

DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

Annual Report



What is a CRA?

A Community Redevelopment Agency ("CRA") is a dependent special district in which any future increases in property values within the district are set aside to support redevelopment activities that would eliminate conditions of slum and blight within the district.

A CRA can only be created by adhering to the statutory requirements of Chapter 163, Part III, Florida Statutes. Specifically, a Finding of Necessity demonstrating the existence of conditions of slum and blight must be prepared and accepted by the governing board of the county or the municipality in which the potential CRA will be located.

After creation, a Redevelopment Plan setting forth the manner in which the conditions of slum and blight are to be eliminated within the district by the CRA must be approved by the same governing body.

Our 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.

CELEBRATING
40
YEARS

We're reflecting on the significant journey since the Delray Beach CRA's establishment in 1985. Over the decades, the CRA has played a pivotal role in revitalizing the City's physical environment, fostering economic growth, and enhancing the quality of life for its residents.



Highlights through the Years

1985



CRA Plan Adopted
1986



Launch of Paint Up Delray / Rock the Block Delray
1989



Relocation of Historic Home (Monterey House)
1993

Board of Commissioners



Angela Burns
CHAIR
2023 – 2026



Tom Markert
VICE CHAIR
2024 – 2027



Juli Casale
DEPUTY VICE CHAIR
2024 – 2027



Tom Carney
COMMISSIONER
2024 – 2027



Rob Long
COMMISSIONER
2023 – 2025



Message from the Chair

Dear Community Members, Stakeholders, and Partners,

This year marked a truly special milestone for the Delray Beach Community Redevelopment Agency as we proudly celebrated 40 years of service and dedication to our community. For four decades, the CRA has remained committed to eliminating blight, stimulating economic growth, and investing back into the neighborhoods and businesses that make Delray Beach unique. This anniversary offered not only a moment to reflect on how far we have come, but also an opportunity to look ahead with renewed vision.

Over the past year, we have continued to build on that legacy through meaningful redevelopment efforts and targeted strategic investments. A major milestone was the completion of 95 SW 5th Avenue. More than just a new commercial building in the historic Set neighborhood, this project represents a significant investment in both economic growth and community well-being. The once vacant site has been transformed into a modern, two story facility that is now complete and ready for medical and wellness tenant build outs, providing much needed affordable space for essential healthcare and community services.

The Delray Beach CRA has also made meaningful progress on projects that strengthen neighborhoods and improve quality of life throughout the district. The NW Neighborhood Improvement designs are now complete, delivering targeted upgrades to infrastructure, safety, and overall neighborhood appeal. In the Southwest area, we successfully completed the SW Neighborhood Alley improvements, enhancing accessibility and safety for residents. Wayfinding signage has also

been installed throughout the CRA District, improving navigation, reinforcing neighborhood identity, and creating a more welcoming environment for visitors and businesses alike.

Progress continues at Pompey Park, where construction will soon be underway on a new state-of-the-art recreation center that will expand opportunities and enhance community amenities for residents of all ages. Redevelopment in the 600 block area is progressing to bring new affordable workforce townhomes to the community. This annual report will also highlight additional advancements in affordable housing projects. Collectively, these efforts reflect the CRA's steadfast commitment to sustainable growth, neighborhood revitalization, and long term community investment.

As we move forward, our mission remains clear: to invest in people, places, and partnerships that ensure every part of Delray Beach has the opportunity to thrive. By advancing thoughtful planning, supporting small businesses, improving infrastructure, and fostering collaboration, we are shaping a resilient and vibrant future while honoring the character of our "Village by the Sea."

Thank you for your continued partnership and commitment to the Delray Beach CRA. Together, we will build on 40 years of progress and carry this important work into the next chapter.

Angela D. Burns
CHAIR



GreenMarket Launch
1995



Clean and Safe Program
2000



La France Apts
2004



**Monterey House
(CRA Office) Purchase**
2004

Finance

Fiscal year ended Sept. 30, 2025
(unaudited)

REVENUE

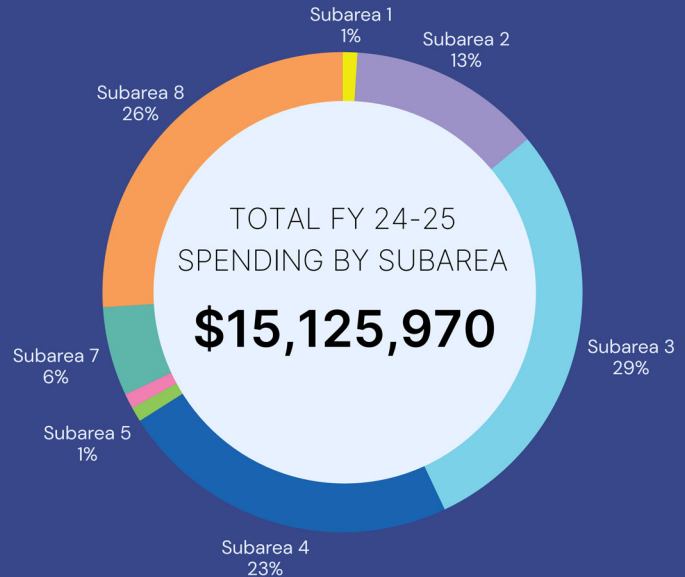
City TIF	\$ 21,914,715
County TIF	\$ 16,696,784
All Other Sources	\$ 1,152,070
Total Revenue and Other Financing Sources (Unaudited)	\$ 39,763,659

EXPENDITURES

Administrative	\$ 1,710,567
Areawide & Neighborhood Plans	\$ 5,144,652
Downtown Master Plan	\$ 438,426
Redevelopment Projects	\$ 2,349,063
Community Improvements	\$ 7,991,365
Total Expenditures (Unaudited)	\$ 17,524,865
Net Change in Fund Balance (Unaudited)	\$ 22,129,586

OTHER FINANCIAL INFORMATION

Original assessed real property values in the CRA District in 1985	\$ 245,631,067
Assessed real property values in the CRA District FY 24-25	\$ 3,905,680,512
Total amount spent on low and middle income housing	\$ 2,106,309



PROJECT EXPENDITURES BY SUBAREA

● Subarea 1	\$121,423	● Subarea 5	\$185,991
● Subarea 2	\$1,931,638	● Subarea 6	\$185,991
● Subarea 3	\$4,428,017	● Subarea 7	\$846,420
● Subarea 4	\$3,491,187	● Subarea 8	\$3,935,303



Old School Square Garage
2005



Downtown Roundabout
2007



Carolyn Quince Court
2007



West Settlers Building
2009

Project List

15 PROJECTS COMPLETED IN FISCAL YEAR 2024-2025

Commercial Land Aquisition	\$2,825,015
Demolition of Commercial Blighted Property	\$66,560
Substantial Completion of Affordable Commercial Project	\$831,772
Affordable Housing Land Aquisition	\$1,261,127
Curb Appeal Residential Rehabilitation Program	\$54,243
Artists Alley Drainage Improvements	\$289,768
Currie Commons Restrooms Renovation	\$598,429
Finalized Osceola Neighborhood Infrastructure Project	\$62,000
CRA Business Funding Assistance Programs	\$68,485
Economic Development Incentive	\$40,000
Clean & Safe Program	\$4,479,714
Arts Warehouse Program	\$449,277
GreenMarket and SNAP Programs	\$187,018
A-GUIDE Program	\$1,165,087
Sports Economic Development	\$905,000



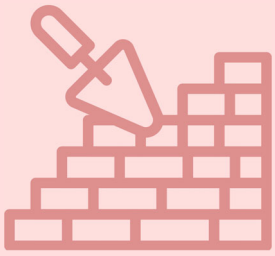
Muse Cottage
2009



Libby Wesley Plaza
2010



Palm Manor Apts
2010



New Construction of 95 SW



In 2008, the CRA acquired 95 SW 5th Avenue, a 7,125 square foot vacant lot in The Set. In 2010, the CRA developed a 7-space public parking lot on the east portion of the property to help serve the existing area with plans to redevelop the entire property to come in the future. Historically, the NW/SW 5th Avenue corridor was a thriving commercial area of black-owned businesses, however this energy was lost as time passed. In 2016, the CRA launched the "Focus on 5th Initiative" as a way to activate CRA owned properties on NW/SW 5th Avenue in an effort to facilitate an economic resurgence and activation of the local business community.



Harvel Cottage
2010



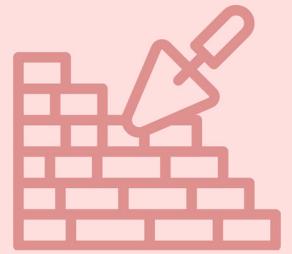
MLK Jr. Drive Beautification
2011



Paint Up & Signage Program
2010

Commercial Space

5th Avenue



In 2018, the CRA developed plans to demolish the parking lot and construct a two-story commercial building on the property with reconfigured parking dedicated to the new building. During the FY 2022-2023 fiscal year, the CRA completed the design phase of the project, awarded the construction bid, and broke ground on construction in July 2023. The building is in its final stages and the CRA is actively looking for tenants to provide medical, healthcare, pharmaceutical, and wellness services to The Set community!



Courtyards on 12th
2011



City Gateway Installed
2013



Fairfield Inn
2014



Pineapple Grove Entrance Feature
2015



**Visual Adjectives
Ribbon Cutting**



**Neighborhood Plan
Meetings**



Rock the Block



CRA Socials



**Arts Warehouse
2017**



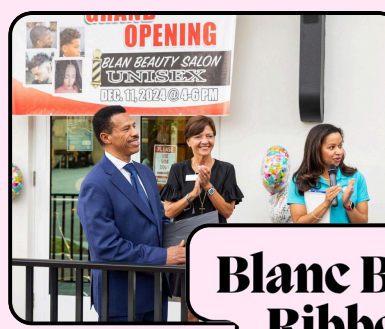
**NE 2nd Ave/Seacrest
Beautification Project
2016**



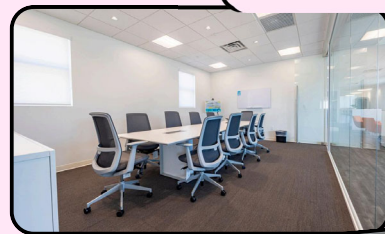
**Merritt Park
2018**



FRA Conference 2024



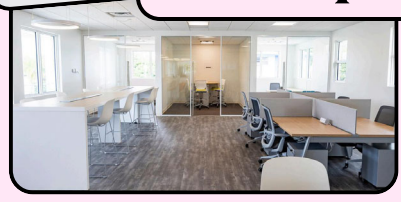
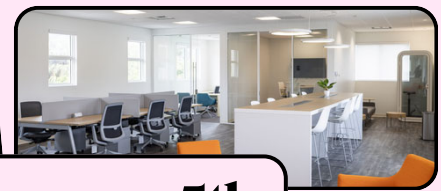
**Blanc Beauty Salon
Ribbon Cutting**



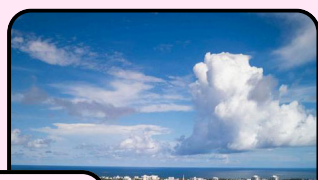
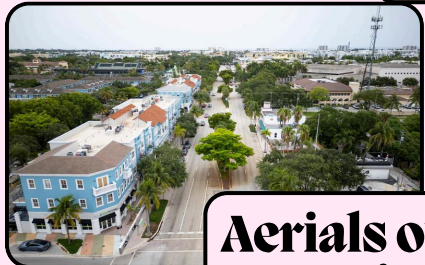
Work Space on 5th



**Demolition of
700 West Atlantic Avenue**



Outreach



**Aerials of the
CRA District**



**Village Square
2018**



**4th and 5th Delray - IPIC
2019**



**Relocation of Historic Home
(Wellbrock House)
2019**



**SNAP Launch at
GreenMarket
2021**

Northwest Neighborhood Improvement Project

The Northwest Neighborhood is bounded by Lake Ida Road to the north, Swinton Avenue to the east, Atlantic Avenue to the south, and I-95 to the west. This project encompasses comprehensive public infrastructure improvements throughout Northwest Neighborhood with the goal to design a project that will reconstruct and retrofit the existing public infrastructure to meet the current and anticipated needs of area residents, businesses, and visitors. This year, significant time was dedicated to completing the design plans for the comprehensive infrastructure improvements - 100% designs was achieved! This critical stage sets up the next phase of the project – construction of the improvements that will improve the quality of life for those that reside and do business within the Northwest Neighborhood.

Pompey Park

The Pompey Park Master Plan, which encompasses renovating and constructing new amenities on an approximately 14-acre site that will support family programming, youth sports programming, senior programming, seasonal community activities, and serve as a vital community hub, was developed in collaboration of the City Parks and Recreation Department, City & CRA Staff, and community stakeholders.

During Fiscal Year 2024-2025, significant time was dedicated to pre-construction services as the selected Construction Manager at Risk, City & CRA Staff reviewed design and construction plans for constructability and potential value engineering. These activities help to ensure that the project will be constructed to best serve the community for years to come.



**Corey Jones Isle
Workforce Housing**
2021



**NE 3rd Street/NE 3rd Avenue
Alley Improvements**
2022



**Renovation of Historic Home
(Wellbrock House) as CRA Offices**
2022

Structure Partnerships

Southwest Neighborhood Alleys

The primary goal of the project was to design and construct the alleyways and to upgrade the underground utilities, stormwater, and drainage. The location of the alleys is in the Southwest Neighborhood, more specifically: one (1) alley - between SW 13th Ave. and SW 14th Avenue and between SW 2nd Street and SW 3rd Street; and two (2) alleys - Between SW 10th Avenue and SW 11th Avenue and between SW 1st Street and SW 3rd Street. During FY 2024-2025, the construction of the SW Neighborhood alley improvements was completed.



Wayfinding Signage

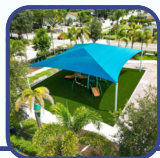
Fabrication & Installation

This project involved the fabrication and installation of new wayfinding signage designs throughout the CRA District. Updating the existing wayfinding signage system was identified in the 2010 Parking Management Plan and more recently the Downtown Shopability Study. The previous wayfinding signage was installed in 2000 and needed upgrading to accommodate the continued transformation of the Delray Beach community as well as improving transportation and mobility initiatives. During FY 2024-2025, installation of the new wayfinding signs throughout the CRA District was completed.



Artists Alley Drainage Improvement

In August 2020, the City completed road improvements to Artists Alley, located east of NE 3rd Avenue, between NE 3rd Street and NE 4th Street. Additionally, in FY 2021-2022, the CRA and City completed the NE 3rd Avenue/Street Infrastructure Project. However, additional public infrastructure improvements in Artists Alley were needed as one of the main challenges that continued to effect local businesses was flooding in the alley. During FY 2024 - 2025 installation of a new drainage system to resolve remaining infrastructure issues was completed.



**Reverend J.W.H Thomas
Park Updates**
2022



**Carver Square Workforce
Housing Construction**
2023



98 NW 5th Avenue Renovation
2023

Affordable NW 600 Block + Accessory

The CRA owns seven (7) parcels in the NW Neighborhood of The Set just north of West Atlantic Avenue - one (1) parcel on NW 6th Avenue and six (6) contiguous parcels on NW 7th Avenue. For over 20 years, the project site has been vacant, and by developing it, the CRA will further accomplish its mission of eliminating blight within the CRA District. It took many years to assemble the parcels needed for this project, with the most recent acquisition being last year. Funding in FY 2024-2025 was allocated for the development of design and construction plans for a mixed-use project which includes 1 commercial building and 12 affordable/workforce two-story townhouse units that will each have its own detached accessory dwelling unit (ADU).

The ability to allow for ADUs in this project, was made possible due to a planning study conducted alongside the City Development Services Department. It was determined that The Set would be the first area in the City to study the implementation of ADUs in the neighborhood. Since the CRA was in the process of development this townhouse project on land with an alley, this presented an excellent opportunity to add ADUs to the development.

CRA Staff conducted significant public outreach for the project, and the community has been overwhelmingly supportive of the planned project. This development has multiple benefits ranging from monetary impacts to quality-of-life impacts. Individuals who purchase one of the units will receive a reduced purchase price and subsidies if available. They will then be able to either live in the townhouse unit and rent the ADU to an income qualified family or individual or live in the ADU and rent the townhouse for increased earning potential. Additionally, the ADUs could be utilized as home offices, providing an affordable space for small businesses. Should there be a larger, multi-generational family, the ADUs could provide a separate living space. This will serve as a model project to showcase alternative residential development options. A critical component that makes this development feasible is the alleyway. Downtown Delray Beach has a large alleyway network. In residential neighborhoods, alleys provide the opportunity for services such as trash collection and utilities to be located in the alley as opposed to the street frontage. It allows residents to utilize the front of their homes more safely. As a result, the front includes wider sidewalks increasing pedestrian connectivity and a forecourt to serve as a community gathering space.



Litter Prevention Launch
2023



Hatcher Construction Building
2024



Osceola Park Neighborhood Improvements
2024

Housing

Workforce Townhomes

Dwelling Units



Did you know?

In the last 6 years
the DBCRA has supported
the development of over
50 single family homes



Wayfinding Signage
2025



Work Space on 5th
2025

*...and continuing work
for years to come.*






Follow along to see what's next at the Delray Beach CRA!






-  [delraybeachcra](#)
-  [delraybeachcra](#)
-  www.delraycra.org

Arts
WAREHOUSE
A Project of the Delray Beach CRA



-  [artswarehousedelray](#)
-  [artswarehousedelray](#)
-  www.artswarehouse.org



-  [delraygreenmarket](#)
-  [delraybeachgreenmarket](#)
-  www.delraycra.org/green-market

Contact Information

20 N. Swinton Avenue, Delray Beach, FL 33444

561-276-8640

crainfo@mydelraybeach.com

