA Community Redevelopment Plan, and additionally, the revisions will take into account the legislative issues that all CRAs faced during the most recent legislative sessions.

On March 24, 2026, the CRA Board approved the Fourth Amendment to the Interlocal Agreement to extend the completion date to June 2026 and amend the scope of services to account for additional revisions and edits,

and to redirect any budget allocated for presentations by Treasure Coast towards the finalization of the CRA Community Redevelopment Plan.

On May 26, 2026, CRA staff presented an overview of the 2026 Plan Amendment and requested feedback and comments from the CRA Board. The overview discussed the following of the Draft:

- 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 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

Since that time, CRA Staff finalized edits and forwarded the draft of the 2026 Plan Amendment to City Staff for review and input. Comments from City Staff have been reviewed and have been incorporated where needed to ensure consistency with the current City of Delray Beach Comprehensive Plan.

The 2026 Amendment to the CRA Community Redevelopment Plan was produced with attention to the community's needs within the CRA District – taking into account all the public input and feedback received– and encompasses updates that will guide the CRA to meet those needs so that the CRA can achieve its mission to improve the quality of life for the benefit of the CRA District and the City of Delray Beach as a whole.

NEXT STEPS

The Delray Beach City Commission established the CRA on June 18, 1985, through the adoption of City Ordinance No. 46-85. On December 23, 1986, the Palm Beach County Commission (County) adopted Resolution R-86-2003. The Resolution explicitly delegated all of the County's power and authority under Chapter 163, Part III, Florida Statutes to the Delray Beach City Commission. As a result of Resolution, the Delray Beach City Commission is the CRA's governing body with the authority to adopt by majority vote the 2026 Amendment to the Delray Beach Community Redevelopment Plan.

At its meeting on July 23, 2026, the CRA Board of Commissioners approved the 2026 Amendment to the Delray Beach Community Redevelopment Agency's Community Redevelopment Plan, in substantially the attached form, and recommended its approval by the City of Delray Beach.

Below is a tentative schedule of meetings needed for the approval of the 2026 Amendment to the Delray Beach Community Redevelopment Plan:

- August 17, 2026: Planning and Zoning Board (Recommendation to City Commission)
- Fall 2026: City Commission First Reading
- Fall 2026: City Commission Second Reading (Adoption)

CRA SUNSET DATE

In the 2014 amendment to the CRA Community Redevelopment Plan, the CRA sunset date was approved to be September 16, 2044. In 2019, the Florida Legislature enacted Florida Statute Section 163.3755 which states, in part, that all CRAs would sunset in 2039 unless an extension to the life of a CRA was requested and approved by its governing body. Pursuant to the above referenced statute, the Delray Beach CRA was approved to extend through September 16, 2044 (as stated in the 2014 amendment to the CRA Community Redevelopment Plan), by City Commission on November 1, 2022 (Resolution 179-22).

The 2026 Amendment to the Delray Beach Community Redevelopment Agency's Community Redevelopment Plan will maintain the CRA's current sunset date of September 16, 2044.

REQUIREMENTS PURSUANT TO FLORIDA STATUTE SECTION 163.361

Florida Statute Section 163.361(1) allows a governing body to amend or modify a community redevelopment plan upon the agency's recommendation. Pursuant to 163.361(2), the governing body must hold a public meeting on the proposed modifications to the community redevelopment plan. Prior to the public meeting, a public notice must be published in a "newspaper having a general circulation in the area of operation of the agency."

The 2026 Amendment to the Delray Beach Community Redevelopment Agency's Community Redevelopment Plan will need to be approved by the CRA's governing body, the City of Delray Beach. Prior to the City Commission meeting during which the 2026 Amendment to the Delray Beach Community Redevelopment Agency's Community Redevelopment Plan is scheduled to be heard, a public notice will be published in a "newspaper having a general circulation in the area of operation of the agency."

CITY'S COMPREHENSIVE PLAN

Pursuant to Florida Statute 163.360(2), the Community Redevelopment Plan shall:

(a) Conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Community Planning Act.

Always Delray Comprehensive Plan

The proposed Plan update is in keeping with the intent of the applicable Goals, Objectives, and/or Policies of the Always Delray Comprehensive Plan.

Neighborhoods, Districts, and Corridors Element

Objective NDC 2.7 Neighborhoods, Districts, and Corridors - Continue to respond to unique needs and conditions of the varied neighborhoods, districts, and corridors of Delray Beach using Neighborhood and Redevelopment Plans that determine specialized planning strategies and improvement projects to implement the vision of plans.

Policy NDC 2.7.1 Continue to facilitate, prepare, and implement neighborhood and redevelopment plans with a high degree of public participation in collaboration with the Delray Beach Community Redevelopment Agency (if located within the CRA boundary), strategic partners, and neighborhood residents.

In summary, the proposed 2026 Amendment to the Delray Beach Community Redevelopment Agency's Community Redevelopment Plan is in conformity with those applicable Goals, Objectives, and Policies.

(b) Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.

Since the proposed 2026 Amendment to the Delray Beach Community Redevelopment Agency's Community Redevelopment Plan does not include any specific projects or programs which require revisions to the City's Comprehensive Plan or the Future Land Use Map, it remains consistent with both.

(c) Provide for the development of affordable housing in the area, or state the reasons for not addressing in the plan the development of affordable housing in the area. The county, municipality, or community redevelopment agency shall coordinate with each housing authority or other affordable housing entities functioning within the geographic boundaries of the redevelopment area, concerning the development of affordable housing in the area.

The proposed 2026 Amendment to the Delray Beach Community Redevelopment Agency's Community Redevelopment Plan includes multiple initiatives to support the development of affordable housing. Within each CRA District Subarea, it identifies opportunities to address affordable housing needs while also outlining strategies under the Housing Need and Goal to increase the availability of affordable housing.

Given the above, positive findings can be made that the 2026 Amendment to the Delray Beach Community Redevelopment Agency's Community Redevelopment Plan is consistent with the Goals, Objectives and Policies of the Always Delray Comprehensive Plan and the Future Land Use Map.

RECOMMENDED ACTION

Recommend approval of the 2026 Amendment to the Delray Beach Community Redevelopment Agency's Community Redevelopment Plan, based upon a finding that the proposed changes are consistent with the goals, objectives and policies of the adopted Comprehensive Plan, in substantially the attached form, by the City of Delray Beach.

Exhibits:

Exhibit A - Final Draft of the 2026 Amendment to the Delray Beach Community Redevelopment Agency's Community Redevelopment Plan Final