



Cover Memorandum/Staff Report

File #: 25-018 CRA

Agenda Date: 1/28/2025

Item #: 9A.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Executive Director
DATE: January 28, 2025

UPDATE AND BOARD INPUT ON CRA-OWNED LOTS FOR AFFORDABLE/WORKFORCE HOUSING

Recommended Action:

Update and Board input on CRA-owned vacant lots identified for the development of affordable/workforce housing.

Background:

In August 2023, in compliance with Sections 125.379 and 166.0451, Florida Statutes (also known as the Live Local Act) which requires each county and municipality to prepare an inventory list of all real property within its jurisdiction to which the county or municipality or any dependent special district within its boundaries holds fee simple title which is appropriate for use as affordable housing, CRA staff reviewed CRA-owned properties that would be appropriate for the development of affordable housing to send to the City of Delray Beach for inclusion in the City's inventory list. Following that review, the CRA Board approved the following properties to be included as part of the inventory of properties owned by the CRA that would be appropriate for the development of affordable housing.

- **256 NW 8th Avenue (PCN 12434617250020310)**
 - This PCN includes one lot.
 - Zoned: R-1-A Single Family Residential
 - **Current Status:** On the January 28, 2025, CRA Board Consent Agenda for approval of a Purchase and Sale Agreement with the Delray Beach Community Land Trust.

- **250 NW 8th Avenue (PCN 12434617250020010)**
 - This PCN includes two lots.
 - Zoned: R-1-A Single Family Residential
 - **Current Status:** On the January 28, 2025, CRA Board Consent Agenda for approval of a Purchase and Sale Agreement with the Delray Beach Community Land Trust.

- **250 NW 8th Avenue (PCN 12434617250020300)**
 - This PCN includes one lot.
 - Zoned: R-1-A Single Family Residential
 - **Current Status:** On the January 28, 2025, CRA Board Consent Agenda for approval of a Purchase and Sale Agreement with the Delray Beach Community Land Trust.

- **260 NW 9th Avenue (PCN 12434617250010320)**
 - This PCN includes one lot.
 - Zoned: R-1-A Single Family Residential
 - **Current Status:** Habitat for Humanity of Greater Palm Beach County reviewing Purchase and Sale Agreement.

- **238 SW 14th Avenue (PCN 12434617190030101)**
 - This PCN includes one lot.
 - Zoned: R-1-A Single Family Residential
 - **Current Status:** Boynton Beach Faith Based Community Development Corporation is reviewing Purchase and Sale Agreement.

- **106 NW 10th Avenue (PCN 12434617420060240)**
 - This PCN includes one lot that could be subdivided into two lots. The property also includes remnants of an alley that runs north and south.
 - Zoned: R-1-A Single Family Residential
 - **Current Status:** Ownership of the alley portion of the property is being divided between and conveyed to four (4) abutting private property owners; the closing date is being tentatively scheduled for Spring 2025. Post-closing, the CRA will submit a Major Plat application to the City of Delray Beach to divide the remaining CRA-owned property into three (3) lots and re-plat the property, including the four (4) private property owners in the application.

- **704 SW 4th Street (PCN 12434620010010240)**
 - This PCN includes one lot that spans across SW 4th Avenue, physically making the property two lots. The west side lot could be subdivided into two lots, and the east side lot will comprise a third lot.
 - Zoned: R-1-A Single Family Residential
 - **Current Status:** In October 2024, CRA staff submitted a Minor Plat Application to the City of Delray Beach that is currently going through the approval process.

- **111 NW 11th Avenue (PCN 12434617420060150)**
 - CRA owns the property abutting NW 11th Avenue, however there is a small privately owned parcel directly abutting the east side of the property.
 - Zoned: R-1-A Single Family Residential
 - **Current Status:** CRA has a pending Purchase and Sale Agreement (CRA Board approved on July 23, 2024) for the small parcel of property directly abutting the east side of the CRA-owned property. CRA is waiting for title issues to be resolved by CRA General Counsel prior to moving forward with closing. Post-closing, CRA staff will demolish the dilapidated structure on the property and re-plat the entirety of the two properties into two lots.

Update 1300 Lake Ida Road (PCN 12434608270000000)

The CRA has a Purchase and Sale Agreement (Amended July 2024 to include additional square footage) with Lake Ida Church of Christ for a portion of the Church property (east parking lot that is adjacent to Roosevelt Avenue). The property is zoned R-1-A Single Family Residential.

Currently, CRA staff has submitted a Class I Site Plan Modification Application and a Major Plat Application. Upon approval of the Class I Site Plan Modification Application, the CRA will close on the property; closing is scheduled for February 15, 2025.

At this time, CRA is seeking input on the future development of the property post-closing.

Option 1:

Continue with the Major Plat Application, seek approval for the platting of eight (8) lots, and plan for the development of eight (8) affordable/workforce single-family residential units as originally contemplated given current zoning.

Option 2:

Pause the Major Plat Application and await the completion and outcome of the City of Delray Beach’s ADU and Diverse Housing Types Study to assess the possibility of increasing density and potential for development of alternative housing types. In the meantime, physically separate the CRA-owned lot from the Church-owned lot by demolishing the parking lot, creating a landscape buffer, and/or installing a fence.

Option 3:

Pause the Major Plat Application and await the completion and outcome of the City of Delray Beach’s ADU and Diverse Housing Types Study to assess the possibility of increasing density and potential for development of alternative housing types. In the meantime, leave the CRA-owned property as-is.

At this time, CRA staff is seeking input for the portion of property approximately located at 1300 Lake Ida Road post-closing.

Additional CRA-owned Vacant Lots - SW 1100 Block

Currently, the City of Delray Beach is conducting an ADU and Diverse Housing Types Study. The City is analyzing and assessing the possibility of implementing changes to its Land Development Regulations that include allowing property owners to develop additional housing types within The Set.

At this time, the CRA also owns the following vacant lots that are zoned RM - Medium Density Residential and CBD- Central Business District within the SW 1100 Block.

Lot	Property Address	Size	Parcel Control Number (PCN)	Zoning Designation
		Approx.		
1	14 SW 12th Avenue	50x137	12434617180020210	RM - Medium Density Residential
2	18 SW 12th Avenue	50x137	12434617180020220	RM - Medium Density Residential
3	15 SW 12th Avenue	50x137	12434617230050130	CBD - Central Business District
4	27 SW 12th Avenue	50x137	12434617230050160	CBD - Central Business District
5	23 SW 11th Avenue	100x137	12434617230080140	CBD - Central Business District
6	16 SW 10th Avenue	50x137	12434617230080210	CBD - Central Business District

The CRA Redevelopment Plan includes these properties as part of Project #1.1 - West Atlantic Redevelopment Plan (See Page 56 and Page 160). The Project's objectives include acquiring and aggregating land for redevelopment to encourage minority business development or constructing centralized parking facilities to serve the surrounding areas.

Since 2014, the CRA has not acquired additional properties in the area, and the properties that the CRA currently owns are surrounded by single-family residences.

Given the City's ADU and Diverse Housing Types Study, CRA staff is requesting input from the CRA Board as it pertains to the above properties within the SW 1100 Block.

Option 1:

Continue with Project 1.1 - West Atlantic Redevelopment Plan as provided in the CRA's Redevelopment Plan and retain the lots for future assessment.

Option 2:

Include the lots within the SW 1100 Block identified above as potential sites for the development of affordable housing and await the completion and outcome of the City of Delray Beach's ADU and Diverse Housing Types Study to assess the possibility of increasing density and potential for development of alternative housing types on the CRA-owned lots within the SW 1100 Block.

Update CRA GIS Property Map:

CRA staff is seeking authorization to update the CRA GIS Property Map with potential properties (1300 Lake Ida Road, SW 1100 Block) for disposal for potential use as affordable housing. If the CRA Board authorizes the update, CRA staff will also send an updated list to the City of Delray Beach to include in its inventory list of properties appropriate for the development of affordable housing as required under the Live Local Act.

Note: The link below shows the complete list of all CRA-owned properties:

<https://delraycra.org/property-map/>

Attachments: Exhibit A - CRA-owned Properties

CRA Attorney 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