




# DELRAY BEACH COMMUNITY LAND TRUST

"OPENING DOORS TO AFFORDABLE HOUSING"

March 13, 2020

Delray Beach CRA  
Attn: Shelly Petrolia, Board Chair   
20 N. Swinton Ave  
Delray Beach, FL 33444

Re: NOTICE OF INTENT TO DISPOSE OF DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY OWNED PROPERTIES, PUBLISHED MARCH 6, 2020

Mrs. Petrolia:

On behalf of the Delray Beach Community Land Trust (DBCLT) regarding the public notice published on March 6, 2020, for the disposition of CRA-owned properties located at 102 NW 14<sup>th</sup> Avenue and 1311 NW 14<sup>th</sup> Avenue, Delray Beach FL 33444, it is our desire to purchase the two (2) lots at a total of \$10,000.00, for the development of one (1) new affordable Workforce Housing unit in accordance to Article 4.7 FAMILY/WORKFORCE HOUSING ordinance of the City of Delray Beach. The legal descriptions of the properties are:

- **102 NW 14<sup>th</sup> Avenue, Delray Beach FL 33444**  
*East The ½ of Lot 12, of A J Johnson Subdivision, according to the map or plat thereof, as recorded in Plat Book 20, Page 57, of the Public Records. of Palm Beach County, Florida  
PCN: 12-43-46-17-37-000-0121*
- **1311 NW 4<sup>th</sup> Avenue, Delray Beach FL 33444**  
*The West ½ of Lot 12, of A J Johnson Subdivision, according to the map or plat thereof, as recorded in Plat Book 20, Page 57, of the Public Records of Palm Beach County, Florida  
PCN: 12-43-46-17-37-000-0122*

The addition of these lots will afford us to expand our current workforce housing portfolio from 13 to 14 units. The owners of these homes are employees of the City of Delray Beach, Palm Beach County School District, Medical Professionals and other. A copy of the proposed model home floor plan is attached:

- King III Model
- 1900 square ft. total, 1384 under air living area, 507 garage and 29 for front porch

The Delray Beach CLT is commissioned to create and preserve long-term affordable housing opportunities for very low to moderate income households within the City of Delray Beach. Your support enables us to provide the continuum of quality, long term affordable housing. As the number of mortgage ready homebuyer applicants' increase, we are in critical need of buildable lots to meet their needs.

## Board of Directors

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Our housing program portfolio currently consists of 78 owner occupied units and three (3) new units under contract. As of 03/10/2020 our homebuyer pipeline consists of twenty-one (21) mortgage ready applicants.

Please accept this letter as our formal response to the Notice To Dispose published on March 6, 2020. We understand that approval of this request is contingent upon your board approval. If you are in need of any additional information please feel free to contact Evelyn Dobson, CEO at [dobson@mydelraybeach.com](mailto:dobson@mydelraybeach.com) or by phone at 561-243-7500.

Sincerely yours,



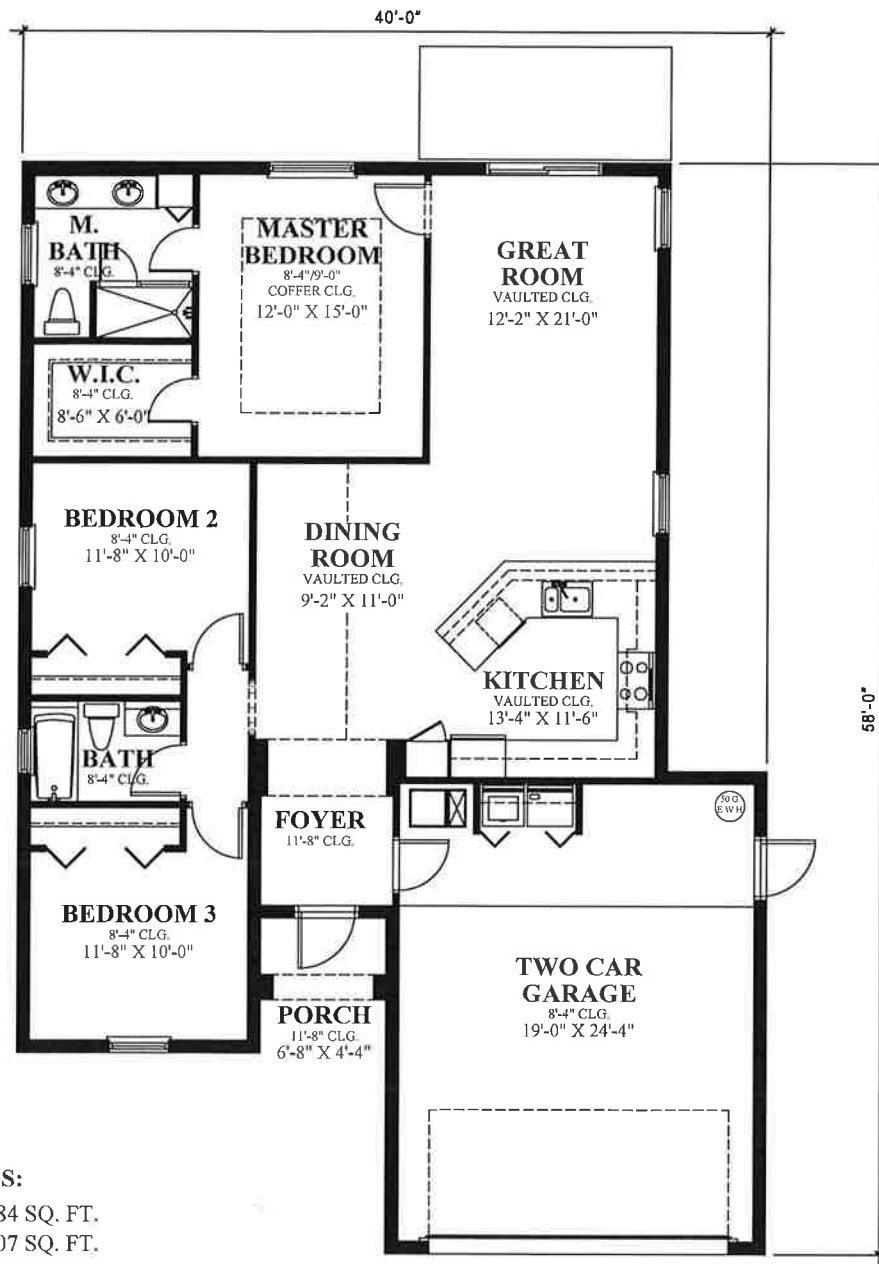
Gary Eliopoulos, President

Cc: Renee Jadusingh, CRA Executive Director

Attachment

# The King III

Three Bedrooms, Two Baths, Two Car Garage  
215 NW 8th Avenue, Delray Beach, Florida



**AREA CALCULATIONS:**

A/C LIVING AREA:	1,384 SQ. FT.
GARAGE:	507 SQ. FT.
PORCH:	29 SQ. FT.
<b>TOTAL:</b>	<b>1,920 SQ. FT.</b>



ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MAURICE MENASCHE, ARCHITECT.

Delray Beach Community Land Trust, Inc.

145 SW 12th Ave., Delray Beach, Florida 33444 • Phone: (561) 243-7500 • Fax: (561) 243-7501 • www.delraylandtrust.org



## PUBLIC NOTICE

### NOTICE OF INTENT TO DISPOSE OF DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY OWNED PROPERTIES

Pursuant to Section 163.380, Florida Statutes, notice is hereby given that the Delray Beach Community Redevelopment Agency (CRA) intends to offer for sale two (2) CRA-owned properties. It is the CRA's intention to dispose of said properties to a qualified not-for-profit entity for the purpose of developing one (1) affordable/workforce single-family housing unit, and to enter into an agreement with the successful proposer to provide for sale one (1) single-family housing unit that is restricted on a long-term basis for affordable/workforce housing pursuant to Article 4.7 of the City of Delray Beach's Land Development Regulations (Family/Workforce Housing Ordinance.)

The CRA-owned properties are located at **102 NW 14<sup>th</sup> Avenue and 1311 NW 14<sup>th</sup> Avenue, Delray Beach, Florida, 33444** (both properties approximately located at NW 1<sup>st</sup> Street and NW 13<sup>th</sup> Avenue.) The legal descriptions for both properties are as follows:

**102 NW 14<sup>th</sup> Avenue, Delray Beach, Florida, 33444**

*The East ½ of Lot 12, of A J Johnson Subdivision, according to the map or plat thereof, as recorded in Plat Book 20, Page 57, of the Public Records of Palm Beach County, Florida.*

PCN: 12-43-46-17-37-000-0121

**1311 NW 14<sup>th</sup> Avenue, Delray Beach, Florida, 33444**

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PCN: 12-43-46-17-37-000-0122

Additional information may be obtained by contacting Christine Tibbs, Assistant Director, 20 N. Swinton Avenue, Delray Beach, Florida, 33444, or at [tibbsc@mydelraybeach.com](mailto:tibbsc@mydelraybeach.com).

The CRA invites all interested parties to submit their proposals. All proposals must be submitted in writing and delivered within thirty (30) days after the date of publishing this Public Notice to the Delray Beach Community Development Agency located at 20 N. Swinton Avenue, Delray Beach, Florida, 33444.

The CRA Board reserves the right to accept or reject any proposal and to negotiate an agreement with any selected proposer.

Shelly Petrolia, Board Chair  
Renée Jadusingh, Esq., Executive Director  
Delray Beach Community Redevelopment Agency  
Published Date: March 6, 2020



Delray Beach Community Land Trust  
145 SW 12th Avenue  
Delray Beach, FL 33444



Delray Beach CRA  
Attn: Renee Jadusingh, CRA Executive  
Director  
20 N. Swinton Ave  
Delray Beach FL 33444

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