



***2020-2021 SOLID WASTE AUTHORITY  
BLIGHTED AND DISTRESSED PROPERTY  
AND BEAUTIFICATION GRANT APPLICATION***

***FOR THE DELRAY BEACH CRA***



**DELRAY BEACH** CRA  
COMMUNITY REDEVELOPMENT AGENCY



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## **1. Description of the objective for the project and end state of the property at completion of the project**

The Delray Beach Community Redevelopment Agency (CRA) is a special dependent District of the City of Delray Beach and was established by the City of Delray Beach City Commission on June 18, 1985 with the adoption of Ordinance No. 46-85. It consists of a board of seven members appointed by the City Commission. As authorized by the City Commission and the Community Redevelopment Act, the CRA has been delegated the authority to carry out community redevelopment activities such as acquire, hold, improve, clear, construct improvements, repair and rehabilitate, or prepare any acquired property for redevelopment, and the power to receive and utilize tax increment revenues and the powers to appropriate and spend funds necessary to carry out redevelopment activities within the 1,961 acre Community Redevelopment Area (*see Exhibit A for CRA sub-area map, also found in Section #6*).

Pursuant to Florida Statutes, a community redevelopment area must be a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly. The CRA generally consists of the older central core of the city, which had become deteriorated due to age, obsolescence, and the lack of investment. While parts of the area have been revitalized as a result of community redevelopment efforts over the years, many areas still suffer from blighted conditions. Unfortunately, a deteriorating area is self-propagating, and as conditions worsen, residents and private businesses become less willing to put financial resources into the area. It is this cycle which severely limits the ability of private enterprise to stop the spread of slum and blight without public assistance.

The CRA is requesting **\$52,800.00** in grant funds to further its mission of eliminating slum and blight within the CRA District, which is well aligned with the Solid Waste Authority of Palm Beach County's Blighted Property Grant objectives. Projects have been identified and fall under the overarching activity—Blight Prevention & Beautification.

<b>Blight Prevention &amp; Beautification</b>	
A. Landscaping/Clearing/Disposal (46 SW 9th Avenue – Reverend Thomas Park)	\$22,800.00
B. Landscaping/Hardscaping (20 - 22 North Swinton Avenue – CRA Office Building)	\$30,000.00
<b>TOTAL REQUEST AMOUNT</b>	<b>\$52,800.00</b>

The proposed activities comply with Section 1.3, Eligibility Requirements, and supportive documents have been included as part of this submission package.

## **2020-2021 SWA Blighted and Distressed Property and Beautification Grant Application**

Awarded funds will help address unanticipated expenses in the CRA's budget. Because the CRA funds all of the City's Community Improvement Projects (CIPs) that fall within the CRA District, from year to year, the CRA has experienced shortfalls in its budget. For example, in its FY2019-2020 budget, the CRA planned to invest an estimated \$20 million for CIP projects such as infrastructure improvements, construction of affordable housing, commercial development, and several neighborhood improvements. The biggest shortfall came from the cost associated with two new affordable housing developments, one of which has already begun construction this fiscal year (2019-2020). Together, the new developments, Corey Isle and Carver Square, will yield a total of thirty (30) new affordable homes within the CRA District. Even with this multi-million-dollar budgeted investment, a \$5 million shortfall still existed, in addition to unanticipated costs as construction progresses.

The SWA grant funds will help the CRA advance its mission of eliminating slum and blight by improving the appearance of neighborhoods within the CRA District, including the West Atlantic Neighborhoods, through ongoing illegal dumping mitigation and blight prevention activities and beautification of and near CRA-owned properties. Photos of all identified projects and adjacent areas are included in [section #5](#) of this application. It should be noted that the CRA has invested heavily in the SW 14th Avenue corridor by supporting the local housing partners such as the Delray Beach Community Land Trust (DBCLT), Habitat for Humanity of Delray, and the Delray Beach Housing Authority (DBHA). The CRA has acquired and made land available at a low cost to these nonprofits throughout the years and will continue to do so to prevent displacement and gentrification. A neighborhood renaissance can be seen through newly developed homes in the area. However, there is still more left to be done and with the SWA's grant assistance, the CRA resources can be stretched even further.

With a thirty-five year record of successful redevelopment, the Delray Beach CRA will ensure that grant funds are used for the purposes outlined in this application and are in alignment with the SWA's grant objectives to improve the quality of life and provide a safer, healthier and more aesthetically pleasing environment.

The CRA has successfully completed past SWA Grant Blighted and Distressed Property Clean-up and Beautification Grant allocations well within the designated time and is confident that the work will be completed within twelve months of the award. CRA staff has experience managing all phases of the grant implementation and will ensure that consistent quality and safety controls will be maintained throughout project activities. In addition, these leveraged funds demonstrate how creative partnerships between public agencies can accomplish more than what each can do alone. Since the CRA is a public entity that is charged with the redevelopment of the area, this is a long-term commitment for the Agency. If grant funding is not available, the budget will need to be adjusted to put aside projects and/or reduce funding from other community benefitting projects.



**Project Activities**

**A. Landscaping (46 SW 9th Avenue - Reverend Thomas Park)**

The proposed landscaping costs are not covered in the CRA’s maintenance agreement with its contractor, Sod Unlimited, Inc. As a blight prevention and beautification effort, the CRA seeks to remove and dispose of sixteen (16) dead or dying foxtail palm trees and replace them with new, lower maintenance palms at the CRA-owned property at **46 SW 9th Avenue** (Reverend Thomas Park). General landscape improvements will also be made throughout the property.

Located at the northwest corner of SW 9th Avenue and SW 1st Street, the park was named in honor of Dr. Reverend J.W.H. Thomas, Jr., who was a pastor at the St. Paul Missionary Baptist Church for 46 years. Dr. Reverend J.W.H. Thomas is a retired educator and pastor and is well-known for his commitment to Delray’s youth and the betterment of the community. The public park features exercise equipment for adults and playground equipment for children, safety surface for play areas, perimeter fencing landscaping and a 40-space parking lot. The construction of the parking lot was approved by the CRA Board in 2009 to address the parking concerns associated with the renovation of a 25-unit affordable rental housing project located at the northeast corner of SW 9th Avenue and SW 1st Street. The CRA Board authorized the renovation of the rental apartments, which at the time, did not have enough parking to accommodate the number of units. In order to address the parking deficiency, the board authorized the construction of additional parking on the property at 46 SW 9th Avenue.

**To enhance and beautify a public park that is located near an affordable housing development, the requested funds will be used to pay for the removal and disposal of the trees, installation of the new trees, and general landscaping improvements throughout.**

PROJECT	COST OF SERVICE	QTY OR DURATION	TOTAL
Landscaping/Clearing/Disposal <b>46 SW 9th Avenue – Reverend Thomas Park</b>	\$22,800.00	1	\$22,800.00

**B. Landscaping & Hardscaping (20 & 22 North Swinton Avenue)**

The proposed landscaping and hardscaping costs are not covered in the CRA’s budget. As a blight prevention and beautification effort, the CRA seeks to construct a new open, public courtyard at its offices at **20 & 22 North Swinton Avenue**. The two properties will feature an open and public courtyard which will need ample landscaping and hardscaping work. The open, public nature of the courtyard, which abuts a single-family home that also has access to the courtyard, is nearby the Swinton Community Garden. The property sits on a main thoroughfare (Swinton Avenue) with a public sidewalk leading up to the courtyard, is across the street from historic Old School Square, and adjacent to ample public parking. *(Refer to Exhibit C: Site Plan and Landscaping Plan, in section #9).*

## **2020-2021 SWA Blighted and Distressed Property and Beautification Grant Application**

Located within the Old School Square Historic District, the CRA offices, at **20 & 22 North Swinton Avenue**, are in a prominent location at the corner of Atlantic Avenue and Swinton Avenue. The main office (20 North Swinton Avenue) fronts North Swinton Avenue, a principal north-south thoroughfare which links the historic neighborhoods north and south of Atlantic Avenue. Opposite the office buildings sits Old School Square Cultural Arts Center, Delray's major civic structure, housing a museum, a 320-seat theater, and classrooms, exhibits space, and administrative offices. The second structure (22 North Swinton Avenue), known as the Wellbrock House, is a relocated locally designated historic house that will serve as additional office space for CRA staff. The entire property lot is opposite the Delray Beach Tennis Center and the Delray Beach City Hall Complex is within walking distance.

**The requested funds will be used to pay for landscaping and hardscaping to enhance and beautify this newly created publicly accessible courtyard area. Located in the heart of Downtown Delray Beach and serving as an anchor for the government and cultural center, the CRA would like to include these improvements and beautification activities for 20 – 22 North Swinton Avenue for FY 2020-2021.**

<b>PROJECT</b>	<b>COST OF SERVICE</b>	<b>QTY OR DURATION</b>	<b>SUBTOTAL</b>
Landscaping/Hardscaping <b>20 - 22 North Swinton Avenue (CRA Office Building)</b>	\$30,000.00	1	\$30,000.00
<b>TOTAL</b>			<b>\$30,000.00</b>

## **2. Timeframe for Completion**

It is anticipated that the project will be completed within a five-month period. Activities may begin immediately upon notification of grant award. All SWA grant activities will be completed within the grant designated time period of twelve months (from the date of notice of award). As previously mentioned, the CRA has experience with the SWA grant program and has streamlined the grant implementation process to be able to complete activities in a timely fashion.

### 3. Project Schedule

TASKS	START DATE	COMPLETION DATE	ENTITY RESPONSIBLE
<b>A. Landscaping/Clearing/Disposal (46 SW 9th Avenue – Reverend Thomas Park)</b>			
Tree removal & disposal	3/1/2021	4/1/2021	Delray Beach CRA & Landscape Contractor
Ground prep and nutrition	3/1/2021	4/1/2021	Delray Beach CRA & Landscape Contractor
Tree installation	3/1/2021	4/1/2021	Delray Beach CRA & Landscape Contractor
<b>B. Landscaping/Hardscaping (20-22 North Swinton Avenue – CRA Office Building)</b>			
Minor excavation/soil prep	3/1/2021	6/31/2021	Delray Beach CRA & Landscape Contractor
Acquire trees/plant life	3/1/2021	6/31/2021	Delray Beach CRA & Landscape Contractor
Landscaping installation and hardscape construction	3/1/2021	6/31/2021	Delray Beach CRA & Landscape Contractor

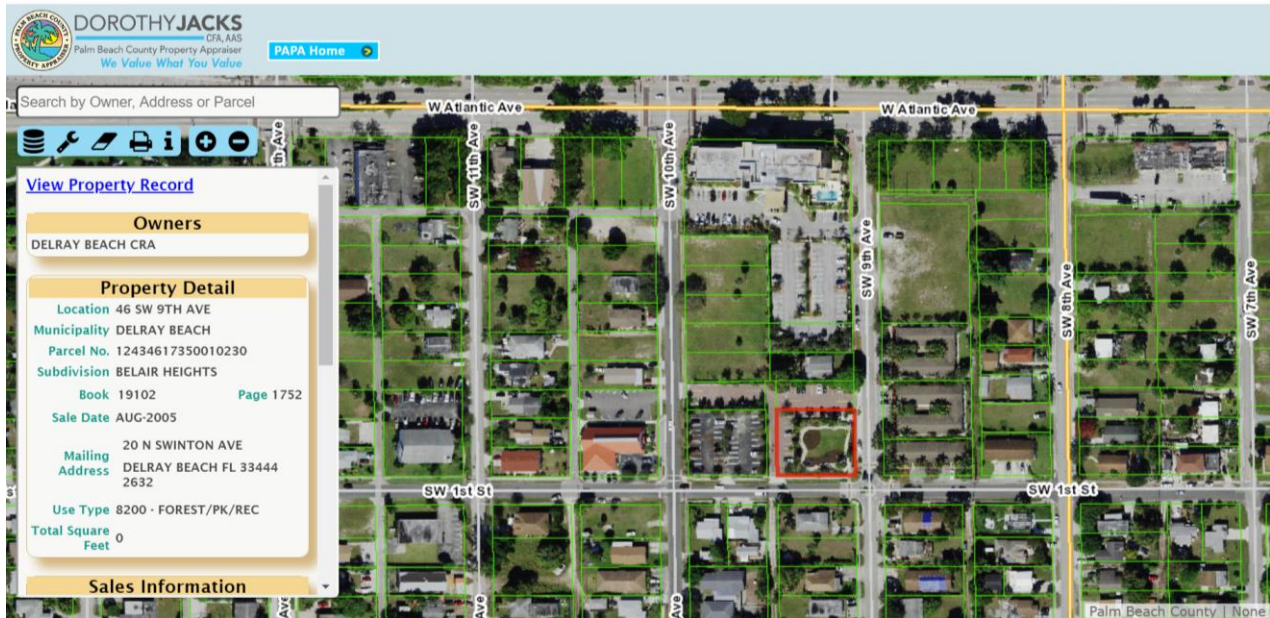
*Final Project Schedule is subject to change, with approval from SWA, if awarded.*



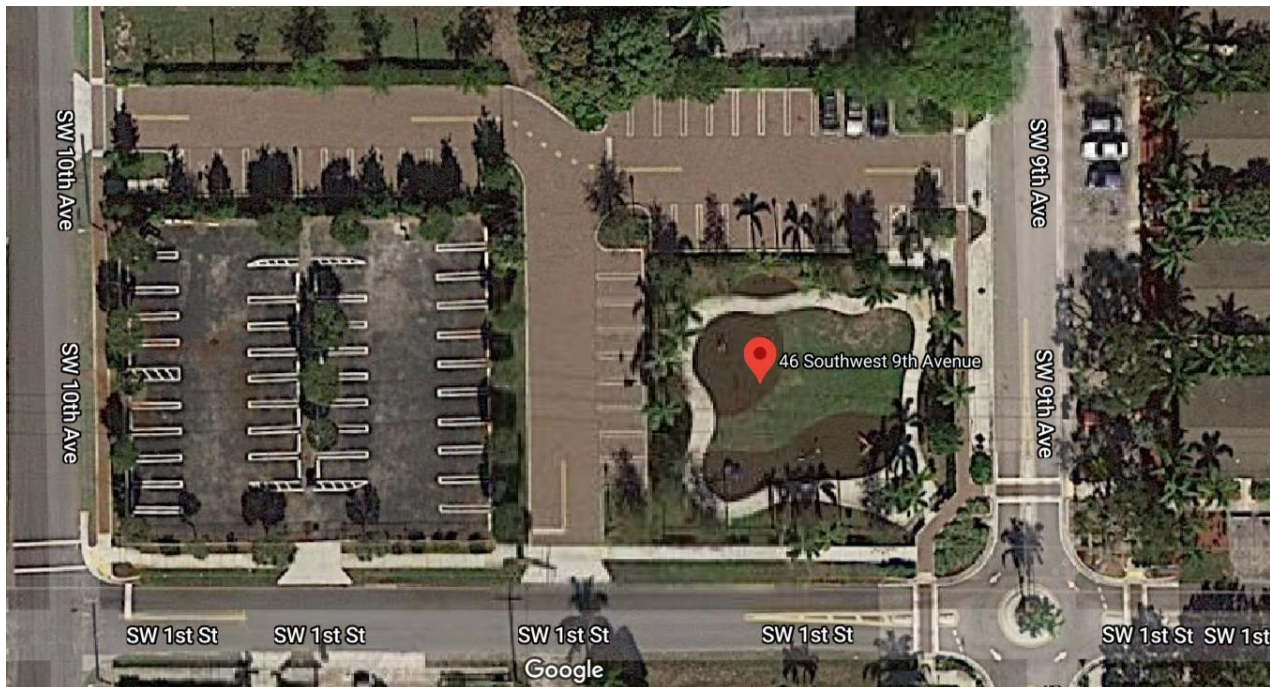
## 4. Project location (including Parcel Control Number clearly documenting ownership and control).

46 SW 9<sup>th</sup> Avenue (Rev. Thomas Park)

(Parcel #: 12-43-46-17-35-001-0230)



(Source: Palm Beach County Property Appraiser website at <https://www.pbcgov.org/papa/>).



# 2020-2021 SWA Blighted and Distressed Property and Beautification Grant Application

<b>Property Detail</b>				
Location Address 46 SW 9TH AVE				
Municipality DELRAY BEACH				
Parcel Control Number 12-43-46-17-35-001-0230				
Subdivision BELAIR HEIGHTS				
Official Records Book 19102		Page 1752		
Sale Date AUG-2005				
Legal Description BELAIR HEIGHTS LTS 23 & 24 BLK 1 (LESS W 2 FT ALLEY R/W)				
<b>Owner Information</b>				
<b>Owners</b>			<b>Mailing address</b>	
DELRAY BEACH CRA			20 N SWINTON AVE DELRAY BEACH FL 33444 2632	
<b>Sales Information</b>				
<b>Sales Date</b>	<b>Price</b>	<b>OR Book/Page</b>	<b>Sale Type</b>	<b>Owner</b>
AUG-2005	\$423,306	19102 / 01752	WARRANTY DEED	DELRAY BEACH CRA
JAN-1978	\$8,000	02808 / 00426		
<b>Exemption Information</b>				
<b>Applicant/Owner</b>	<b>Year</b>	<b>Detail</b>		
	2020			
<b>Property Information</b>				
Number of Units 0				
*Total Square Feet 0				
Acres 0.3542				
Use Code 8200 - FOREST/PK/REC				
Zoning RM - Medium Density Residential ( 12-DELRAY BEACH )				
<b>Appraisals</b>				
<b>Tax Year</b>	<b>2020 P</b>	<b>2019</b>	<b>2018</b>	
Improvement Value	\$112,266	\$114,821	\$61,785	
Land Value	\$105,000	\$100,000	\$57,848	
Total Market Value	\$217,266	\$214,821	\$119,633	
<b>P = Preliminary</b> All values are as of January 1st each year				
<b>Assessed and Taxable Values</b>				
<b>Tax Year</b>	<b>2020 P</b>	<b>2019</b>	<b>2018</b>	
Assessed Value	\$140,268	\$127,516	\$115,924	
Exemption Amount	\$140,268	\$127,516	\$115,924	
Taxable Value	\$0	\$0	\$0	
<b>Taxes</b>				
<b>Tax Year</b>	<b>2020 P</b>	<b>2019</b>	<b>2018</b>	
Ad Valorem	\$0	\$0	\$0	
Non Ad Valorem	\$78	\$78	\$78	
Total tax	\$78	\$78	\$78	
Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER <a href="http://www.pbcgov.org/PAPA">www.pbcgov.org/PAPA</a>				



# 2020-2021 SWA Blighted and Distressed Property and Beautification Grant Application

20 & 22 North Swinton Avenue

(Parcel #: 12-43-46-16-01-060-0120)

The screenshot shows the PAPA Home interface for the Palm Beach County Property Appraiser. A search bar at the top allows for searching by owner, address, or parcel. Below the search bar, there are navigation icons and a 'View Property Record' button. The main content area displays property details for 20 N Swinton Ave, including the owner (Delray Beach CRA), location, municipality (Delray Beach), parcel number (12434616010600120), subdivision (Delray Town of), book (16676), page (1939), sale date (MAR-2004), mailing address (20 N Swinton Ave, Delray Beach FL 33444 2632), use type (1700 - Office One Story), and total square feet (2747). A red box highlights the property on the aerial map. The map also shows surrounding streets: NW 1st Ave, N Swinton Ave, W Atlantic Ave, and E Atlantic Ave.

**DOROTHY JACKS**  
CFA, AAS  
Palm Beach County Property Appraiser  
We Value What You Value

PAPA Home

Search by Owner, Address or Parcel

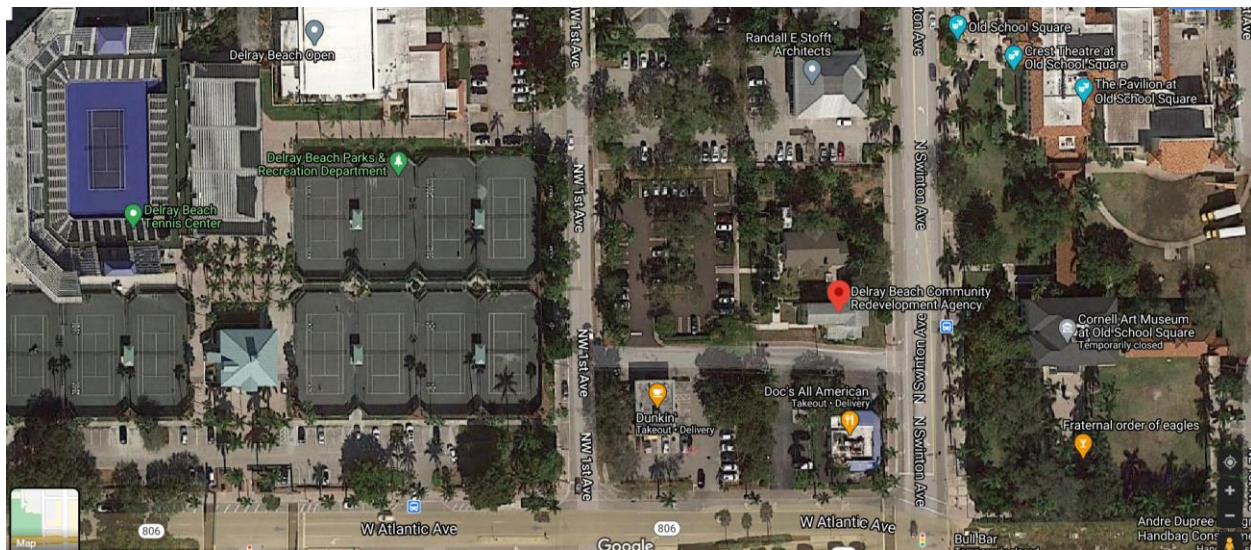
View Property Record

**Owners**  
DELRAY BEACH CRA

**Property Detail**  
Location 20 N SWINTON AVE  
Municipality DELRAY BEACH  
Parcel No. 12434616010600120  
Subdivision DELRAY TOWN OF  
Book 16676 Page 1939  
Sale Date MAR-2004  
Mailing Address 20 N SWINTON AVE  
DELRAY BEACH FL 33444  
2632  
Use Type 1700 - OFFICE ONE STORY  
Total Square Feet 2747

**Sales Information**

(Source: Palm Beach County Property Appraiser website at <https://www.pbcgov.org/papa/>).



# 2020-2021 SWA Blighted and Distressed Property and Beautification Grant Application

## Property Detail

Location Address 20 N SWINTON AVE  
 Municipality DELRAY BEACH  
 Parcel Control Number 12-43-46-16-01-060-0120  
 Subdivision DELRAY TOWN OF  
 Official Records Book 16676 Page 1939  
 Sale Date MAR-2004  
 Legal Description TOWN OF DELRAY LT 12 (LESS S 4 FT ADDL R/W FOR ALLEY LYG S OF & ADJ TO) BLK 60 (OLD SCHOOL SQUARE HISTORIC DISTRICT)

## Owner Information

Owners	Mailing address
DELRAY BEACH CRA	20 N SWINTON AVE DELRAY BEACH FL 33444 2632

## Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2004	\$10	16676 / 01939	WARRANTY DEED	DELRAY BEACH CRA
SEP-1995	\$100	08915 / 00198	WARRANTY DEED	

## Exemption Information

Applicant/Owner	Year	Detail
	2020	

## Property Information

Number of Units 0  
 \*Total Square Feet 2747  
 Acres 0.2138  
 Use Code 1700 - OFFICE ONE STORY  
 Zoning OSSHAD - Old School Square Historic Art ( 12-DELRAY BEACH )

## Appraisals

Tax Year	2020 P	2019	2018
Improvement Value	\$247,201	\$233,854	\$234,879
Land Value	\$719,368	\$685,103	\$665,178
Total Market Value	\$966,569	\$918,957	\$900,057

**P = Preliminary** All values are as of January 1st each year

## Assessed and Taxable Values

Tax Year	2020 P	2019	2018
Assessed Value	\$925,398	\$841,271	\$764,792
Exemption Amount	\$925,398	\$841,271	\$764,792
Taxable Value	\$0	\$0	\$0

## Taxes

Tax Year	2020 P	2019	2018
Ad Valorem	\$0	\$0	\$0
Non Ad Valorem	\$673	\$629	\$629
Total tax	\$673	\$629	\$629

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcgov.org/PAPA](http://www.pbcgov.org/PAPA)



## 5. Project Photos

46 SW 9th Avenue – Reverend Thomas Park  
(Parcel #: 12-43-46-17-35-001-0230)





**2020-2021 SWA Blighted and Distressed Property and Beautification Grant Application**

**20 - 22 North Swinton Avenue – CRA Office Building  
(Parcel #: 12-43-46-16-01-060-0120)**



## 6. Plan or Map of the Project Area





## **7. Discussion of the plan to maintain the project location upon completion.**

As previously mentioned, the CRA Staff will procure services and manage all activities needed to rehabilitate/renovate and maintain all CRA-owned properties. In addition, the CRA contracts with Sod Unlimited, Inc. for lawn maintenance services for specifically outlined areas within the CRA District. Funding requested under this grant application is to cover the cost of activities not covered under the current agreement with Sod Unlimited or in the CRA budget.

Successful revitalization and redevelopment do not stop at the brick and mortar activities. Ongoing maintenance should always be considered to protect the public and private investments within the entire CRA District not just on CRA-owned properties. With respect to the other areas within CRA District, the CRA funds the Clean & Safe Program provided by the City of Delray Beach. The program works to maintain and preserve the major improvements and investments that have been made in the downtown area. The program was created to improve public safety, lighting, landscape maintenance, cleanliness, and the attractiveness and appearance along Atlantic Avenue from I-95 to A1A, Historic 5th Avenue, NE 4th Avenue to NE 2nd Avenue, and throughout the Pineapple Grove Arts District. The program is a coordinated effort involving many city departments, including Code Enforcement, Parks & Recreation, and the Police Department. The CRA has contributed millions of dollars to the Clean & Safe Program since its inception in 2004 and \$2.7M has been allocated in the 2020-2021 fiscal year to fund the program. This includes funding salary and benefits for full time police officers, street sweeping, and materials and equipment necessary to implement the program.

## 8. Project Budget.

The Delray Beach CRA is requesting funding in the amount of **\$52,800.00** to successfully complete the various beautification activities as outlined in this application.

The attached project budget does not take into account the CRA’s contribution to the District’s Clean & Safe Program or property maintenance of other 100+ CRA-owned properties. Blight prevention and beautification costs are estimated based on actual monthly expenses or past invoices for similar services.

*All CRA activities relating to the SWA grant is subject to and consistent with its procurement procedures and policies.*

<b>BLIGHT PREVENTION &amp; BEAUTIFICATION</b>			
<b>A. Landscaping/Clearing/Disposal (46 SW 9th Avenue – Reverend Thomas Park)</b>			
	Cost / service	service/ month	Subtotal
Landscaping - new palms - Ptychosperma elegans (including clean fill and fertilization)	\$ 8,000.00	1	\$ 8,000.00
Removal and replacement of 16 dead foxtail palms (including labor & dumping)	\$ 4,800.00	1	\$ 4,800.00
General landscape improvements throughout	\$10,000.00	1	\$ 10,000.00
			<b>Total \$ 22,800.00</b>
<b>B. Landscaping/Hardscaping (20 - 22 North Swinton Avenue – CRA Office Building)</b>			
	Cost / service	service/ month	Subtotal
20 - 22 North Swinton Avenue	\$30,000.00	1	\$ 30,000.00
			<b>Total \$ 30,000.00</b>
<b>TOTAL BLIGHT PREVENTION &amp; BEAUTIFICATION:</b>			<b>\$ 52,800.00</b>

## **9. All other pertinent information for consideration**

Exhibit A – CRA Sub-Area Map

Exhibit B – Copy of Budget Form for SWA Grant Activities

Exhibit C – Site Plan and Landscaping Plan (20-22 North Swinton Avenue)

Exhibit D – CRA Redevelopment Plan

Exhibit E – 2019 CRA Annual Report





**DELRAY BEACH COMMUNITY  
REDEVELOPMENT AGENCY SUBAREAS**

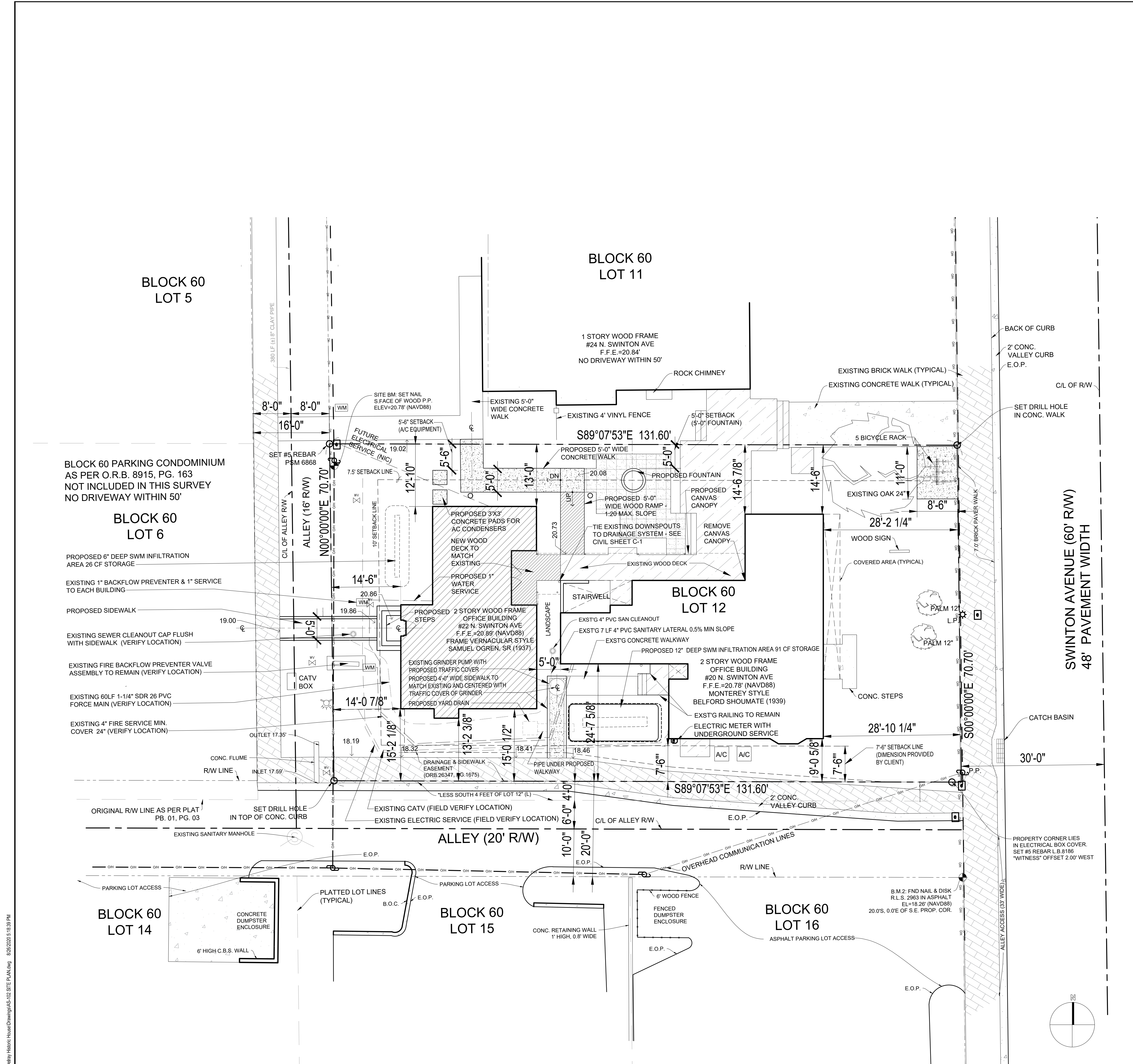
1. SUBAREA 1	= 69 ACRES
2. SUBAREA 2	= 264 ACRES
3. SUBAREA 3	= 187 ACRES
4. SUBAREA 4	= 250 ACRES
5. SUBAREA 5	= 205 ACRES
6. SUBAREA 6	= 260 ACRES
7. SUBAREA 7	= 170 ACRES
8. SUBAREA 8	= 556 ACRES
<b>TOTAL = 1,961 ACRES</b>	

46 SW 9th Avenue  
(Reverend Thomas Park)

20-22 North Swinton Avenue  
(CRA Office Building)







**SITE INFORMATION:**

LAND USE DESIGNATION:	MIXED USE DISTRICT: RESIDENTIAL/OFFICE/COMMERCIAL (SECTION 4.4.24 OLD SCHOOL SQUARE HISTORIC ARTS DISTRICT ZONING REGULATIONS)
ZONING DESIGNATION:	OSSHAD - OLD SCHOOL SQUARE HISTORIC ARTS DISTRICT
FUTURE LAND USE MAP ZONING DESIGNATION:	OMU - OTHER MIXED USE OFFICE
EXISTING / PROPOSED USE:	OFFICE
BUILDING 1st FLOOR SF:	1,021 SF
BUILDING FOOTPRINT:	1,021 SF
2ND FLOOR (without stair*):	574 SF
(*Stair area of 48 SF not included on area of 2nd Floor)	
TOTAL AC AREA:	1.595 SF
AREA OF 2ND FLOOR EXTERIOR BALCONY:	198 SF
TOTAL BUILDING SF WITH BALCONY:	1,793 SF

**UTILITIES:**

WATER & SEWER: CITY OF DELRAY BEACH  
 STORM WATER: CITY OF DELRAY BEACH  
 ELECTRIC: FLORIDA POWER & LIGHT CO.

**SITE CALCULATIONS:**

	EXISTING	PROPOSED
LOT SIZE (SF / ACREAGE):	9,303 SF (0.2138 ACRES)	9,303 SF (0.2138 ACRES)
LOT DENSITY:	N/A	N/A
BUILDING HEIGHT (FEET / LEVELS):	21'-6"	21'-6"
STRUCTURE LENGTH:	42'-6"	42'-6"
LOT COVERAGE:		
PROPOSED #22 N. SWINTON AVE.:	1,021 SF (10.9%)	COMBINED: 2,621 SF (28.17%)
EXISTING #20 N. SWINTON AVE.:	1,600 SF (17.1%)	
EXISTING WALKS & STEPS:	1,305 SF (14%)	1,615 SF (17.36%)
PROPOSED WALKS & STEPS:		4,961 SF (53.33%)
LANDSCAPE AREA:	5,710 SF (61.38%)	4,961 SF (53.33%)

**LEGAL DESCRIPTION:** (AS PER O.R.B 16676, PG 1939)  
 LOT 12, LESS THE SOUTH 4 FEET THEREOF, BLOCK 60, TOWN OF DELRAY, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND CONDOMINIUM UNITS 17-25 OF BLOCK 60 PARKING CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 9962, PAGE 308, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**2 SITE DATA INFORMATION**

PROJECT DATA			
Site data provided pursuant to LDR Section 4.3.4(K) - Development Standards Matrix			
	Required	Existing	Proposed
Front Setback	25'-0"	28'-2"	28'-2"
Side Interior Setback	7'-6"	12'-10"	12'-10"
Side Street Setback (S. Alley)	7'-6"	7'-6"	7'-6"
Rear Setback	10'-0"	14'-6"	14'-6"
Height/Floors (#22 N. Swinton Avenue)	36'-0"	21'-6" / 2 FLOORS	21'-6"
Height/Floors (#20 N. Swinton Avenue)	36'-0"	Existing / 2 FLOORS	Existing / 2 FLOORS
Width of Site	80'-0"	70.70' (70'-8 13/32")	70.70' (70'-8 13/32")
Depth of Site	100'-0"	131.60' (131'-7 3/16")	131.60' (131'-7 3/16")
Frontage	80'-0"	70.70' (70'-8 13/32")	70.70' (70'-8 13/32")
*Total Site Area	8,000 SF	9,303 SF (0.2138 ACRES)	9,303 SF (0.2138 ACRES)
*Pervious/Impervious Area			
Pervious	60%	5,710 SF (61.38%)	4,961 SF (53.33%)
Impervious	40%	3,593 SF (38.62%)	4,342 SF (46.67%)
*Open Space	60%	7,703 SF (82.8%)	6,682 SF (71.82%)
*Floor Area (#22 N. Swinton Avenue)	N/A	1,793 SF**	1,793 SF**
*Floor Area (#20 N. Swinton Avenue)	N/A	2,747 SF***	2,747 SF***
Floor Area Ratio	N/A	29.53%	48.80%
Number of Dwelling Units	N/A	N/A	N/A
Density (Units per Acre)	N/A	N/A	N/A

\* (Provide square foot calculations, acreage and percentage of site)  
 \*\* Includes the area of the existing exterior balcony of 2nd floor. Stair is counted only once on 1st floor.  
 \*\*\* Area of existing 20 N. Swinton Avenue taken from Palm Beach County Property Appraiser's website and includes the 2nd floor of the building

PARKING	
NO PARKING IS PROVIDED ON THIS SITE. PARKING FOR THE PROPERTY EXISTS AT THE SURFACE LOT TO THE WEST (BLOCK 60 CONDOMINIUM AS PER ORB 8915, PG. 163) OF THE PROPERTY (#22 & #20 N. SWINTON AVENUE).	
REQUIRED PARKING FOR #20 (EXISTING) AND #22 NORTH SWINTON AVENUE IS 21 PARKING SPACES.	

**3 PROJECT DATA**

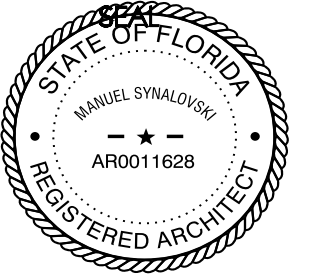
TYPE OF BUILDING CONSTRUCTION & OCCUPANCY (HISTORIC BUILDING #22 N. SWINTON AVE.)		
TYPE OF CONSTRUCTION	TYPE V SPRINKLERED	FBC 2017
OCCUPANCY	(B) BUSINESS (OFFICE)	FBC 2017

**4 CODE DATA**



1800 Eller Drive, Suite 500  
 Fort Lauderdale, FL 33316  
 T 954.961.6806  
 F 954.961.6807  
 www.synalowski.com

Manuel Synalowski, AIA  
 AR 0011698



**HISTORIC WELLBROCK HOUSE**

22 NORTH SWINTON AVENUE  
 DELRAY BEACH, FL 33444  
 CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION
1	08/26/2020	07/19 TAC COMMENTS

DESIGN DELIVERABLE: SITE PLAN APPLICATION  
 ISSUE DATE: 04/24/2020

PROJECT NUMBER: 1552-191106

DRAWN BY: OV

CHECKED BY: MS

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**ARCHITECTURAL SITE PLAN**

SHEET NUMBER:

**AS-102**



**SPECIFICATIONS**

**NOMENCLATURE:** All plant material used shall be true to name and size in conformity with the Florida Nurserymen's Grades and Standards 2015, and shall be Florida Grade #1 or better. Plants which do not meet specifications will not be accepted.

**PLANT LISTS:** Quantities, sizes, and location of plants will be determined by plan and plant lists. Size of plant shall take precedent over container size. Spacing of ground covers will be determined by plant lists. Quantities shown on plant lists are to be used as a guideline only. Contractor will be responsible for verification of actual quantities called for on plans. Discrepancies should be brought to the attention of the Landscape Architect.

**SUBSTITUTIONS:** No substitutions shall be accepted without consent of Landscape Architect. Any intended substitutions shall be detailed on the bid.

**PLANTING SOIL:** Topsoil shall be clean, sterile, and free of debris or other foreign material. Trees and palms shall be planted with a min. of 8" topsoil (50% muck, 50% sand) on sides and bottom of root ball. Rooted cuttings shall be planted in beds with a min. of 4" of topsoil worked into the top 6" of existing soil.

**FERTILIZER:** Palm and Tropical fertilizer (12-4-12) or approved equal shall be applied after planting and prior to mulching per manufacturers recommended application rates.

**MULCH:** All trees shall be mulched with 3" of approved shredded mulch in a 3 foot dia. circle. All shrubs and groundcover beds shall be mulched with 3" of approved shredded mulch in beds shown on plan or in beds 3' wide for hedges. Mulch should be Grade "A" unless otherwise approved.

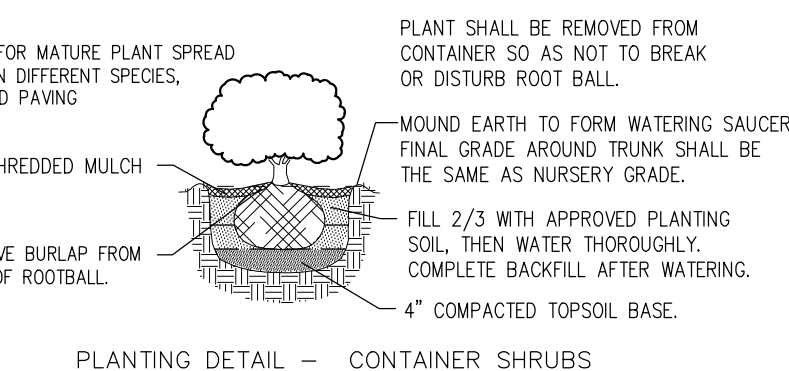
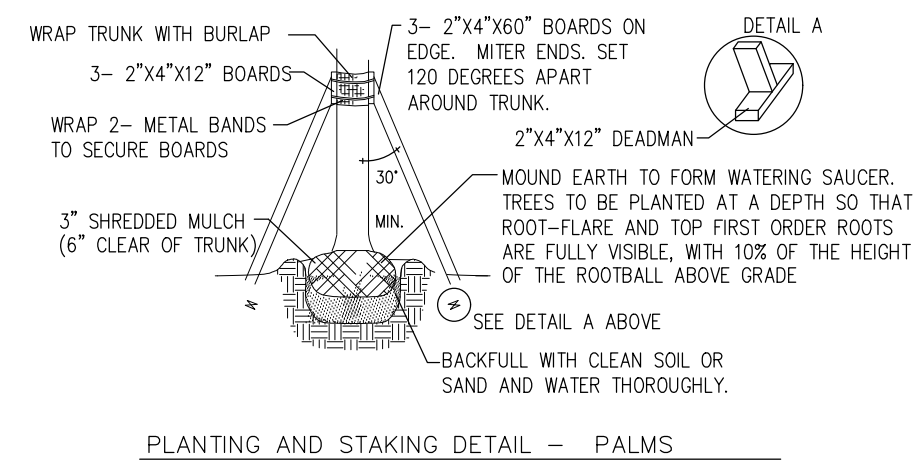
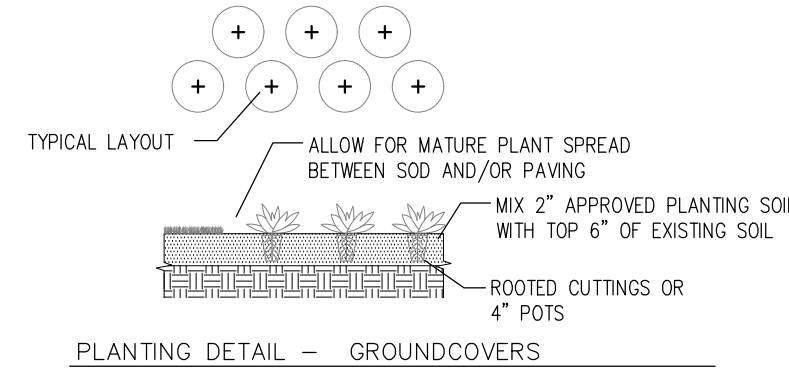
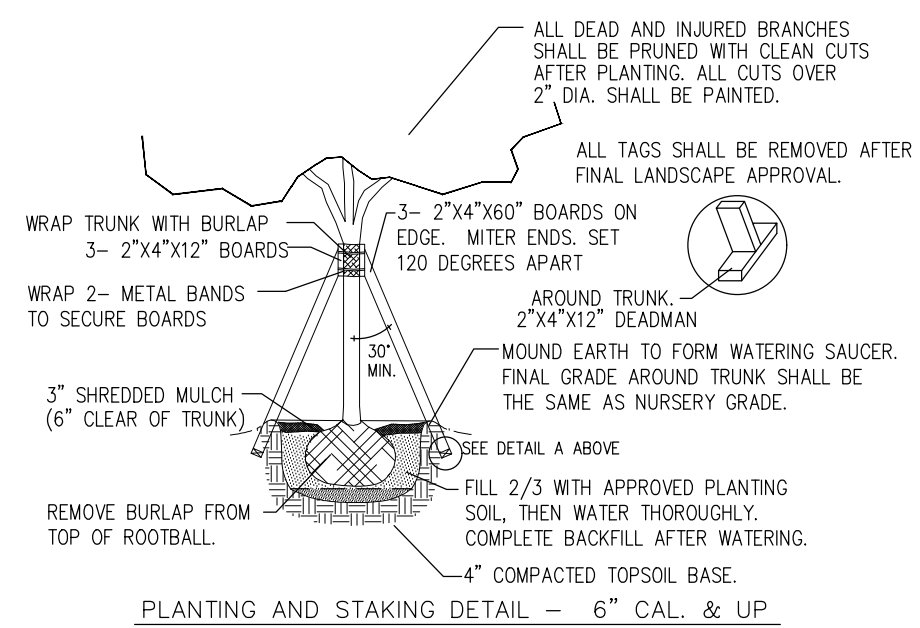
**PLANTING PROCEDURE:** All plants shall be planted at soil levels at which they were previously grown. Shrub and hedge material shall be planted a min. 2' away from walls or other obstructions. Material with a mature size greater than any overhangs shall be planted away from overhangs so as not to impede the natural growth habit. Sabal Palms are to be planted directly in sand. If necessary, excavate through any compacted building subgrade to undisturbed soil and backfill with planting soil.

**WATERING:** All plant material shall be watered in thoroughly after installation so as to remove all air pockets. B&B material shall be watered every day for a minimum one week period and thereafter so as to keep continually moist until final acceptance of the landscape installation. Contractor shall notify owner of other watering requirements after installation.

**GUYNING:** All trees 8' or taller shall be guyed or staked to provide ample support such that the material will stay straight and true through the guarantee period. Methods used will be such that no injury is caused to plants. Guying shall be done at the option of the Contractor unless specifically requested by the Landscape Architect, however, Contractor shall still be responsible for all trees and palms remaining straight and true throughout the guarantee period.

**SOD:** Sod shall be dense, green, and well rooted, and free of debris, weeds, objectionable grasses, disease, or injurious insects. A complete 6-6-6 fertilizer shall be spread at a rate of 5 lbs. per 1000 sq. ft. Sod shall be watered to a depth of 4" after laying. All areas to be sodded shall be raked smooth and all debris removed prior to installation.

**GUARANTEE:** All plant materials shall be guaranteed for 1 year after completion of project. Palms are to be guaranteed for 1 year. Guarantee applies to health, position, and size. Replacement cost will be carried by Contractor.



**NOTES**

All plant material to be Florida #1 or better.

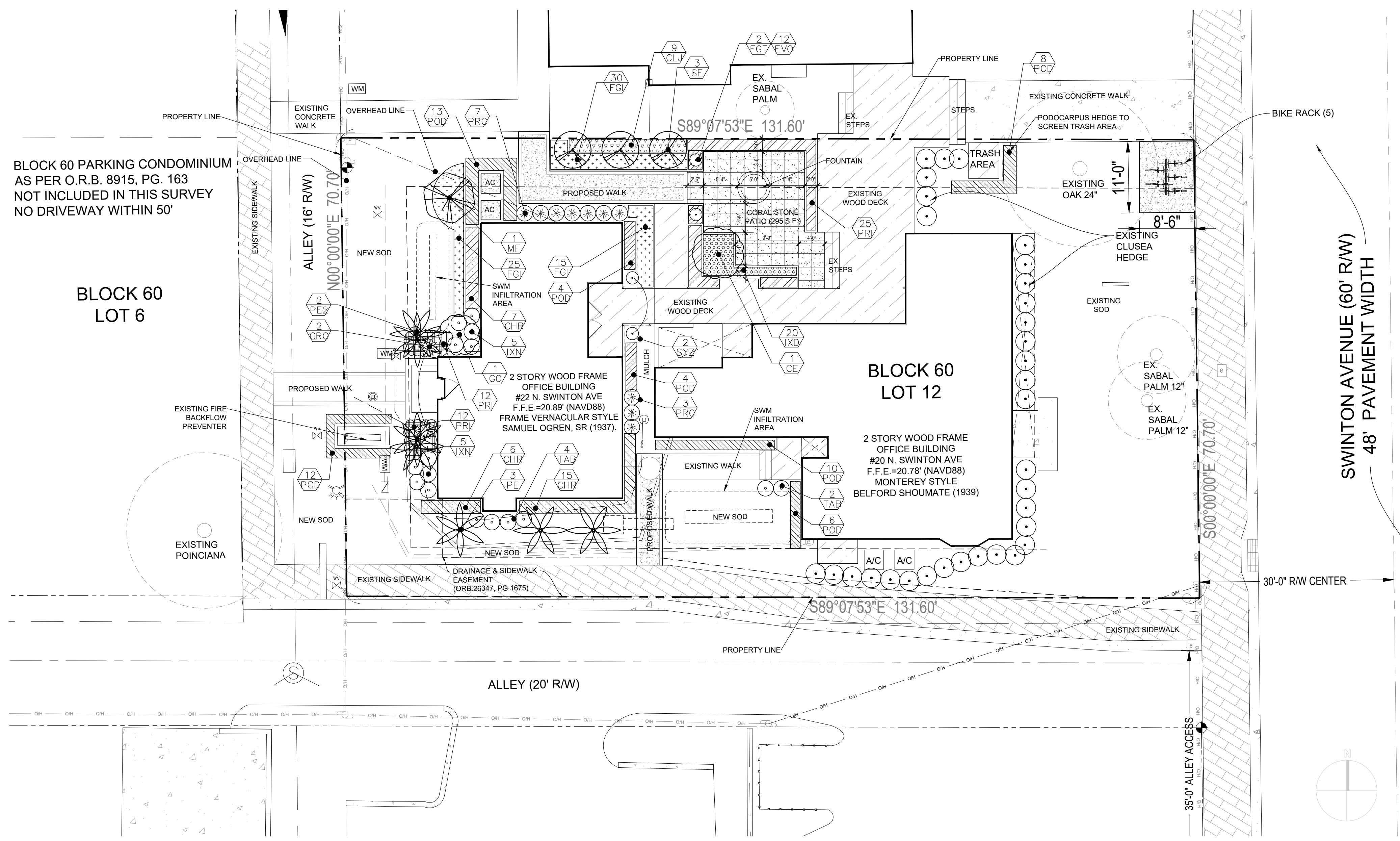
Sod to be St. Augustine 'Florata', contractor to determine quantity.

All sod and landscape to receive 100% coverage from automatic irrigation system using approved water source.

Contractor responsible for all conditions and landscape specifications attached to this plant list. Plan and specifications shall be considered Contract Documents.

Mulch, topsoil, and fertilizer to be applied according to specifications.

CALL 48 HOURS BEFORE YOU DIG.  
IT'S THE LAW  
1-800-432-4770  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



**PLANT LIST**

KEY	QTY	PLANT AND SPECIFICATION
<b>TREES AND PALMS</b>		
** N CE	1	Conocarpus erectus 'Sericeus' (Silver Buttonwood) 12' ht., 5' spr., multi-trunk, symmetrical, character branching
** N MF	1	Myciathanes fragrans (Simpson's Stopper) 12' ht., 5' spr., multi-trunk, character branching
PE	3	Ptychosperma elegans (Alexander Palm) 16' ht., full, single, matched
PE2	2	Ptychosperma elegans (Double Alexander Palm) 16' ht., full, double, matched
** SE	3	Senna polyphylla (Desert Cassia) 10' ht., 5' spr., 4'-5' c.t., matched, full
<b>SHRUBS AND GROUNDCOVERS</b>		
ALA	2	Allamanda cathartica 'Compacta' (Compact Allamanda) 18" ht., 18" spr., full
** CLJ	9	Callistemon 'Little John' 20" ht., 20" spr., 24" o.c., full
** N CHR	28	Chrysobalanus icaco (Cocoplum Hedge) 20" ht., 20" spr., 24" o.c.
CRO	2	Codiaeum spp. 'Gold Dust' (Gold Dust Croton) 24" ht., 24" spr., full, 3 gal.
EVO	12	Evolvulus 'Blue Doze' (Blue Doze) 12" ht., 12" spr., 12" o.c.
** FGI	70	Ficus microcarpa 'Green Island' (Green Island Ficus) 12" ht., 12" spr., 18" o.c., full
** FGT	2	Ficus microcarpa 'Green Island Topiary' (Green Island Ficus Topiary) 4' ht., 2' spr., 2' c.t., standard
** GC	1	Guaiacum sanctum (Lignum vitae) alterante Jatropa spp. 6' ht., 6' spr., 2' c.t., full
IXN	10	Ixora spp. 'Nora Grant' (Pink Nora Grant Ixora) 20" ht., 20" spr., 24" o.c.
IXD	20	Ixora spp. 'Taiwanese Dwarf' (Dwarf Red Ixora) 18" ht., 18" spr., 20" o.c.
PRC	10	Philodendron 'Rojo Congo' (Rojo Congo Philodendron) 20" ht., 20" spr., 24" o.c.
POD	57	Podocarpus macrophylla (Podocarpus Hedge) 42" ht., 20" spr., 24" o.c.
PRI	49	Podocarpus macrophyllus 'Pringles' (Podocarpus Pringles) 20" ht., 18" spr., 18" o.c., full
** SYZ	2	Syzygium myrtifolium (Myrtifolia Columns) 6' ht., 30" spr., conical form, full
TAB	6	Tabernaemontana divaricata (Pinwheel Jasmine) 30" ht., 30" spr., 30" o.c., full
SOD		St. Augustine Sod. Contractor to determine quantity.
MULCH		3" of Non-Cypress Mulch. Contractor to determine quantity.

\*\* DENOTES DROUGHT TOLERANT  
N DENOTES NATIVE SPECIES

**LANDSCAPE CALCS-DELRAY BEACH**

A. TOTAL LOT AREA		9,303	SQ. FT.
B. STRUCTURES, PARKING, WALKWAYS, DRIVES, ETC.		4,595	SQ. FT.
C. TOTAL PERVIOUS LOT AREA	C=(A-B)	4,708	SQ. FT.
D. AREA OF SHRUBS AND GROUND COVER REQUIRED	D=(C x .30)	1,412	SQ. FT.
E. AREA OF SHRUBS AND GROUNDCOVERS PROVIDED		1,600	SQ. FT.
F. NATIVE VEGETATION REQUIRED	F=(D x .25)	353	SQ. FT.
G. NATIVE VEGETATION PROVIDED		370	SQ. FT.
H. TOTAL PAVED VEHICULAR USE AREA		0	SQ. FT.
I. TOTAL INTERIOR LANDSCAPE AREA REQUIRED	I=(H X .10)	0	SQ. FT.
J. TOTAL INTERIOR LANDSCAPE AREA PROVIDED		0	SQ. FT.
K. TOTAL INTERIOR SHADE TREES REQUIRED	K=(I / 125 S.F.)	0	TREES
L. TOTAL INTERIOR SHADE TREES PROVIDED		0	TREES
M. TOTAL LINEAR FEET SURROUNDING PARKING OR VEHICULAR USE AREA		0	L.F.
N. TOTAL NUMBER OF PERIMETER TREES REQUIRED	N=(M / 30)	0	TREES
O. TOTAL NUMBER OF PERIMETER TREES PROVIDED		0	TREES
P. TOTAL NUMBER OF TREES TO BE SAVED ON SITE		3	TREES
Q. TOTAL NUMBER OF NATIVE TREES REQUIRED	Q=(K + N) x .50	0	TREES
R. TOTAL NUMBER OF NATIVE TREES PROVIDED		5	TREES
S. TOTAL NUMBER OF TREES ON PLAN PROVIDED		13	TREES



**HISTORIC WELLBROCK HOUSE**

22 NORTH SWINTON AVENUE  
DELRAY BEACH, FL 33444  
CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION
1	8/26/20	P&Z LANDSCAPE COMMENTS

DESIGN DELIVERABLE: SITE PLAN APPLICATION  
ISSUE DATE: 05/11/2020

PROJECT NUMBER: 1552-191106  
DRAWN BY: OV  
CHECKED BY: MS

**LANDSCAPE PLAN**





# **DELRAY BEACH** CRA

## COMMUNITY REDEVELOPMENT AGENCY

### **MISSION**

To foster and directly assist in the redevelopment of the Community Redevelopment Area in order to eliminate blight, create a sustainable downtown and encourage economic growth, thus improving the attractiveness and quality of life for the benefit of the CRA District and the City of Delray Beach as a whole.

### **Delray Beach Community Redevelopment Plan**

The Delray Beach Community Redevelopment Plan provides the framework for projects and activities intended to revitalize and improve conditions within the Community Redevelopment Area.

Click here to view the [CRA Redevelopment Plan](#).



*Delray Beach Community Redevelopment Agency*

**2019**

*Annual Report*





# CRA MISSION

To foster and directly assist in the redevelopment of the Community Redevelopment Area in order to eliminate blight, create a sustainable downtown and encourage economic growth, thus improving the attractiveness and quality of life for the benefit of the CRA District and the City of Delray Beach as a whole.

# MESSAGE FROM OUR CHAIR

**Shelly Petrolia**, CRA Board Chair

2019 has truly been a transformative year for the Delray Beach CRA. As a Board, we have made great strides to further the CRA's mission by aiding the development and progress of projects and programs within the CRA District.

Redevelopment of a community cannot be accomplished alone; it takes partnership and cooperation. When reflecting on the past year, what stood out to me the most was to see major plans and projects come to fruition. We have been very busy, and we intend to continue this momentum. As a Board, we are committed to delivering successful projects that contribute to the authenticity and character of our Village by the Sea.

I am excited and look forward to continuing the work set forth by the CRA Board for another productive year ahead of us. It has been my honor to serve a second term as CRA Board Chair alongside a Board with the common goal of focusing on our most neglected areas.




Chair Shelly Petrolia, Vice Chair Shirley Ervin Johnson, First Vice Chair Angie Gray, Treasurer Bill Bathurst, Commissioner Ryan Boylston, Commissioner Pamela Brinson, Commissioner Adam Frankel

# CRA DISTRICT MAP

In partnership with the City, property owners, residents, businesses and other stakeholders, we have worked to enhance the District. While there are still many projects currently underway and much more work to do, these collective efforts uniquely position Delray Beach to compete for opportunities and new jobs as the local economy continues to grow.

- 1) Arts Garage**  
94 NE 2nd Avenue
- 2) Arts Warehouse**  
313 NE 3rd Street
- 3) Career Cottage**  
186 NW 5th Avenue

- 4) City of Delray Beach-City Hall**  
100 NW 1st Avenue

- 5) CRA**  
20 N. Swinton Avenue

- 6) Delray Beach Community Land Trust**  
145 SW 12th Avenue

- 7) Delray Beach Historical Society**  
3 NE 1st Street

- 8) Delray Beach Housing Authority**  
82 NW 5th Avenue

- 9) Delray Beach Public Library**  
100 W. Atlantic Avenue

- 10) Downtown Development Authority**  
85 SE 4th Avenue

- 11) Greater Delray Beach Chamber of Commerce**  
140 NE 1st Street

- 12) Greenmarket**  
Old School Square Park

- 13) Habitat for Humanity of South Palm Beach County**  
181 SE 5th Avenue

- 14) Old School Square**  
51 N. Swinton Avenue

- 15) Spady Museum**  
170 NW 5th Avenue

SUBAREA 1 ..... 69 ACRES	SUBAREA 5 ..... 205 ACRES
SUBAREA 2 ..... 264 ACRES	SUBAREA 6 ..... 260 ACRES
SUBAREA 3 ..... 187 ACRES	SUBAREA 7 ..... 170 ACRES
SUBAREA 4 ..... 250 ACRES	SUBAREA 8 ..... 556 ACRES
<b>TOTAL ..... 1,961 ACRES</b>	





Go lean, go green, and enjoy the downtown scene

Art by Taber Szuluk

## TRANSPORTATION - CONNECT DELRAY BEACH

This year the Delray Beach CRA launched Connect Delray Beach. This program incorporates the existing downtown circulator (reestablished as the Downtown Connect) and a new point-to-point transportation service (Freebee). The goals of this program are to decrease local traffic, provide visitors with more green transportation options, and support the local labor force by providing workers with an alternative commuting option.

The new point-to-point transportation service gives locals and visiting riders a unique opportunity to view downtown Delray Beach from a different perspective by riding the open-air, small-scale vehicles where they can interact with pedestrians, view the downtown atmosphere, and better appreciate the charm of Delray Beach. Sound enticing? It's meant to be!

Next time you visit Downtown Delray Beach, be sure to download the Freebee app and take a ride!

To view service areas and routes please visit our website at <https://delraycra.org/transportation>.



- Freebee is an on-demand and point-to-point transportation service.
- The small-scale vehicles are 100% electric.
- There are three ways to request a ride: using the Freebee app, calling a phone number or flagging down a vehicle.
- All rides must begin or end within the Downtown Core area.
- This service is FREE to the public.



- Downtown Connect is a fixed route transportation service. This service has set stops and riders can track the shuttles using the Freebee app and clicking the Downtown Connect tracker banner.
- This shuttle runs from the Delray Beach Tri-Rail station to the Beach Area.
- Shuttles use E-85 fuel and help reduce carbon emissions by reducing traffic congestion and parking problems.
- This service is FREE to the public.



## CAPITAL IMPROVEMENT PROJECTS

The CRA accomplishes its redevelopment mission by investing in Capital Improvement Projects throughout the District that will enhance the quality of life of residents for years to come. Here are a few projects that the CRA and the City of Delray Beach have partnered on:

### COMPLETED THIS YEAR

#### ALLEYWAYS

- Block 17 – W of NW 5th Ave. mid Lake Ida & NW 3rd St.
- Block 63 – W of Swinton Ave. mid SE 2nd Street & SE 3rd St.
- SW 10th Ave mid SW 3rd and 4th St.



#### NW/SW NEIGHBORHOOD SIDEWALKS

- SW 3rd St. from I-95 to SW 3rd Ave.
- NW 8th Ave. from Atlantic Ave. to NW 2nd St.
- NW 6th Ave. from NW 3rd St. to NW 2nd St.
- SW 6th Ave. from SW 2nd St. to SW 3rd St.
- SW 5th Ave. from SW 2nd St. to SW 3rd St.
- NW 3rd St from NW 5th Ave. to NW 6th Ave.
- NW 4th St from NW 5th Ave. to NW 6th Ave.

### IN THE WORKS

#### OSCEOLA PARK NEIGHBORHOOD IMPROVEMENT PROJECT

Highlights Include:

- Roadway and Alley Paving
- Traffic Calming
- Sidewalks Measures
- Street Lighting
- Landscaping



#### POMPEY PARK MASTER PLAN

Highlights Include:

- Redesign of Entire Complex
- New Community Center
- Renovated Fields
- New Aquatics

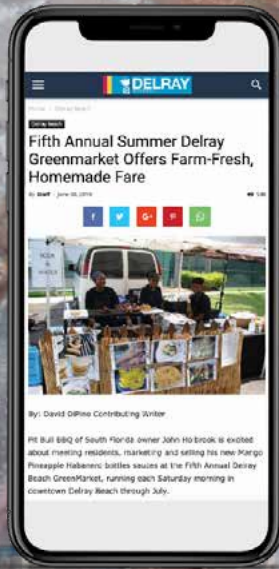
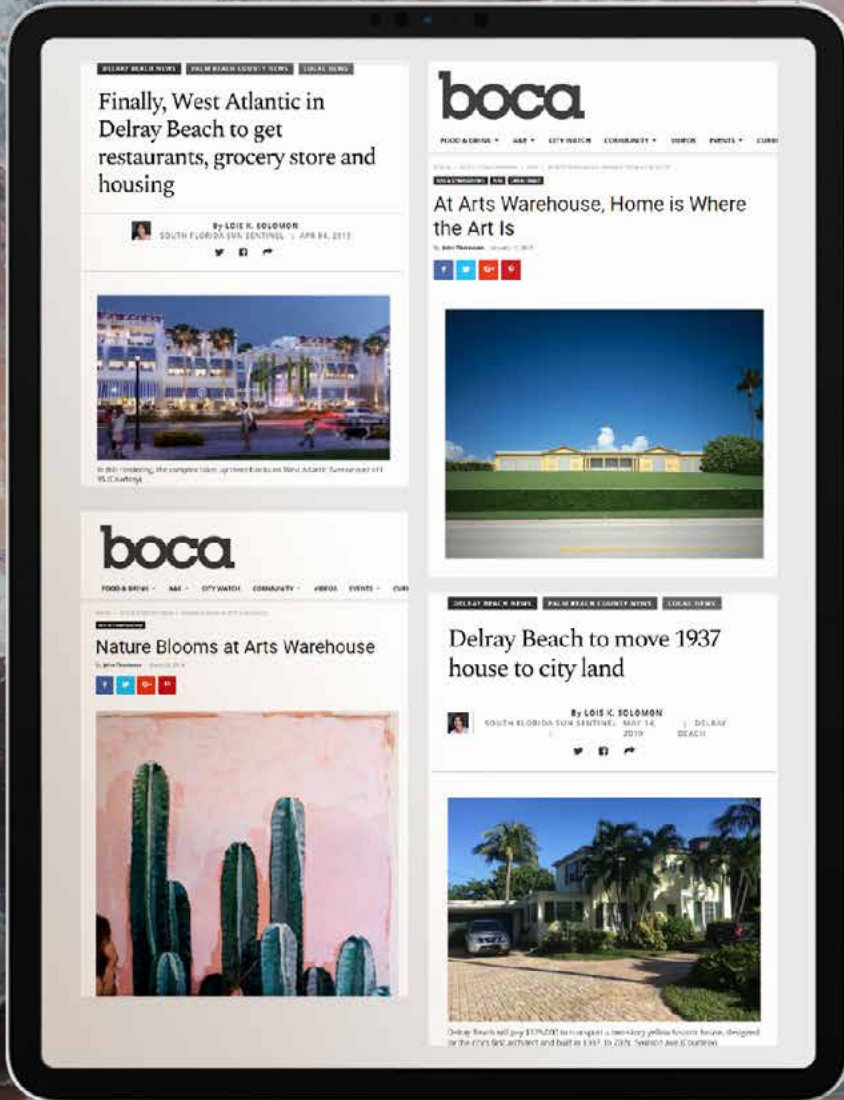
#### SW 4TH STREET, SW 6TH STREET, SW 3RD COURT AND SW 7TH AVENUE NEIGHBORHOOD IMPROVEMENT PROJECT

Highlights Include:

- Roadway and Alley Paving
- Sidewalks
- Improve Water Mains and Sanitary Sewer
- Street Lighting
- Landscaping



# WHERE YOU MAY HAVE SEEN US THIS YEAR



# HOUSING

The CRA continues to play an active role in addressing and meeting the affordable housing needs of our current and projected population within the CRA District. The CRA Redevelopment Plan encourages and assists in the improvement of existing housing throughout the CRA District, as well as, construction of new affordable units. The assistance we provide improves the overall area, provides financial opportunities to residents to improve their quality of life, and creates incentives to encourage private investment.

## THIS YEAR WE CONTINUED TO WORK ON THE CONSTRUCTION OF 30 SINGLE-FAMILY WORKFORCE HOUSING UNITS...



## WE ALSO SOLD PROPERTIES FOR FUTURE AFFORDABLE HOUSING...

Delray Beach Community Land Trust purchased:

- 21 SW 13th Avenue
- 246 NW 8th Avenue

The properties will be developed into new single-family homes through the Delray Beach Community Land Trust's workforce housing program.

Through these sales and partnerships with non-profit community organizations, the CRA creates sustainable, affordable housing opportunities within the CRA District.

## AND WE OWN UNITS THAT WE KEEP AFFORDABLE...

**La France** – 8 efficiency units and 6 one-bedroom apartments

**Carolyn Quince** – 9 one-bedroom apartments.

**Palm Manor** – two 10-unit buildings and one 5-unit building, for a total of 25 two-bedroom units.

**Courtyards on 12th** – 6 duplex buildings, for a total of 12 two-bedroom units.





# Green MARKET

The GreenMarket will be celebrating its 25th season in October 2020. The Market hosts 60+ food and plant-based vendors every Saturday of the season from 9am-2pm at Old School Square park in Downtown Delray Beach. Meet three local businesses that participate in the Market each week.

Art by Renee Phillips



## Aurora's Mexican Kitchen

Aurora first learned to cook watching her grandmother, Amparo Martinez, make tortillas, mole, and chocolate in Tehuiztzingo, a small town in southern Mexico. In 2003, Aurora earned a diploma in Culinary Arts from City & Guilds Centre in Puebla, Mexico, her native city. She studied Italian cooking in Tuscany in 2015. Aurora is passionate about authentic Mexican food and enjoys sharing her love of cooking. You can enjoy Aurora's Mexican Kitchen every Saturday at the Market or hire her to cater your next party.



## The Butcher and The Bar

Chef Daniel Ramos is the Executive Chef/Managing Partner for The Butcher & The Bar, located in downtown Boynton Beach. "We are a full-service retail butcher shop, premium bar, and dining venue, offering a "premium, not pretentious" experience with an old-school vibe and emphasis on high quality food, beverage and service. We sell traditional cuts of pork, beef, and poultry, a wide variety of 100% house made sausages, ground meats, sides, and bone broths. We pride ourselves on using regionally sourced, clean product for our customer's enjoyment." The Bar has an old-school setting and is designed to enhance the guest experience, without hindering it. The Bar is a location for people to enjoy high-end liquor, wine and beer that features regional and local product. Bar food will feature the high-quality products being produced in the Butcher's kitchen. Ramos has been a vendor at the GreenMarket for three seasons.



## Captain Clay

Captain Clay and Sons Seafood Market is owned and operated by Captain Clay and his sons, Clay Jr., Reed, and Zack. Captain Clay has been fishing commercially in Delray Beach and surrounding areas for over 40 years. His passion for fishing and seafood shows the minute you walk into the Market, where he offers a wide selection of fresh local fish and seafood that changes every Saturday depending what local fishermen are catching. Don't forget to try their homemade smoked fish dip; it's the best around!

# INCUBATORS

**Emma Childs** – "Arts Warehouse has been a really great place to have my studio. Having a built in community of artists and the opportunity to interact with the Delray community through events with Arts Warehouse is a really valuable resource as an artist. Making art doesn't have to be so insular all the time, and I love the opportunity Arts Warehouse gives resident artists to put themselves out there."



## "keeping it local"



**Cherie Saleeby** – "Working out of a studio in Arts Warehouse alongside other artists, of different disciplines who are equally passionate, creates a fantastic environment to create. During my residency I've worked on a public art piece that was installed in the city of Pompano Beach. I've jumped into a new body of work that is selling well and helping me to reach new clients. The studio space gave me opportunity to pursue these projects."

**Amanda Perna** – "The Arts Warehouse has provided a community for artists to create and thrive. We have a group of artists who we can collaborate and share ideas with, and grow our creative businesses together. The studio space has allowed me to connect directly with the local community. We have been able to provide them with new skills because of our workshops, which has led to gaining new clients for my business."



**A**s an Arts Incubator, Arts Warehouse assists artists by providing affordable studio space, professional development learning opportunities, exposure to visitors, and access to professional art exhibitions. The Resident Studio Artist program is focused on emerging and mid-range local artists and makers. The Resident Artists have become part of a vibrant community participating in Arts Warehouse programming, allowing for exchange and collaborative relationships to develop. They've found success in exhibiting, selling, and achieving more ambitious projects. Entering its 2nd year in 2019, Arts Warehouse studios were at 68% capacity, with 11 Resident Studio artists working in varying disciplines. By the end of 2019, the studio occupancy rose to 81%.

# ARTS WAREHOUSE

Art by Emma Childs



# HOW WE HELP

## A-G.U.I.D.E.

The CRA's A-G.U.I.D.E. (Achieving Goals Using Impact Driven Evaluation) Grant Program provides funding assistance to select nonprofit partners whose programs and services further advance the CRA mission. From promoting arts, culture, and preserving Delray's history; increasing accessibility to public resources; providing affordable housing options; to assisting small businesses [Symbol] our non-profit partners enhance the quality of life and boost Delray Beach as a popular destination for residents, business owners, and visitors.



In fiscal year 2018-2019, the A-G.U.I.D.E. grant recipients were:

Arts Garage of Delray Beach  
**\$275,000**

Delray Beach Community Land Trust  
**\$261,550**

Delray Beach Historical Society  
**\$125,000**

Spady Cultural Heritage Museum  
**\$111,000**

Delray Beach Public Library Association  
**\$458,000**

Old School Square  
**\$750,000**

Greater Delray Beach Chamber of Commerce  
**\$ 25,000**

## CURB APPEAL RESIDENTIAL IMPROVEMENT PROGRAM

The Delray Beach CRA is committed to the sustainability of its District and the quality of life enjoyed by all residents. To achieve this, the CRA provides a number of funding assistance programs that support neighborhood improvement, including the Curb Appeal Residential Improvement Program. This program is designed to assist in the elimination of slum and blight within the CRA's Redevelopment Area by enhancing the aesthetics of a residential dwelling, which in turn increases property values. Eligible residents within selected subareas may receive assistance to make exterior repairs from paint touch-ups and pressure cleaning to landscaping and more. The Program aims to beautify neighborhoods within the CRA District one home at a time. In fiscal year 2018-2019, funding from the Curb Appeal Residential Improvement Program made a total investment of \$62,078.00

## CLEAN AND SAFE

Having a safe, clean, and overall attractive CRA District helps to improve its regional reputation as a center of business and social activity. In the continued efforts to eliminate and prevent slum and blight, the Clean and Safe Program advances the CRA's goals and mission. The program funds enhancements to police patrols, maintenance personnel, landscape maintenance, lighting, and code enforcement within the CRA District.



The Program is responsible for the maintenance and beautification of downtown Delray Beach. The twelve person team is responsible for electrical maintenance, landscape maintenance, litter abatement, and code compliance as well as other services, such as preventative pest control services and pressure-cleaning services for the sidewalks. Cigarette waste has become a focus as the team installed specialized waste receptacles, reducing the amount of ground litter and allowing for recycling of the collected waste. The Clean & Safe Team works closely with other downtown stakeholders, to ensure downtown Delray Beach continues to become the place where people come to work, live, and play.

**TOTAL INVESTMENT \$2,414,404**

BEFORE



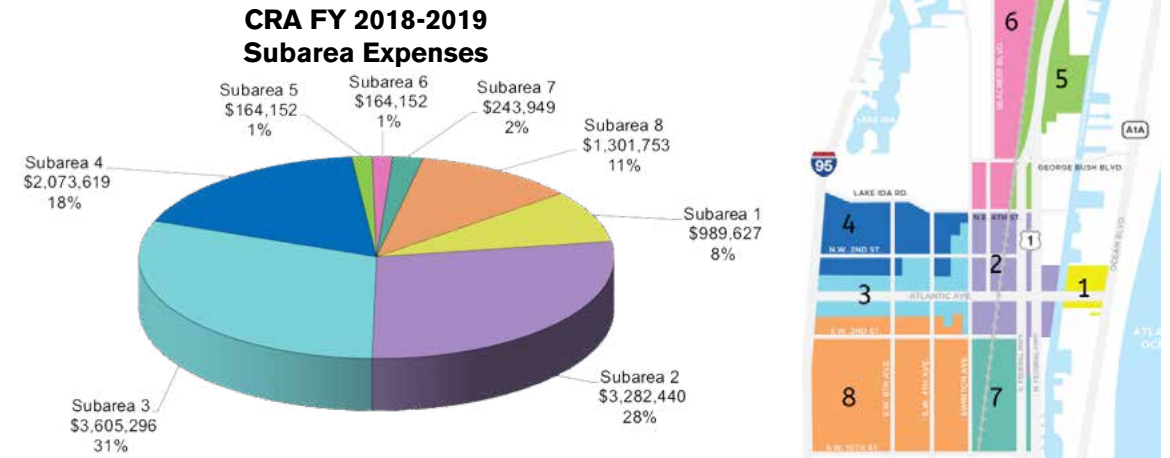
AFTER



# FINANCIALS

The CRA funds its programs and projects primarily through Tax Increment Financing (TIF) which allocates a specific portion of property taxes collected by the City of Delray Beach and Palm Beach County. Each fiscal year, the CRA invests its TIF dollars, along with other revenue such as grants, bond financing and property sales, back into redevelopment activities within the CRA District. Examples of these activities are: infrastructure improvements, constructing affordable housing, historic preservation, promoting economic development and creating job initiatives.

The CRA has maintained its commitment to improving Delray Beach by fostering redevelopment and leveraging public funds to attract private investment into the area.



## 15 projects started and completed with a cost of \$8,461,147

A-GUIDE Program	\$ 2,005,550
Land Acquisition	\$ 546,415
SE 1st Street Two Way Signal	\$ 250,000
Swinton/Atlantic Intersections	\$ 180,499
Downtown Mobility	\$ 543,399
Meritt Park Playground	\$ 198,447
Block 63 Alley	\$ 355,831
NW 5th Avenue Alleys	\$ 223,084
Curb Appeal Grant Program	\$ 75,000
Site Assistance Grant Program	\$ 96,135
Clean & Safe Program	\$ 2,414,404
Economic Development Incentives	\$ 188,910
Arts Warehouse Program	\$ 351,581
Tennis Tournament Sponsorship	\$ 905,000
Green Market Program	\$ 126,892
<b>Total</b>	<b>\$ 8,461,147</b>

Original assessed real property values in the CRA District in 1985	\$ 245,631,067
Assessed real property values in the CRA District FY 18-19	\$ 2,268,865,669
Total amount spent on low and middle income housing	\$ 381,261

## Revenues

City TIF	\$ 12,995,327
County TIF	\$ 9,181,469
Issuance Of Revenue Bonds	\$ 1,950,000
All Other Sources	\$ 994,425
<b>Total Revenues and Other</b>	<b>\$ 25,121,221</b>

## Expenditures

Administrative	\$ 1,889,422
Areawide & Neighborhood Plans	\$ 2,908,257
Downtown Master Plan	\$ 1,109,970
Redevelopment Projects	\$ 1,244,584
Community Improvements & Economic Development	\$ 6,562,177
Debt Services	\$ 2,325,263
<b>Total Expenditures</b>	<b>\$ 16,039,673</b>
<b>Net Change in Fund Balance</b>	<b>\$ 9,081,548</b>



**DID THE ART THROUGHOUT THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT CATCH YOUR EYE? WE'RE PLEASED TO FEATURE WORK BY ARTS WAREHOUSE RESIDENT STUDIO ARTISTS AS PART OF THE ANNUAL REPORT DESIGN THIS YEAR! VISIT THEIR STUDIOS AND VIEW ORIGINAL WORK AT THE ARTS WAREHOUSE IN DOWNTOWN DELRAY BEACH.**

*Arts Warehouse*

313 NE 3rd St.,  
Delray Beach, FL 33444  
561-330-9614

**Arts**  
WAREHOUSE



**DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**  
20 N. Swinton Ave., Delray Beach, FL 33444 | 561-276-8640

