



Delray Beach Community Redevelopment Agency

Regular Board Meeting

Tuesday, March 24, 2026, at 4:00 PM

Commission Chambers at City Hall



Item 8A.

Due Diligence Studies for the Properties
located at 330, 350, & 358 NE 4th Street
and
2400 & 2410 North Federal Highway

Artist Alley Properties 330, 350, 358 NE 4th Street

Size: 1.91 acres (83,200 SF)





F.E.C.
Railway



Federal Highway Properties 2400 & 2410 North Federal Highway



Facing west from Federal Highway.

Size: 3.04 acres (132,700 SF)



Appraisals Artists Alley - Properties

PREPARED FOR CRA		
Report Date	Appraiser	Market Value
7/25/2024	Anderson Carr	\$19,250,000
10/3/2024	Callaway and Price, Inc.	\$19,200,000

PREPARED FOR SELLER		
Report Date	Appraiser	Market Value
3/24/2025	Aucamp, Dellenback & Whitney	\$20,200,000

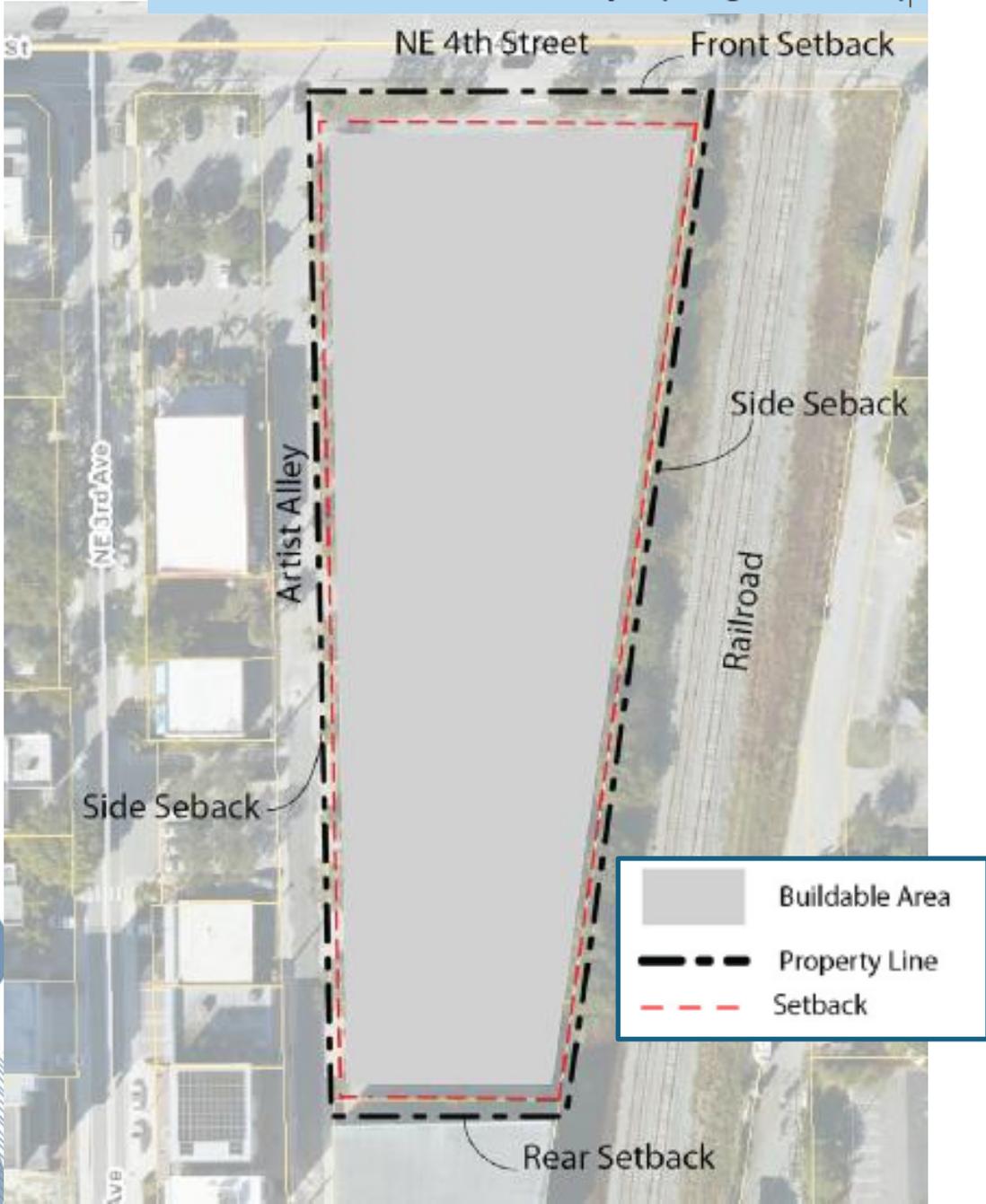


Artist Alley Properties - Due Diligence Overview

- Site Overview
- Zoning and Land Use Review
- Site Capacity & Circulation Assessment
- Traffic, Access & Friction Point Analysis
- Workforce/Affordable Housing Strategy
- Utilities & Infrastructure
- Conclusions & Recommendations



Maximum Build-Out Envelope (Diagrammatic)



Conservative planning-level development





Workforce / Housing Strategy

- Lot size: 258,648 SF
- Buildable area:
193,986-206,918 SF
- Up to 4 stories
- Zoning: Central Business District (CBD)
- Land Use: Core Commercial
- No Zoning or LU change is required

Table 7.1A Residential Yield Comparison Summary (Planning-Level)

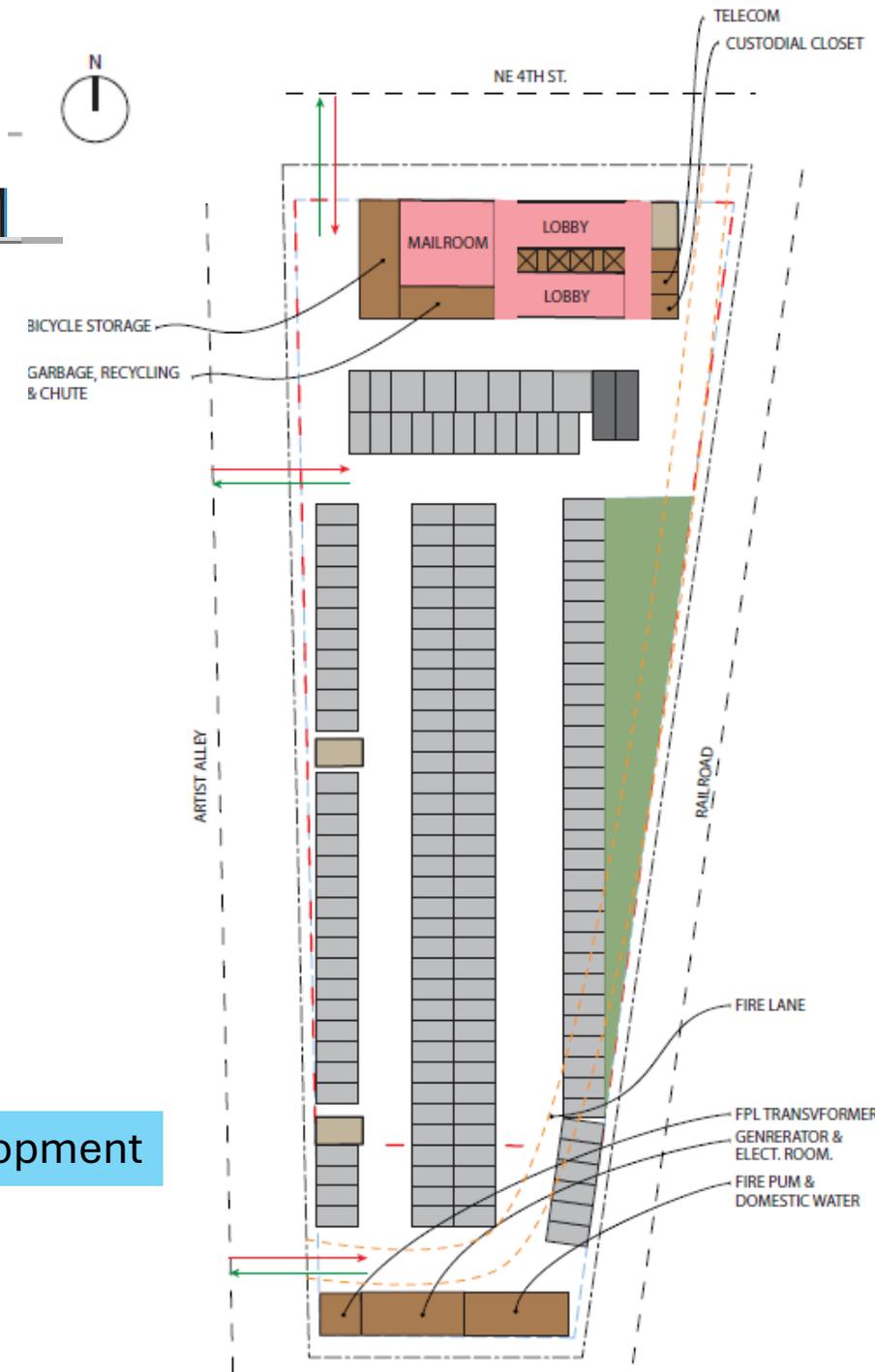
Metric / Assumption	Scenario A – Base CBD (100% Workforce)	Scenario B – Base CBD (Mixed Program)	Scenario C – Live Local (≥40% @ ≤120% AMI)
Typical Floor Plate (Footprint)	64,662 SF	64,662 SF	64,662 SF
Stories Counted in GFA (planning)	4	4	4
Total GFA	258,648 SF	258,648 SF	258,648 SF
Net Efficiency	75–80%	75–80%	75–80%
Net Residential Area	193,986–206,918 SF	193,986–206,918 SF	193,986–206,918 SF
Workforce Requirement	100% workforce	50%–70% workforce (tested)	Minimum 40% workforce @ ≤120% AMI
Unit Mix Assumption	Balanced mix (25% S / 50% 1BR / 25% 2BR)	Same as Scenario A	Reduced studios; larger 1–2BR mix
Avg Net Unit Size	~712.5 SF	~712.5 SF	~800–810 SF
Resulting Unit Yield (GFA Based)	272-290 units	272-290 units (program split varies)	239-259 units
Parking Ratios Assumed	1.25 (Studio/1BR); 1.75 (2BR)	Same	Same (Final Mix May Vary)
Weighted Avg Parking Ratio	1.38 spaces/unit	1.38 spaces/unit	1.38 spaces/unit
Estimated Parking Demand (for GFA-based yield)	~374–399 spaces	~374–399 spaces	~329–357 spaces
Under-Building Parking Supply (1 level, planning range)	~160–192 spaces*	~160–192 spaces*	~160–192 spaces*
Practical Yield Indicated by Parking Supply	~116–146 units**	~116–146 units**	~105–130 units (unit mix may increase ratio)



ARTIST ALLEY SITE PLAN DIAGRAM

-  PROPERTY LINE
-  SETBACK
-  OUTLINE OF BLDG FOOTPRINT ABOVE
-  CORE (LOBBY/ MAILROOM)
-  VERTICAL CIRCULATION (EXIT STAIR/ELEV.)
-  SUPPORT & SYSTEMS
-  OFF-STREET PARKING (STND & ADA)
-  LOADING BERTH
-  GREEN / OPEN AREA

Conservative planning-level development





General Considerations

Development scenario is based on

- A. A maximum theoretical yield
 - Site may accommodate approx. 192 parking spaces
 - Site may theoretically support approx. 140–146 units

- B. Preliminary planning analysis
 - 100% workforce housing under the Live Local Act
 - No retail or mixed-use components

- C. Conceptual layout testing
 - Practical development capacity is governed primarily by parking yield and the physical space required to accommodate building systems and operational support areas. These required elements include:
 - Vehicular parking and circulation, required ADA parking and loading areas, solid waste and recycling facilities, utility infrastructure and transformer locations, fire pump, mechanical, and electrical rooms, elevator cores and stairwells, mail and package rooms, bicycle parking, amenity and resident support spaces, required setbacks and site access points.
 - These **systems consume a significant portion of the developable area**, reducing the footprint available for residential units.



General Considerations

Other key factors that may further reduce the achievable development capacity:

1. Absence of a certified boundary and topographic survey to confirm buildable area and easements.
2. Potential requirements associated with adjacency to the FEC Railway corridor:
 - Setbacks or safety buffers
 - Coordination with the railroad for site design and access
 - Potential limitations on building placement or circulation
3. Possible fire lane and emergency access requirements that could reduce parking supply.
4. The structural column layout required for the building may also reduce parking efficiency beneath the building.



General Considerations

5. Traffic and access conditions:

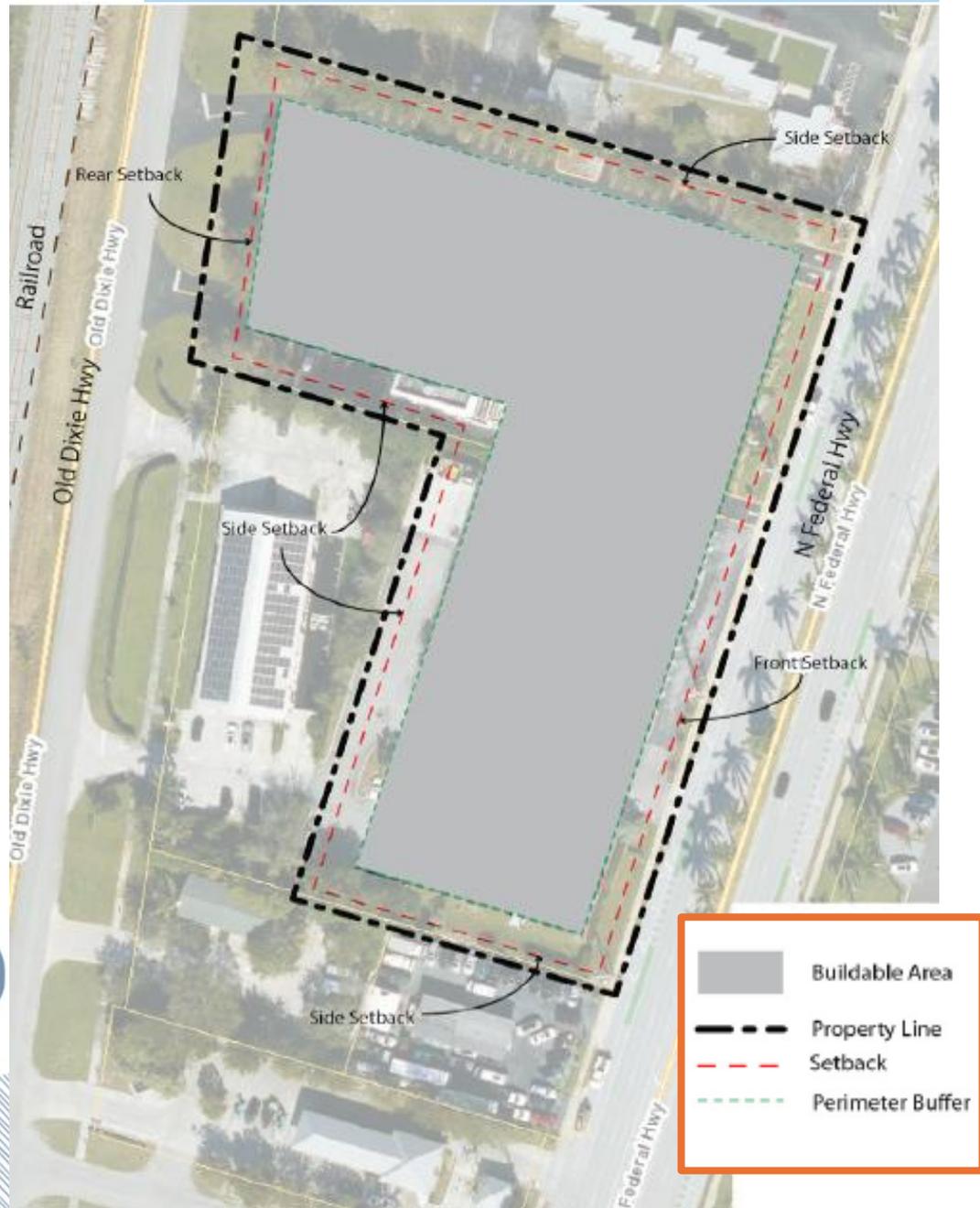
- Additional residential units would increase traffic volumes and turning movements in the area.
- Vehicle queuing at the site entrance may require additional circulation space within the site.
- Access from Artist Alley may limit ingress/egress efficiency.
- A traffic study would be required to evaluate access operations, queuing, and intersection impacts.

Lack of financial feasibility analysis to confirm economic viability of the development scenario

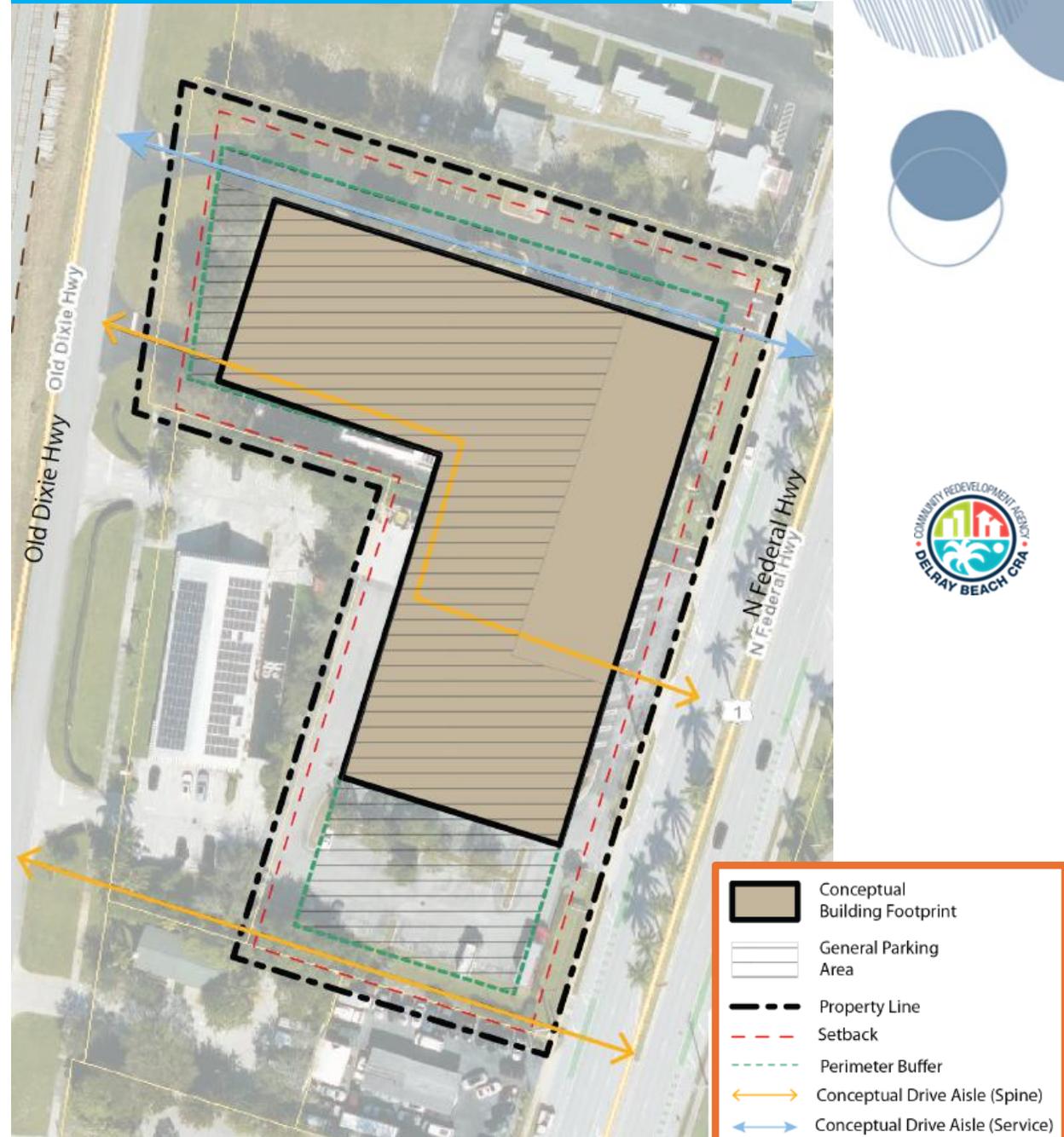
Federal Highway Properties - Due Diligence Overview

- Site Overview
- Zoning and Land Use Review
- Site Capacity & Circulation Assessment
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Maximum Build-Out Envelope (Diagrammatic)



Conservative planning-level development





Workforce / Housing Strategy

- Lot size: 319,340 SF
- Buildable area:
239, 505-255,472 SF
- Up to 5 stories
- Zoning: General Commercial + North Federal Highway Overlay
- Land Use: Mixed Use (General Commercial)
- Conditional use approval is required

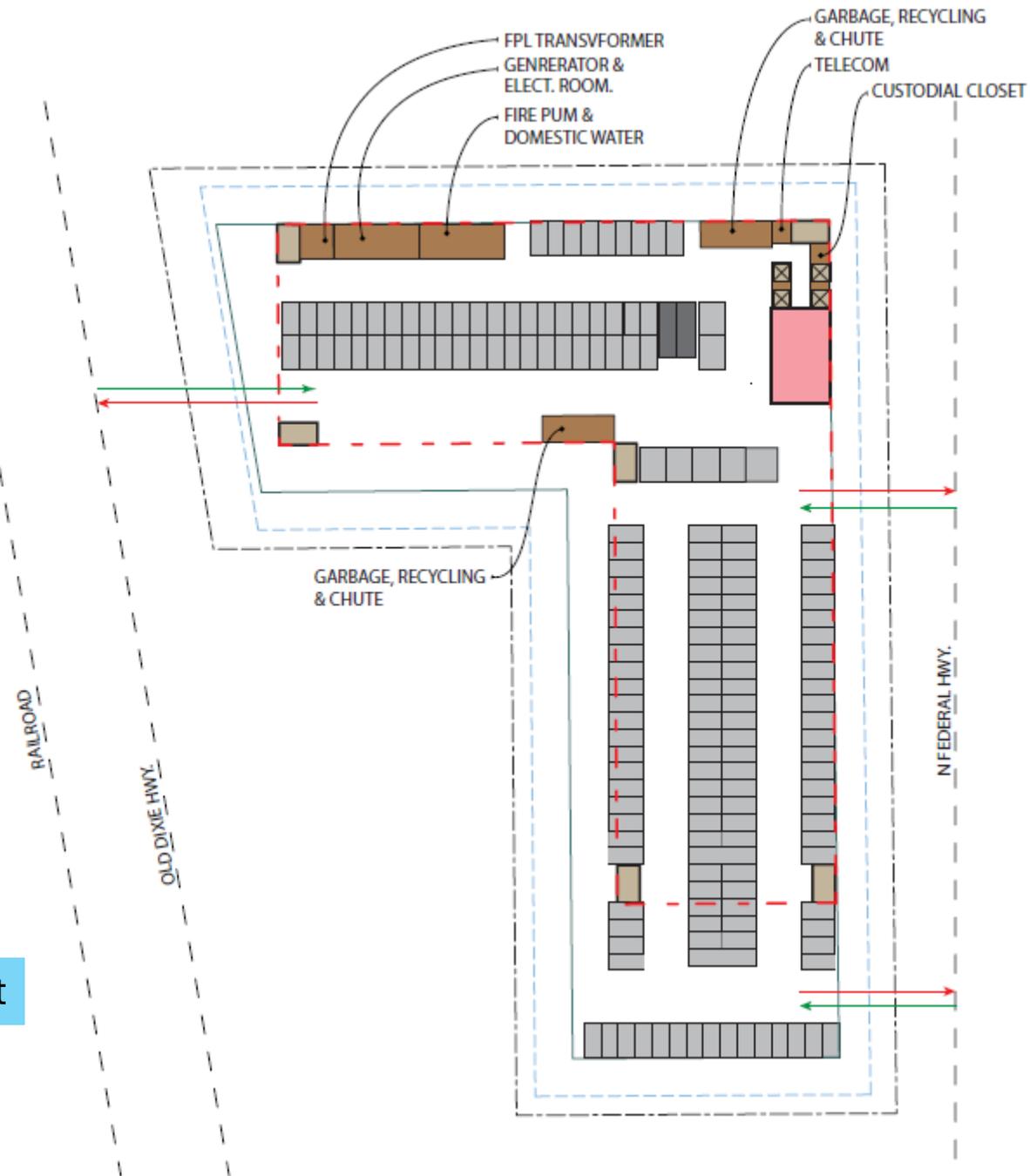
Table 7.1A Residential Yield Comparison Summary (Planning-Level)

Metric / Assumption	Scenario A – Base GC (100% Workforce)	Scenario B – Base GC (Mixed Program)	Scenario C – Live Local (≥40% @ ≤120% AMI)
Total GFA	319,340 SF	319,340 SF	319,340 SF
Net Efficiency	75–80%	75–80%	75–80%
Net Residential Area	239,505 – 255,472 SF	239,505 – 255,472 SF	239,505 – 255,472 SF
Workforce Requirement	100% workforce	50%–70% workforce (tested)	Minimum 40% workforce @ ≤120% AMI
Unit Mix Assumption	Balanced mix (25% S / 50% 1BR / 25% 2BR)	Same as Scenario A	Reduced studios; larger 1–2BR mix
Avg Net Unit Size	~725 SF	~725 SF	~780–820 SF
Parking Assumption	Tuck-under parking beneath building	Tuck-under parking beneath building	Tuck-under parking beneath building
Estimated Parking Supply	~175 – 190 spaces	~175 – 190 spaces	~175 – 190 spaces
Resulting Unit Yield	130 - 140 units	130 -140 units (program split varies)	115 - 125 units

N FEDERAL HIGHWAY SITE PLAN DIAGRAM

-  PROPERTY LINE
-  SETBACK
-  OUTLINE OF BLDG FOOTPRINT ABOVE
-  CORE (LOBBY/ MAILROOM)
-  VERTICAL CIRCULATION (EXIT STAIR/ELEV.)
-  SUPPORT & SYSTEMS
-  OFF-STREET PARKING (STND & ADA)
-  LOADING BERTH

Conservative planning-level development





General Considerations

Development scenario is based on

A. A maximum theoretical yield

- Site may accommodate approx. 175 parking spaces
- Site may theoretically support approx. 130 units

B. Preliminary planning analysis

- 100% workforce housing under the Live Local Act
- No retail or mixed-use components

C. Conceptual layout testing

- Practical development capacity is governed primarily by parking yield and the physical space required to accommodate building systems and operational support areas. These required elements include:
 - Vehicular parking and circulation, required ADA parking and loading areas, solid waste and recycling facilities, utility infrastructure and transformer locations, fire pump, mechanical, and electrical rooms, elevator cores and stairwells, mail and package rooms, bicycle parking, amenity and resident support spaces, required setbacks and site access points.
- These systems **consume a significant portion of the developable area**, reducing the footprint available for residential units.



General Considerations

Other key factors that may further reduce the achievable development capacity:

1. Absence of a certified boundary and topographic survey to confirm buildable area and easements.
2. Potential requirements from Florida Department of Transportation (FDOT) access management North Federal Highway (US-1), which may limit or restrict curb cuts and site access locations.
3. Potential queuing and circulation requirements associated with access to a major arterial corridor.
4. Structural building configuration and column spacing that may affect parking efficiency beneath the building.



General Considerations

5. Traffic impacts associated with additional residential density, which may require a traffic study and coordination with City and FDOT requirements.

Lack of financial feasibility analysis to confirm economic viability of the development scenario

Comparative Analysis



	Artist Alley Properties	Federal Highway Properties
Cost	Appraised: \$19,200,000 – 20,200,000	Listed: \$14,100,000
Lot size	258,648 SF	319,340 SF
Buildable Area	193,986-206,918 SF	239,505-255,472 SF
Stories	up to 4 (ground level for parking)	up to 5 (ground level for parking)
Zoning	Central Business District (CBD)	General Commercial North Federal Highway Overlay (additional development requirements)
LU	Core Commercial	Mixed Use - General Commercial
Zoning or LU changes	No zoning or LU change is needed	Conditional Use approval is required
<u>Housing</u>		
Base CBD		
Supply:	~ 160-192 parking spaces	~ 175-190 parking spaces
Yield:	~ 116-146 units	~ 130-140 units
Live Local Act		
Supply:	~ 160-192 parking spaces	~ 175-190 parking spaces
Yield:	~ 105-130 units	~ 115-125 units



Item 8B.

Direction regarding development of
SW 600 Block of West Atlantic Avenue

- April 2025:
 - CRA Board indicated that a full-service, 20,000 square foot grocery store is still needed and desired by the community, as identified in the 2012 West Atlantic Needs Assessment.
 - CRA Board determined that two (2) separate RFPs would be issued for 1) SW 600 Block of West Atlantic Avenue; and 2) SW 700 and 800 Blocks of West Atlantic Avenue.
- May-September 2025:
 - CRA Board approved a marketing services agreement with Jones Lang LaSalle Americas, Inc. (JLL) for commercial real estate marketing services
 - CRA Staff conducted community outreach to confirm the community's demand for a full-scale grocery store.
 - CRA Board directed CRA staff to refine a draft RFP for review at the September CRA Board meeting. At the September 30, 2025, CRA Board Meeting, CRA Staff sought further clarification on items for the RFP.
- November 2025- February 2026:
 - CRA Board discussed and approved work assignment with JLL to conduct a market sounding study before issuing an RFP to assess industry interest in opening a store along West Atlantic Avenue.
 - JLL Grocer Market Sounding was completed and delivered in March 2026.

JLL GROCERY MARKET SOUNDING

- Purpose: the JLL Grocery Market Sounding Study was conducted to gauge grocery industry interest in developing a large-scale grocery store on CRA-controlled parcels along West Atlantic Avenue. Namely the SW 600, 700, and 800 Blocks.
- Process: JLL contacted ten grocers for the confidential market sounding exercise. **Three of ten grocers responded.** Two of the three grocers were large format national and/or global operators, while the third was a family-owned operator concentrated in counties located in South Florida. JLL collected direct feedback from the grocers focusing on “critical site selection requirements, common challenges in the South Florida market, economic feasibility models, and prototype specifications.”
- Results: the **two large format national grocer operators were uninterested in opening a store** “citing insurmountable barriers including the competitive dominance of Publix, conflicts with existing store locations or expansion strategies, and critical physical site limitations, most notably the insufficient acreage for their large prototypes and parking requirements.” The other grocer expressed interest expressing the that the “site's demographics and location as an ideal fit for its destination-oriented business model.”
- Conclusion: the “ comprehensive feedback conclusively demonstrates that the path to a successful grocery-anchored development on this site is narrow but well-defined. **The viability of this project is not dependent on attracting a conventional supermarket, but rather on the CRA's ability to partner with a developer focused on delivering a project with a smaller format specialty grocer .”**

UNSOLICITED PROPOSAL SUBMITTED ON FEBRUARY 10, 2026

- On February 10, 2026, RH Development Group, LLC (RHD) submitted an unsolicited proposal pursuant to Florida Statute 255.065 and the City of Delray Beach's Purchasing Policies and Procedures Manual (PPPM) and Standard Operating Guidelines for Public/Private Partnerships, Solicited and Unsolicited Proposals and Evaluation Process (Operating Guidelines) to develop CRA owned parcels at the SW 600 Block of West Atlantic Avenue.
- The unsolicited proposal submitted by RHD details plans to develop a nationwide full-service 21,998 square foot grocery store, commercial space, on-site parking lot, and green space on the parcels.
- CRA Staff reviewed the unsolicited proposal submitted by RHD pursuant to the City's PPPM and Operating Guidelines and Florida Statute 255.065.
 - *Please note that under Florida Statutes 163.370(5), CRA's shall use the "same purchasing processes and requirements that apply to the county or municipality that created the agency."*





Property Address	Parcel Control Number (PCN)
606 W Atlantic Ave	12-43-46-16-01-013-0090
640 W Atlantic Ave	12-43-46-16-01-013-0220
26 SW 6 th Ave	12-43-46-16-01-013-0140
SW 6 th Ave	12-43-46-16-01-013-0160
36 SW 6 th Ave	12-43-46-16-01-013-0170
11 SW 7 th Ave	12-43-46-16-01-013-0010
13 SW 7 th Ave	12-43-46-16-01-013-0020
21 SW 7 th Ave	12-43-46-16-01-013-0030
25 SW 7 th Ave	12-43-46-16-01-013-0230
29 SW 7 th Ave	12-43-46-16-01-013-0040
31 SW 7 th Ave	12-43-46-16-01-013-0050
37 SW 7 th Ave	12-43-46-16-01-013-0060
Alley – No Address	12-43-46-16-01-013-0240

CRA OPTION 1:

- The CRA Board may elect to proceed with the unsolicited proposal submitted on February 10, 2026, by holding two duly noticed public meetings pursuant to Florida Statute 255.065
- Under Section 255.065(3)(c) the CRA must hold two duly noticed public meetings.
 - At the first meeting the proposal is presented, and the affected public entities and members of the public may provide their public comments.
 - At the second meeting the CRA Board would determine if the proposal is in the public's interest. Factors considered are:
 1. The benefits to the public.
 2. The financial structure of and the economic efficiencies achieved by the proposal.
 3. The qualifications and experience of the private entity that submitted the proposal and such entity's ability to perform the project.
 4. The project's compatibility with regional infrastructure plans.
 5. Public comments submitted at the meeting. The responsible public entity must provide a statement that explains why the proposal should proceed and addresses such comments.
- If the CRA Board decided that the unsolicited proposal was in the public interest and decided to proceed with it, under Section 255.065 (3)(d), the CRA Board must publish a report in the Florida Administrative Register for at least seven (7) days. The report must detail the required public interest determination, the factors considered in making the public interest determination, and the CRA Board's findings based on each considered factor.

CRA OPTION 2:

- The CRA Board may elect to engage in a public bidding process through Publishing a Notice of Receipt of the unsolicited proposal submitted on February 10, 2026, and inviting competitive bids/public bidding pursuant to Florida Statute 255.065 and the City's of Delray Beach's Purchasing Policies and Procedures Manual and Standard Operating Guidelines for Public/Private Partnerships, Solicited and Unsolicited Proposals and Evaluation Process.
- Pursuant to Section 255.065(3)(b)(1), the CRA Board may publish a Notice of Receipt in the Florida Administrative Register and a newspaper of general circulation at least once a week for 2 weeks. The notice details that a proposal has been received and invited competitive/public bidding for proposals of the same project.
- The bidding period must be no less than twenty-one (21) days and no more than one hundred twenty (120) days.
- CRA Staff recommends a bidding period of sixty (60) days.



Board Direction

Direct CRA Staff to proceed with the unsolicited proposal submitted on February 10, 2026 by holding two duly noticed public meetings pursuant to Florida Statute 255.065;

OR

Direct CRA Staff to publish a Notice of Receipt of the unsolicited proposal submitted on February 10, 2026 and invite competitive bids/public bidding pursuant to Florida Statute 255.065 and the City of Delray Beach's Purchasing Policies and Procedures Manual and Standard Operating Guidelines for Public/Private Partnerships, Solicited and Unsolicited Proposals and Evaluation Process.



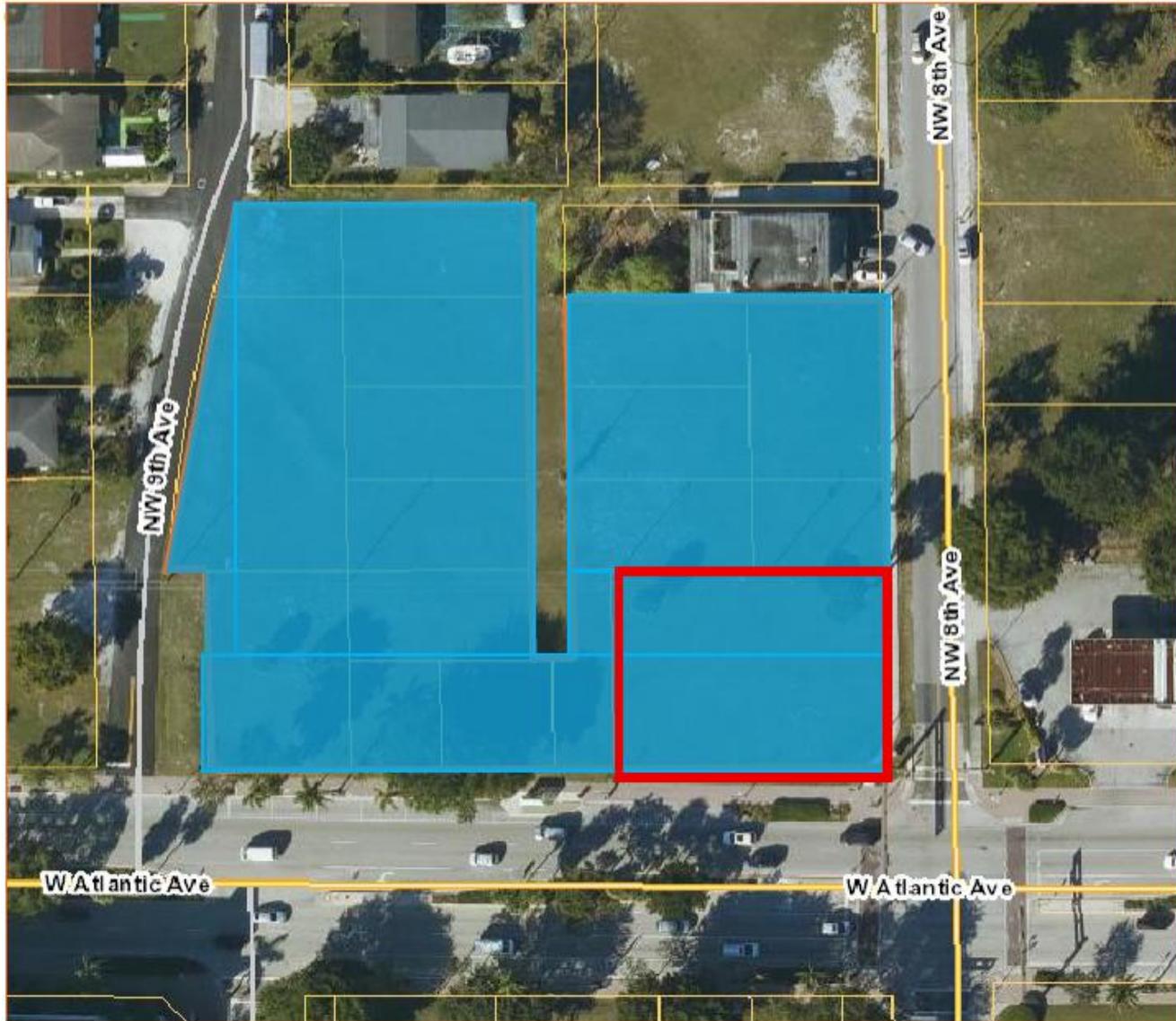
Item 8C.

Update on NW 800 Block of
West Atlantic Avenue



 Project Area (CRA-owned properties)

 Remediation Site (CRA-owned property)



Looking north from Atlantic Avenue



Looking east from NW 9th Avenue



Looking west from NW 8th Avenue



Remediation Site Update - 805 W. Atlantic Avenue

- 2006: CRA purchased the Remediation Site, and environmental remediation began shortly thereafter.
- 2022: Received approval to remove the remediation equipment from the Remediation Site. However, the it remains under a testing and monitoring status.
- Today: CRA Staff is working with the environmental consultant on an analysis of the remediation efforts that will assist and guide in the redevelopment of the NW 800 Block of West Atlantic Avenue.



Remediation Site Update - 805 W. Atlantic Avenue



Remediation Site Update – 805 W. Atlantic Avenue

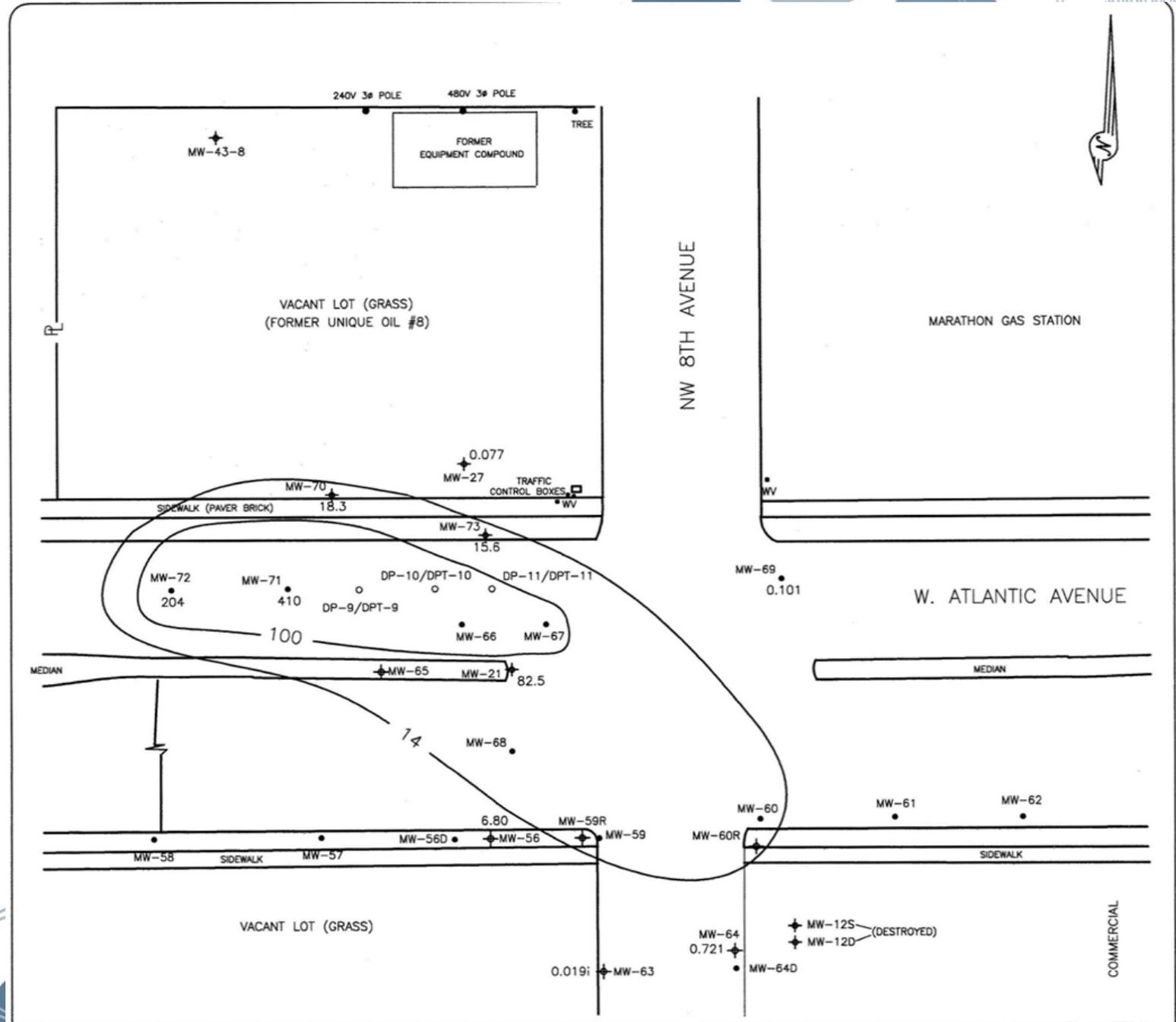
1. Status of current remediation efforts

- Onsite soil and groundwater petroleum contamination has been remediated to below applicable FDEP cleanup target levels
- Offsite groundwater, petroleum contamination remains beneath Atlantic Avenue which is to the south of the site. The contamination beneath Atlantic Avenue has historically been linked to this site



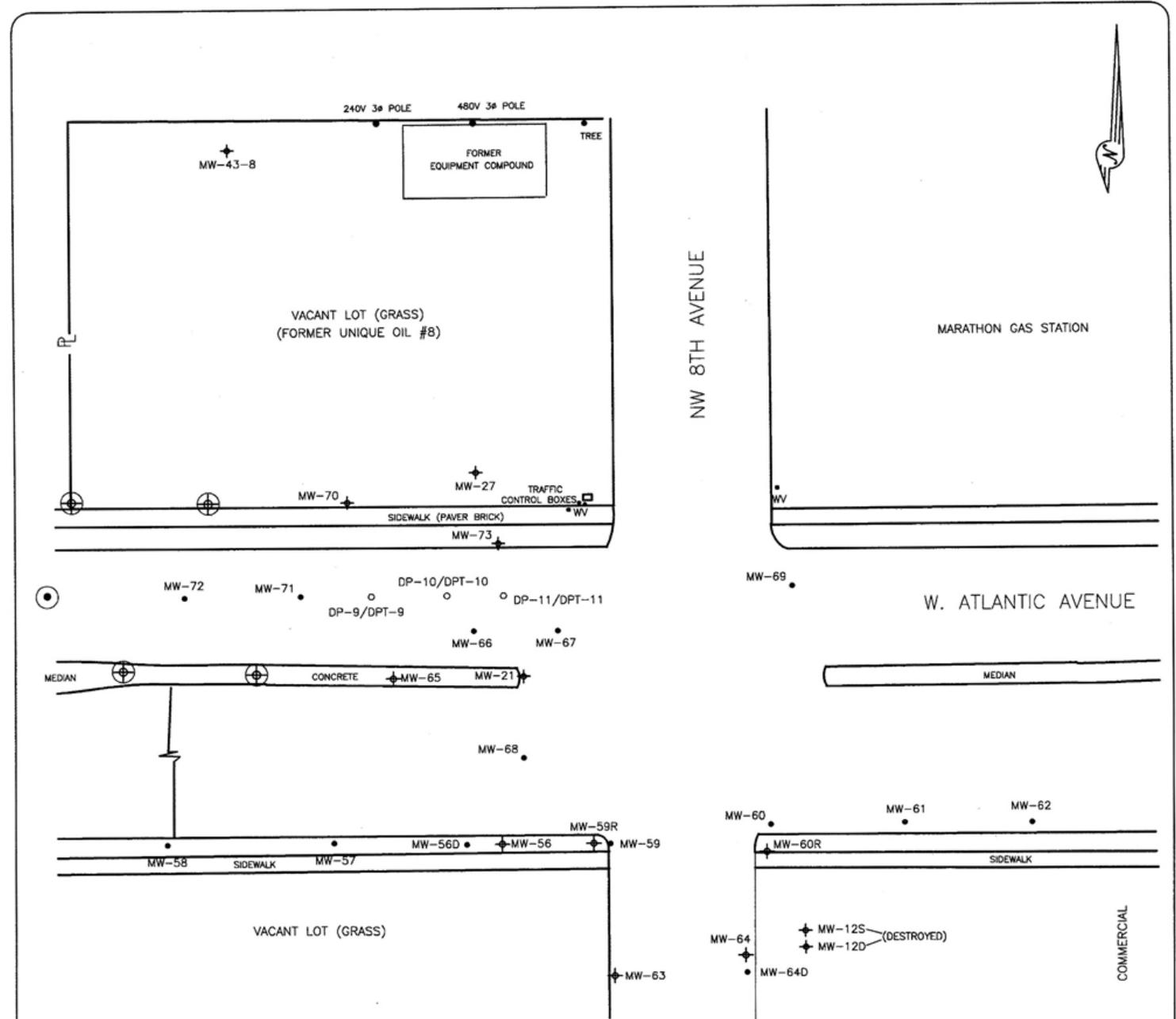


Remediation Site Update – 805 W. Atlantic Avenue





Remediation Site Update – 805 W. Atlantic Avenue



Remediation Site Update – 805 W. Atlantic Avenue

2. Status of next PO

- As of 3/15/2026, a PO has not been issued for a new Scope of Work (SOW) by PBC-ERM

3. Potential Paths Forward

- Site Rehabilitation Completion Order (SRCO) – not likely
- No Further Action with Conditions (NFAC) – most probable outcome but need FDOT approval
- FDEP Petroleum Restoration Program – slow, but pays 100%
- FDEP Brownfield Program – closure would be faster, but requires payment and tax credit issuance for costs incurred



Remediation Site Update – 805 W. Atlantic Avenue

4. Potential effects on future development

- Most properties can be redeveloped during any phase of site rehabilitation
- Unique Oil #8 can be developed during additional assessment activities
- May have to treat effluent if dewatering is required
- Other limitations should not be an issue (soil/vapor/etc.)
- May have to place some monitoring wells within the redevelopment for a short period of time



Remediation Site Update – 805 W. Atlantic Avenue

- 5. Example Projects completed/underway by RES



Lakewood Pointe, Seffner, FL
Housing + Open Space



Amelia Court at Creative Village, Orlando, FL
Mixed-Use
(Ground Floor Commercial + Housing)



Gateway Property, Pompano Beach CRA
Commercial Use

**Remediation Site Update
– 805 W. Atlantic Avenue**

QUESTIONS?



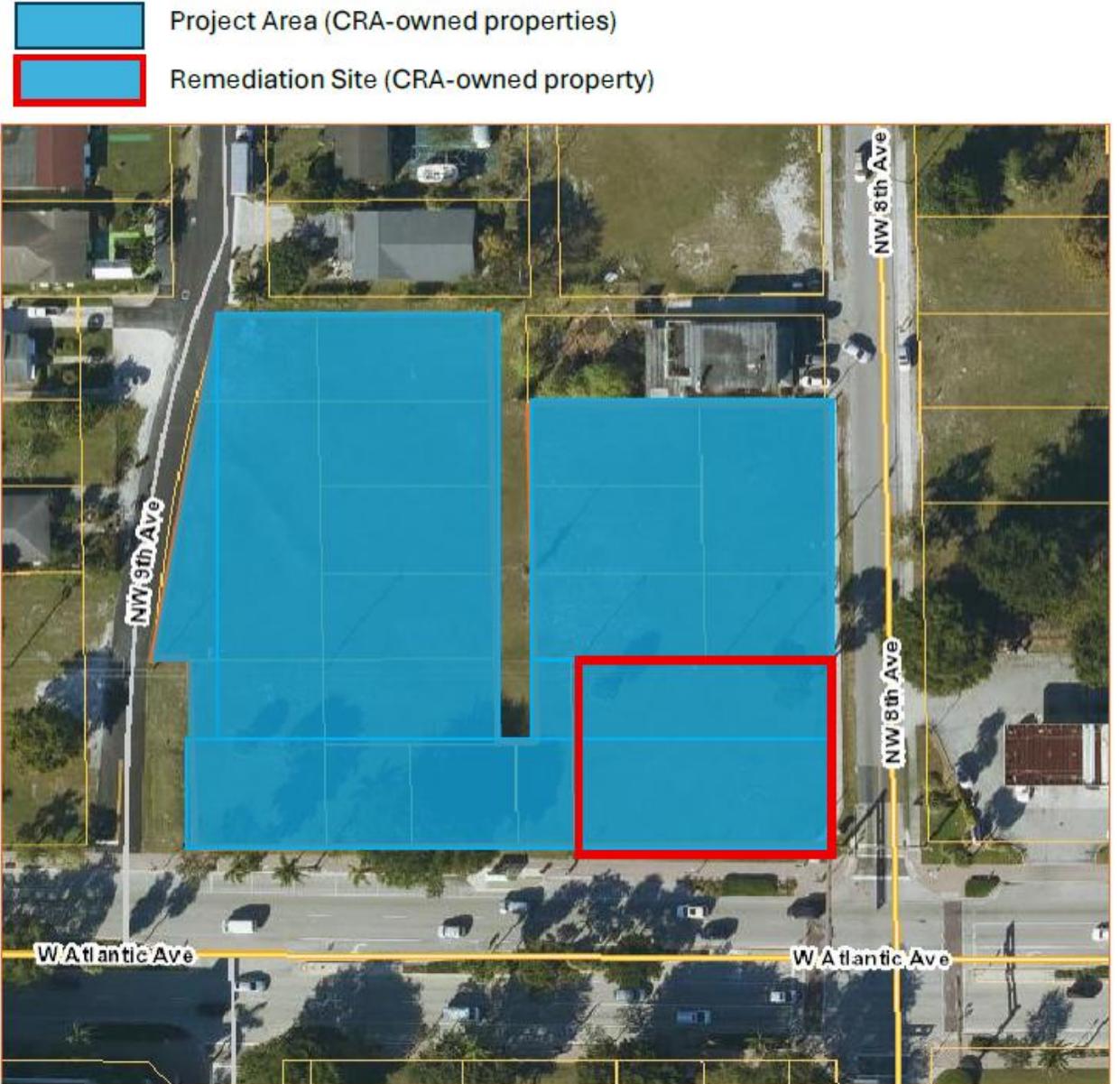


Board Direction

Direct CRA Staff to draft a Request for Proposals for the Development of a Mixed-Use Project on NW 800 Block of West Atlantic Avenue;

OR

Approve a work assignment between the Delray Beach Community Redevelopment Agency and The Tamara Peacock Company Architects of Florida, Inc. dba Peacock Architects in order to understand the potential for mixed-used development within the NW 800 Block of West Atlantic Avenue in an amount not to exceed \$10,500 for a due diligence package and authorize the CRA Board Chair to execute any and all related documents for said purposes in a form acceptable to the CRA Legal Counsel.



Due Diligence Overview

- Site Overview
- Zoning and Land Use Review
- Site Capacity & Circulation Assessment
- Traffic, Access & Friction Point Analysis
- Workforce/Affordable Housing Strategy
- Utilities & Infrastructure
- 3D Massing Study
- Conclusions & Recommendations





Item 8D.

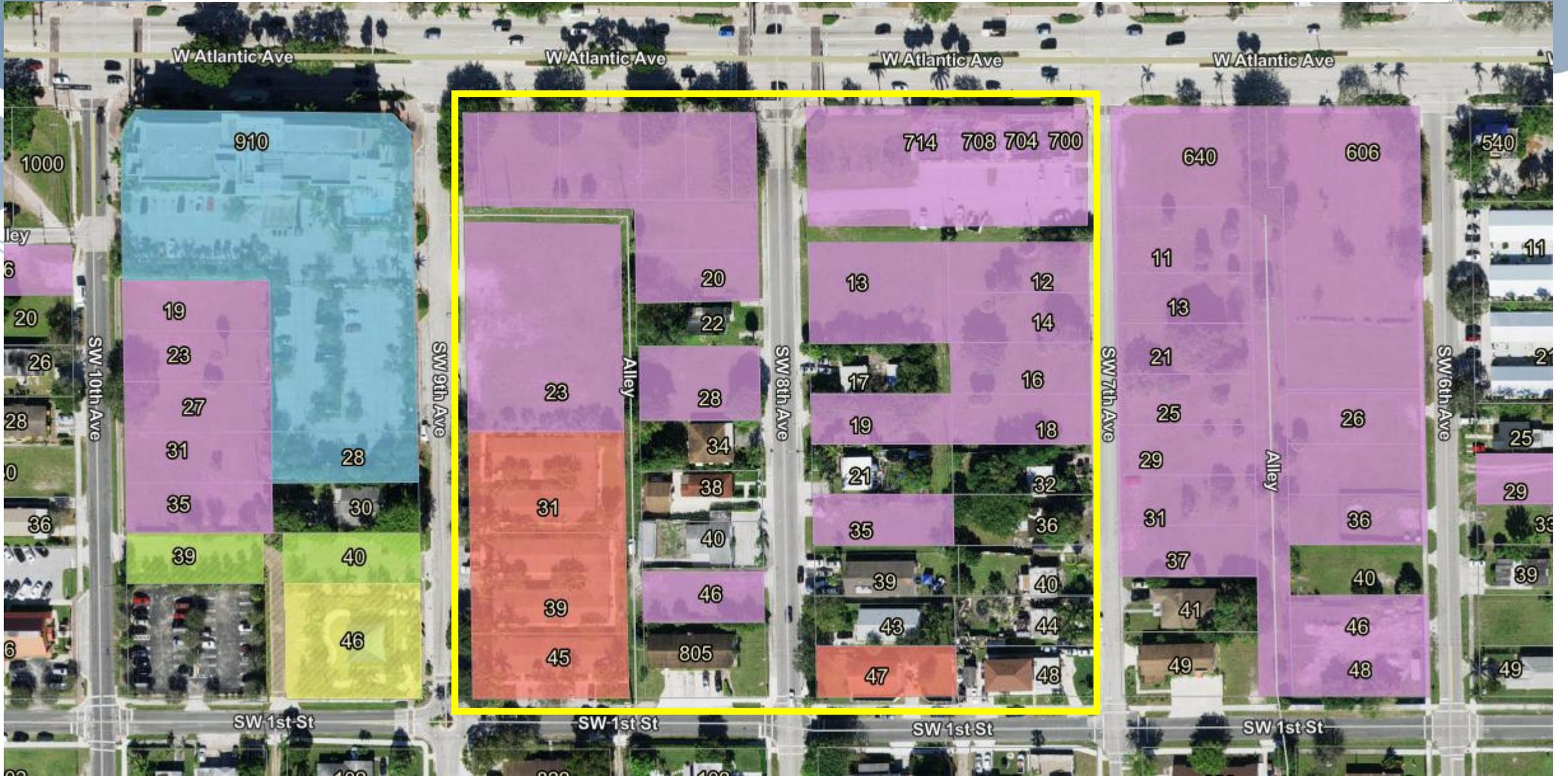
Discussion and Direction
regarding development of
SW 700 – 800 Blocks of West
Atlantic Avenue

SW 900 Block

SW 800 Block

SW 700 Block

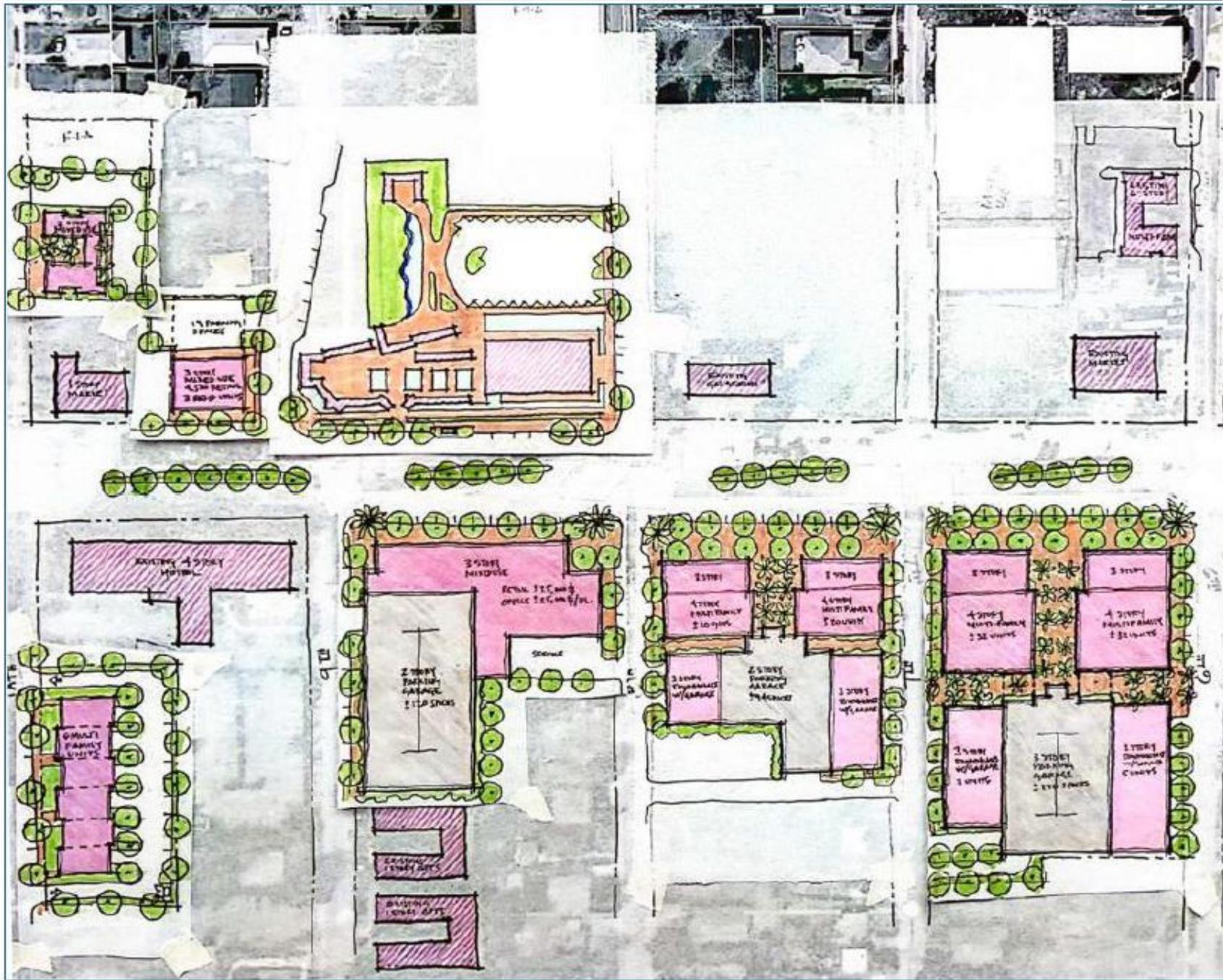
SW 600 Block





West Atlantic Avenue





SW Atlantic Avenue 600, 700 and 800 Blocks



West Atlantic Master Plan (aka The Set Transformation Plan)

- The SW 700 and SW 800 Block along with other CRA Owned parcels on West Atlantic Avenue “presents an excellent opportunity to introduce new compact, mixed use development consistent to the West Atlantic Avenue Community Redevelopment Plan and the Downtown Master Plan”.
- And an “[e]mphasis is on the preservation and enhancement of existing neighborhoods, while promoting a pedestrian friendly neighborhood serving commercial area along West Atlantic Avenue that contains a mix of residential, commercial and civic functions. Businesses that are oriented toward serving the local neighborhood, as opposed to a regional area, are encouraged”.



PROPOSED REDEVELOPMENT OF CRA OWNED PROPERTIES ALONG WEST ATLANTIC AVENUE





Proposed Plan of Redevelopment Projects along W Atlantic Av.



Implementation Plan



5 PLACEMAKING PROPOSED STRATEGIES

Mid-Term Action Items (5-10 years)

Project	Suggested Responsible Party/s	Description	Funding Source
Key W. Atlantic Avenue Redevelopment Sites	CRA/CMT/City	Through public/private partnerships activate the CRA Owned property on W. Atlantic Ave at NW 600 Block SW 700 Block SW 800 Block NW 800 Block for uses identified in the W. Atlantic Avenue Needs Assessment	CRA/City/Private Sector

SW 700 and SW 800 Block- Development Options

Based on the WAMP:

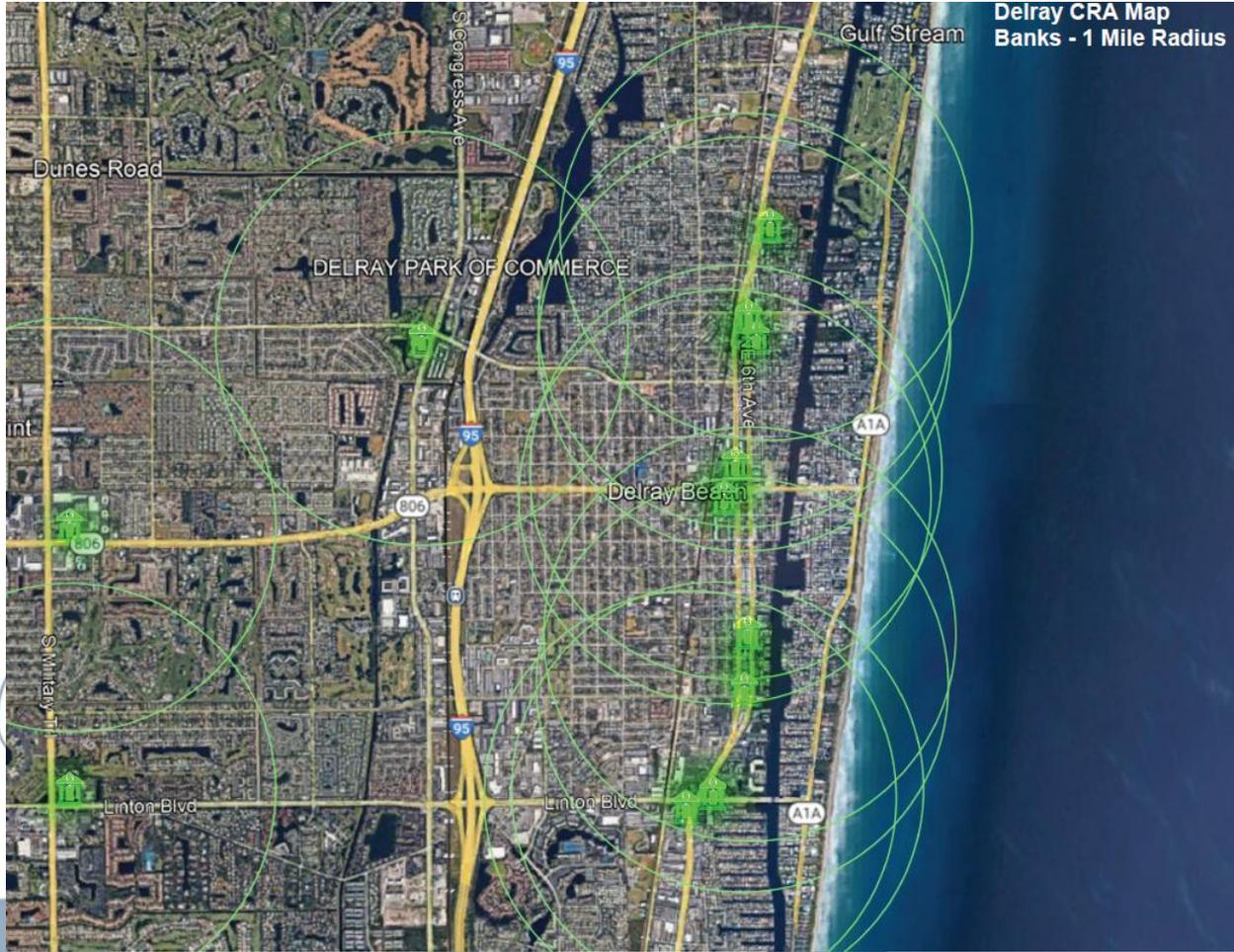
- Development should attract neighborhood serving businesses.
- There should be no physical difference between east and west Atlantic Avenue.
- Development should create opportunities for outdoor dining.
- Develop West Atlantic to be pedestrian friendly.
- Development along West Atlantic Avenue should be complimentary to existing residential neighborhoods.



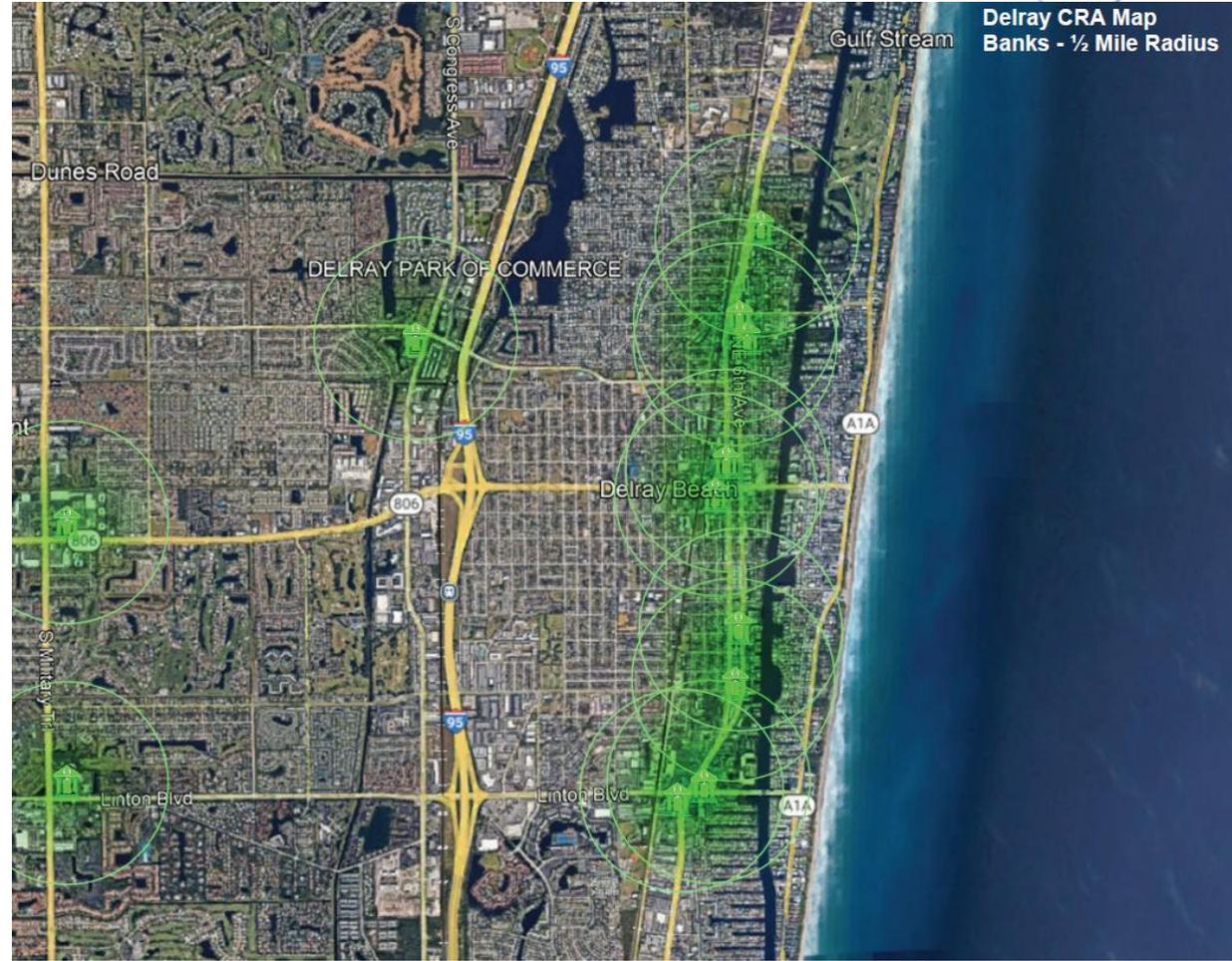


SW Atlantic Avenue 600, 700 and 800 Blocks Bank Map Analysis

Delray CRA Map Banks - 1 Mile Radius

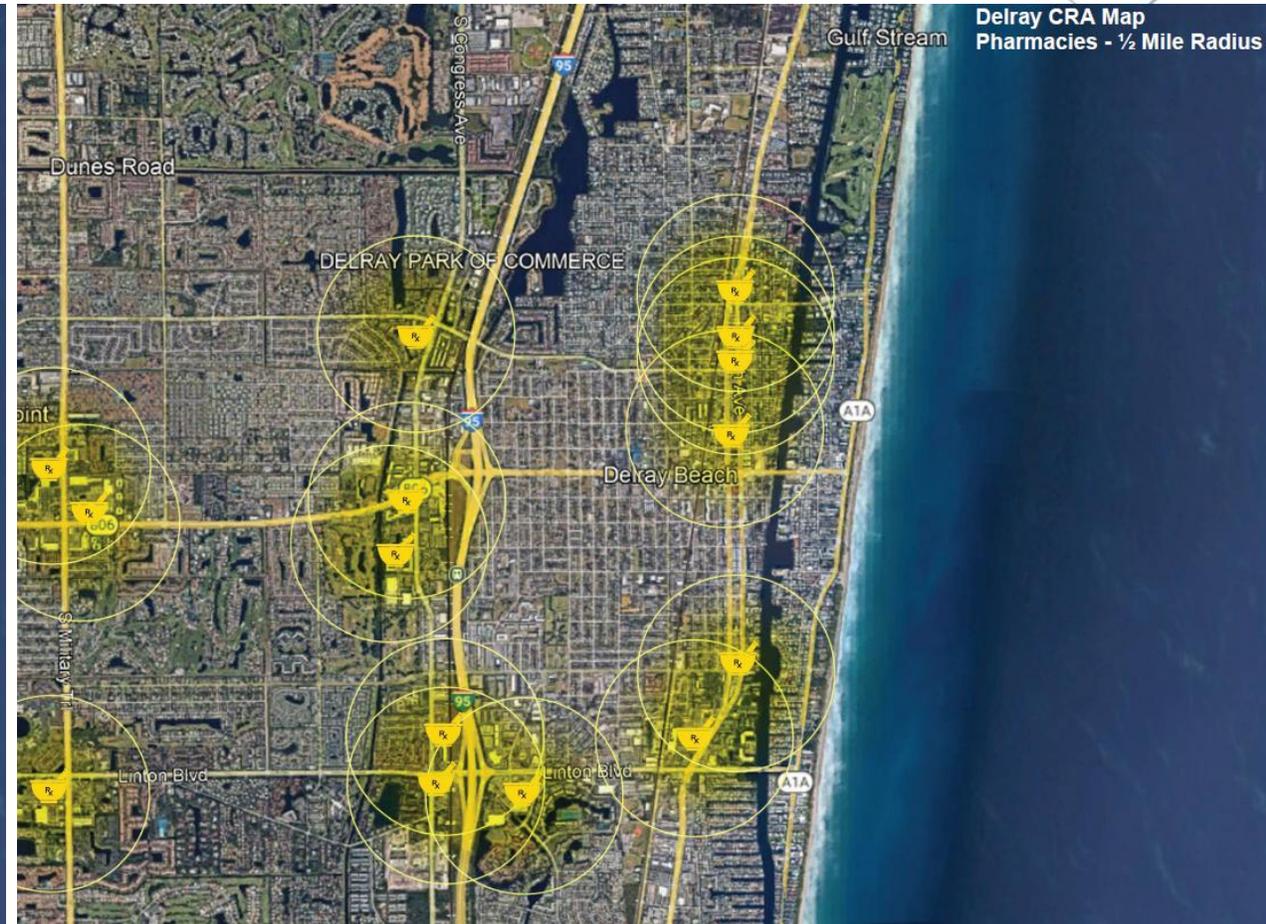
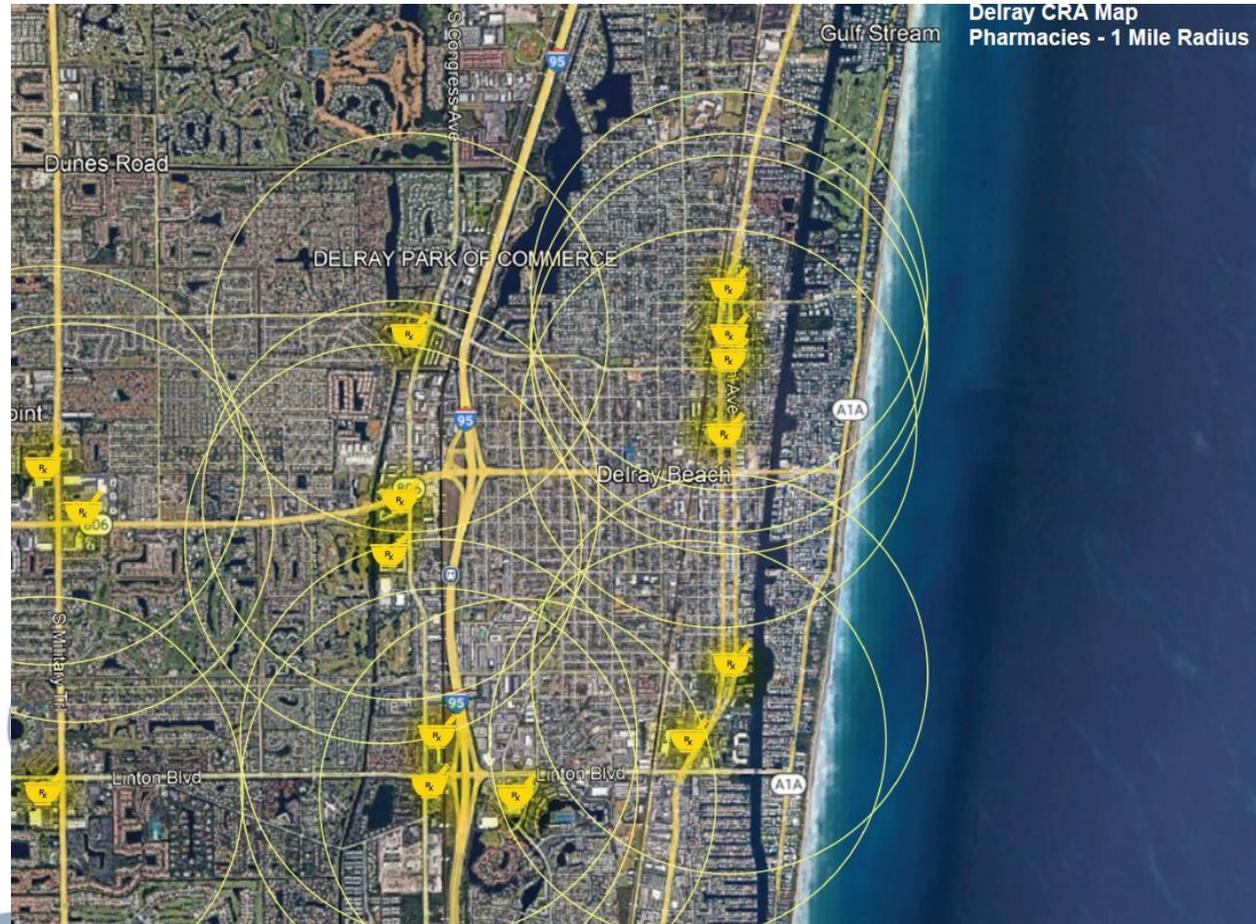


Delray CRA Map Banks - 1/2 Mile Radius



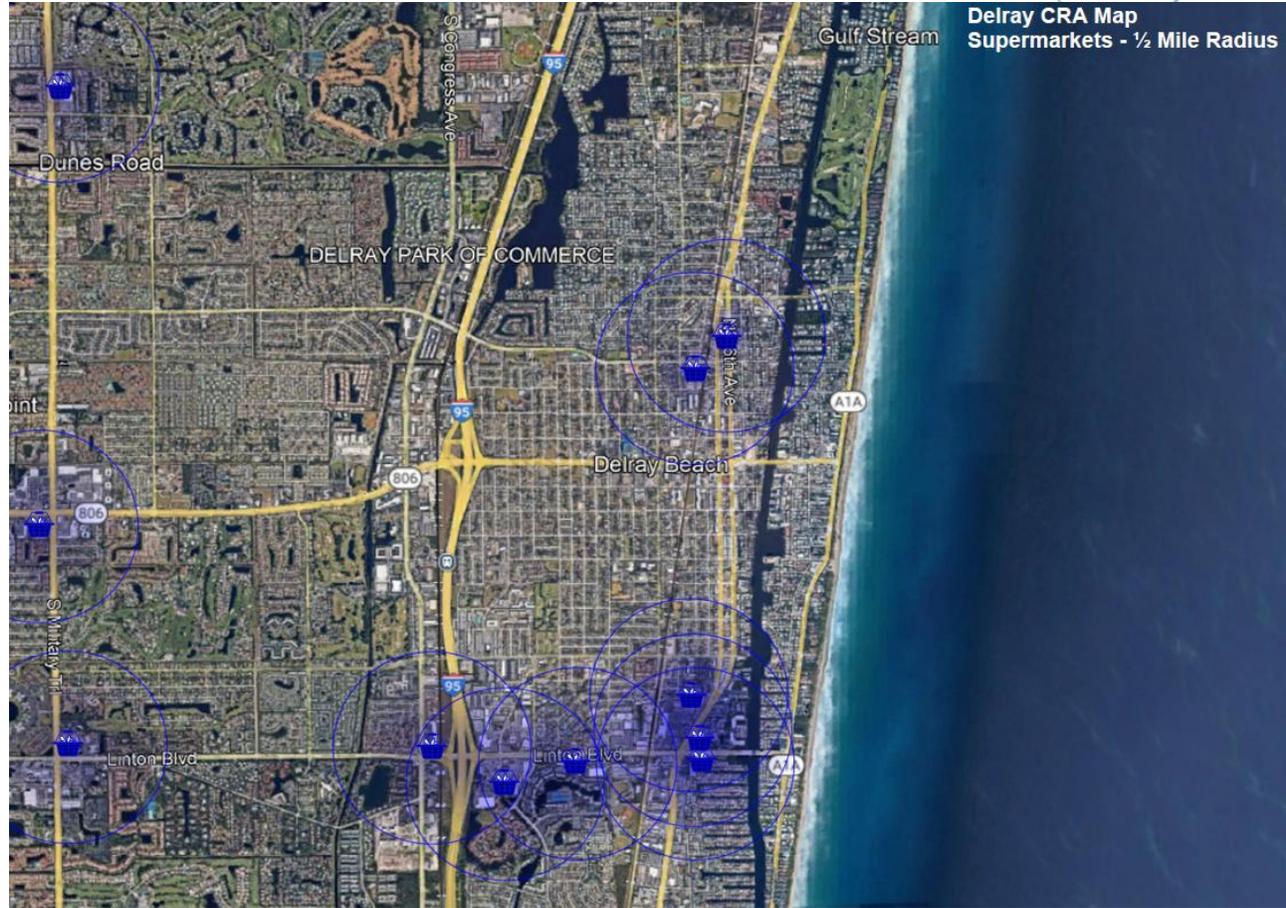
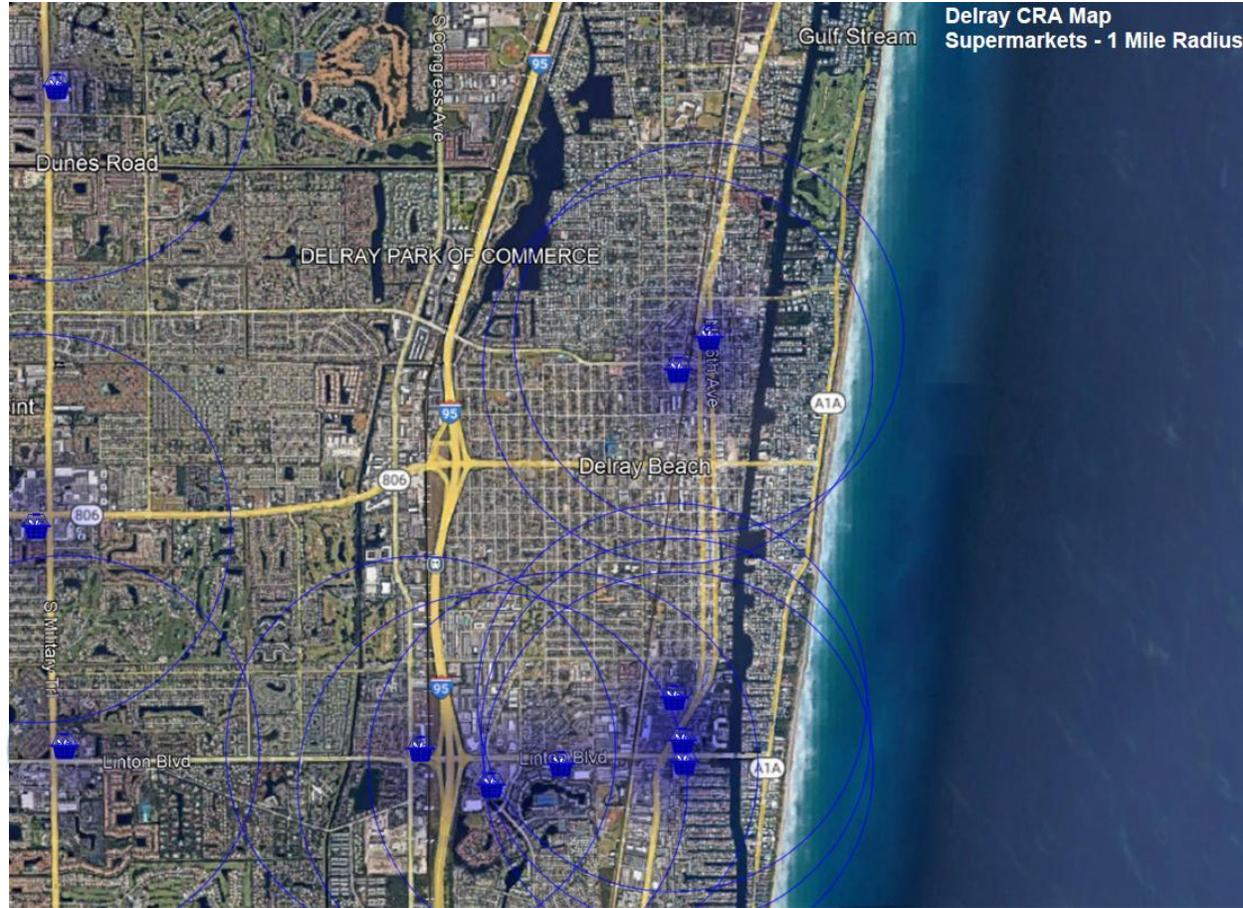


SW Atlantic Avenue 600, 700 and 800 Blocks Pharmacy Map Analysis



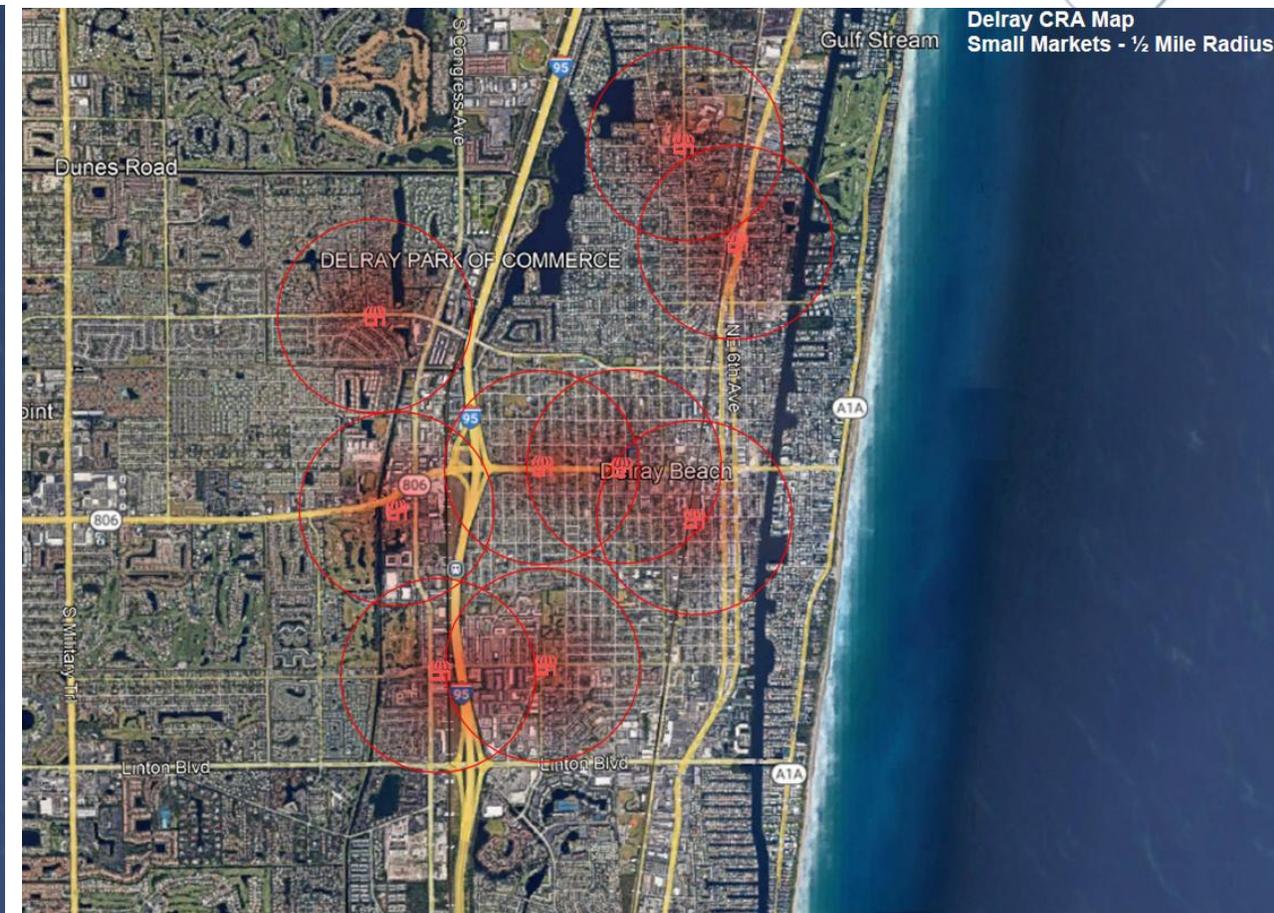
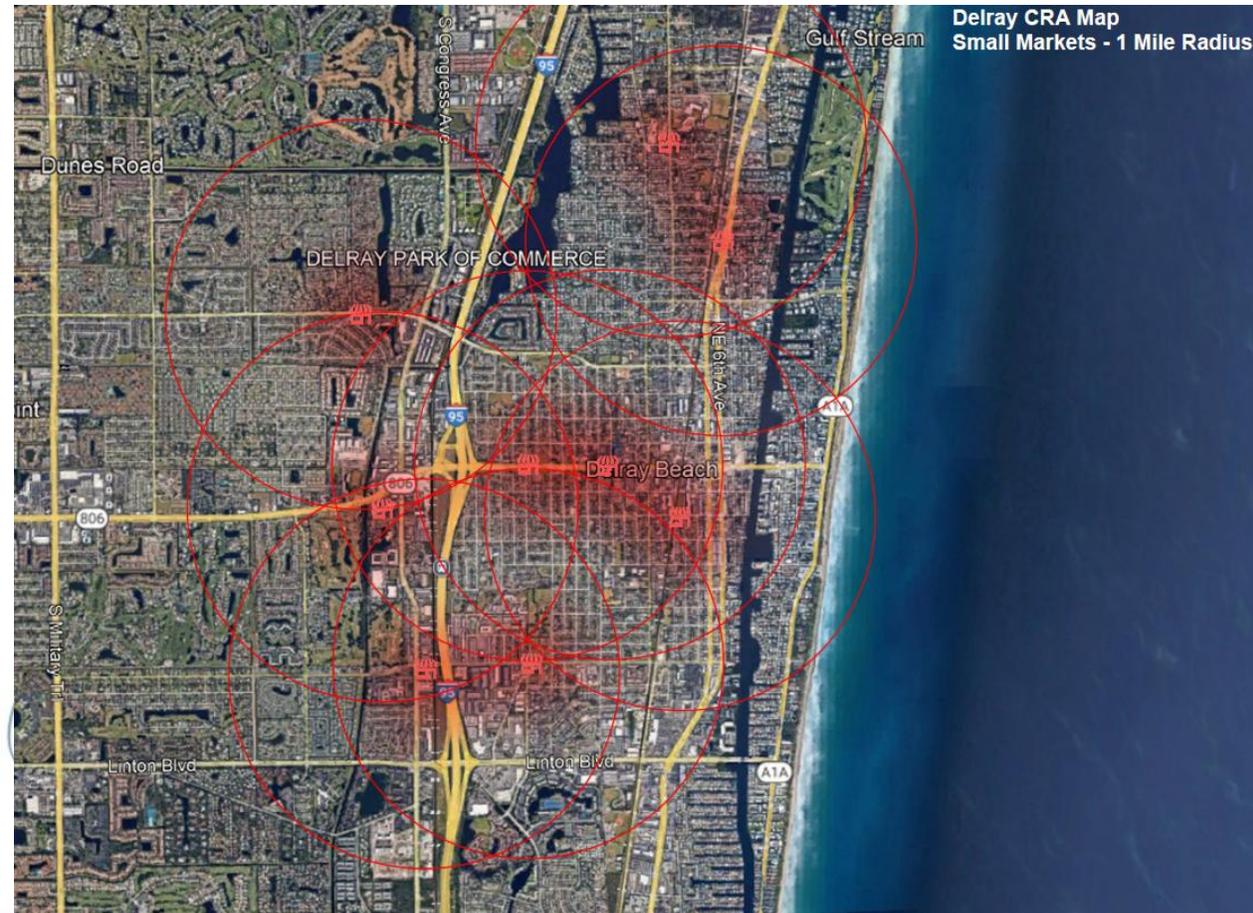


SW Atlantic Avenue 600, 700 and 800 Blocks Supermarket Map Analysis





SW Atlantic Avenue 600, 700 and 800 Blocks Small Markets Map Analysis



SW 700 and SW 800 Block Development Options

Suggested uses that could be included in the RFP for a mixed-use or commercial development on the SW 700 and SW 800 Block of West Atlantic Avenue:

- Housing
- Office
- Retail
- Medical/Pharmacy
- Financial Institution
- Family Entertainment





Board Direction:

Direct CRA Staff to draft a Request for Proposals for the Development of a Mixed-Use Project on SW 700 – 800 Blocks of West Atlantic Avenue;

OR

Approve a work assignment between the Delray Beach Community Redevelopment Agency and The Tamara Peacock Company Architects of Florida, Inc. dba Peacock Architects in order to understand the potential for mixed-used development within the SW 700 – 800 Blocks of West Atlantic Avenue in an amount not to exceed \$25,660, for each due diligence package and authorize the CRA Board Chair to execute any and all related documents for said purposes in a form acceptable to the CRA Legal Counsel.

Due Diligence Overview

- Site Overview
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- Conclusions & Recommendations



SW 900 Block

SW 800 Block

SW 700 Block

SW 600 Block



NW 900 Block

NW 800 Block

NW 700 Block

NW 600 Block



SW 900 Block

SW 800 Block

SW 700 Block

SW 600 Block





Item 9A.

Discussion and Direction regarding a Revocable License for the CRA Owned property located at 29 SW 6th Avenue

Temporary Use of 29 SW 6th Avenue Request

- October 24, 2025 - Shared Future Foundation, Inc., a Florida not for profit corporation submitted an unsolicited proposal for 29 SW 6th Avenue (RM-Multiple Family).
- Proposed Use - Building a youth-led food forest and urban farm to extend existing uses at 32 SW 5th Ave, 34 SW 5th Ave, and 33 SW 6th Avenue (owned by Community Holdings I, LLC, a Florida Limited Liability Company).





Partial Alley
Owned by
CHURCH
CRA Purchase
and Sale
Agreement



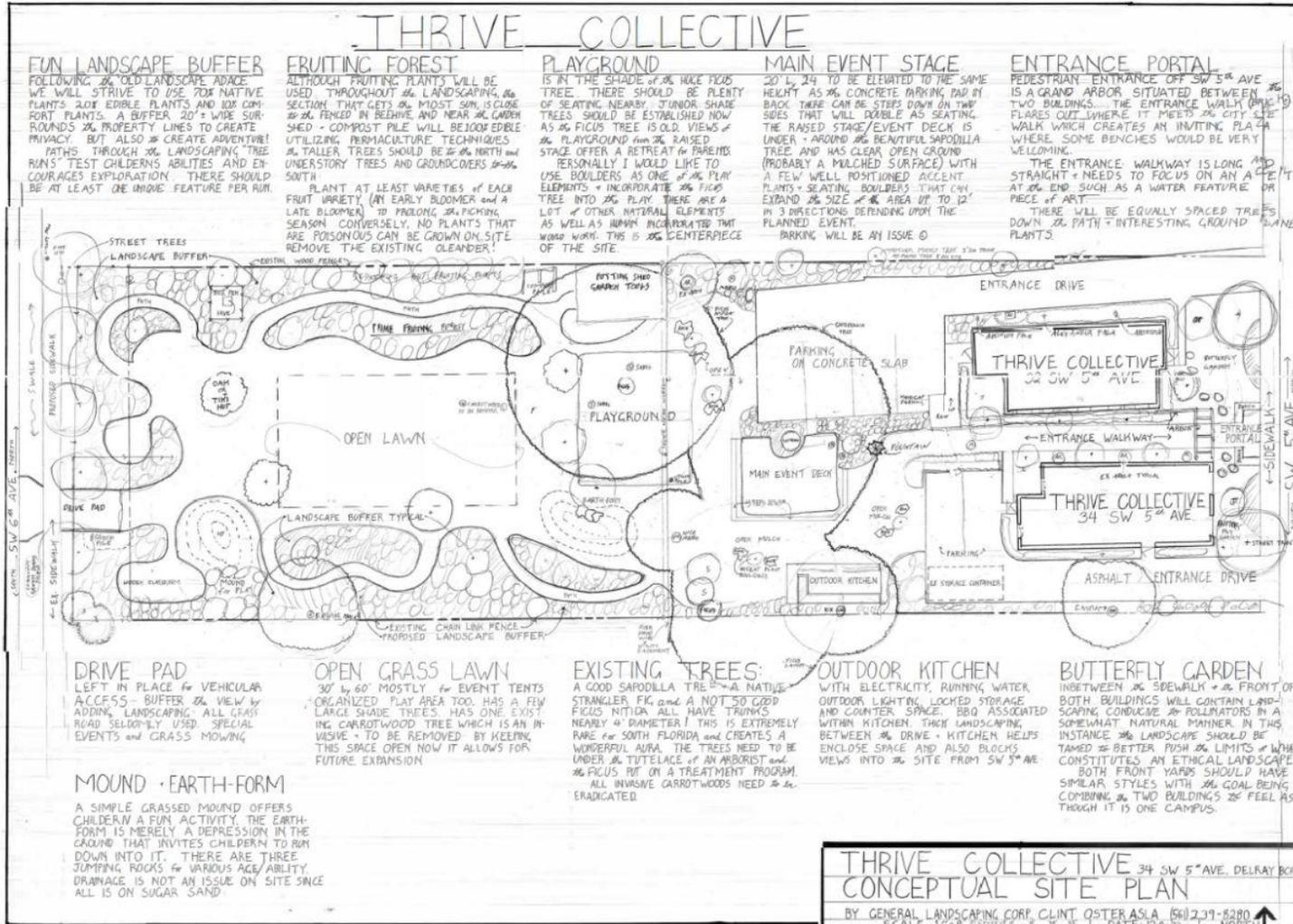
29 SW 6TH AVENUE



33 SW 6TH AVENUE



EXCERPT FROM PROPOSAL



Discussion and Direction

- Board direction on a revocable license with Shared Future Foundation, a Delaware tax exempt corporation, for temporary use of 29 SW 6th Avenue.
- This would allow the CRA to retain ownership of the property and allow SFF – Delaware/SFF/CH to explore expansion of their urban farm and educational green space concept.



10. Redevelopment Advisory Committee (RAC) Update

Redevelopment Advisory Committee

RAC





CRA Director Updates



95 SW 5th Avenue





Ribbon Cutting Ceremony: Harvey Insurance Solutions

Wednesday, March 18, 2026



Thank you to everyone who attended!





Upcoming CRA Board Meetings

Tuesday, April 28, 2026 at 4:00 p.m.

The remaining dates for May 2026 through March 2027 will be scheduled at this meeting.

Save the date!

Florida Housing Coalition 2026 Affordable Housing Conference

August 24th – 26th, 2026,
in Orlando, FL



The Florida Housing Coalition Annual Conference is Florida's largest statewide affordable housing event, bringing together more than 1,200 housing professionals, nonprofit leaders, developers, lenders, industry experts, advocates, and representatives from local, state, and federal governments for training, strategy, and networking.





Thank you!