



City of Delray Beach

100 N.W. 1st Avenue
Delray Beach, FL 33444

Cover Memorandum/Staff Report

File #: 26-0011 CRA

Agenda Date: 1/27/2026

Item #: 9A.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: January 27, 2026

UPDATE ON CRA-OWNED LOTS FOR AFFORDABLE/WORKFORCE HOUSING

Recommended Action:

Update on CRA-owned vacant lots identified for affordable/workforce housing and authorize CRA Staff to update the CRA GIS Property Map with additional CRA-owned vacant lots identified for the potential development of affordable/workforce housing.

Background:

At the August 22, 2023, the CRA Board Meeting, 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 in compliance with Sections 125.379 and 166.0451, Florida Statutes (also known as the Live Local Act). This Statute 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 (and thereafter update the list every (3) years).

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 (Initial list - August 2023; Updated list - January 2025).

This list below includes updates on properties that are included on our list and proposed additional vacant lots to be added if the CRA Board approved the same.

- **256 NW 8th Avenue (PCN 12434617250020310)**
 - This PCN includes one (1) vacant lot.
 - Zoned: R-1-A Single Family Residential
 - **Current Status:** On March 12, 2025, the CRA and the Delray Beach Community Land Trust entered into a Purchase and Sale Agreement for the lot that includes the development and sale of one (1) single-family home. The property is currently going through the City's building permit approval process.
 - **Proposed Modification:** Remove from list after closing and ownership transfers.

- **260 NW 8th Avenue (PCN 12434617250020010)**
 - This PCN includes two (2) vacant lots that were both previously addressed as 250 NW 8th Avenue and that are now separately addressed as 259 & 260 NW 8th Avenue. Assignment of a separate PCN for 260 NW 8th Avenue is pending closing.
 - Zoned: R-1-A Single Family Residential
 - **Current Status:** On March 12, 2025, the CRA and the Delray Beach Community Land Trust entered into a Purchase and Sale Agreement for the lot that includes the development and sale of one (1) single-family home. The property is currently going through the City's building permit approval process.
 - **Proposed Modification:** Remove from list after closing and ownership transfers.
- **259 NW 8th Avenue (PCN 12434617250020010)**
 - This PCN includes two (2) vacant lots that were both previously addressed as 250 NW 8th Avenue and that are now separately addressed as 259 & 260 NW 8th Avenue. Assignment of a separate PCN for 259 NW 8th Avenue is pending closing.
 - Zoned: R-1-A Single Family Residential
 - **Current Status:** On March 12, 2025, the CRA and the Delray Beach Community Land Trust entered into a Purchase and Sale Agreement for the lot that includes the development and sale of one (1) single-family home. The property is currently going through the City's building permit approval process.
 - **Proposed Modification:** Remove from list after closing and ownership transfers.
- **250 NW 8th Avenue (PCN 12434617250020300)**
 - This PCN includes one (1) vacant lot.
 - Zoned: R-1-A Single Family Residential
 - **Current Status:** On March 12, 2025, the CRA and the Delray Beach Community Land Trust entered into a Purchase and Sale Agreement for the lot that includes the development and sale of one (1) single-family home. The property is currently going through the City's building permit approval process.
 - **Proposed Modification:** Remove from list after closing and ownership transfers.
- **260 NW 9th Avenue (PCN 12434617250010320)**
 - This PCN includes one (1) vacant lot.
 - Zoned: R-1-A Single Family Residential
 - **Current Status:** On March 31, 2025, the CRA and Habitat for Humanity of Greater Palm Beach County entered into a Purchase and Sale Agreement for the lot that includes the development and sale of one (1) single-family home. The property is currently going through the City's building permit approval process.
 - **Proposed Modification:** Remove from list after closing and ownership transfers.
- **238 SW 14th Avenue (PCN 12434617190030101)**
 - This PCN includes one (1) vacant lot.
 - Zoned: R-1-A Single Family Residential
 - **Current Status:** On July 16, 2025, the CRA and the Boynton Beach Faith Based Community Development Corporation entered into a Purchase and Sale Agreement for the lot that includes the development and sale of one (1) single-family home. The property is currently going through the City's building permit approval process.
 - **Proposed Modification:** Remove from list after closing and ownership transfers.

- **106 NW 10th Avenue (PCN 12434617420060240)**
 - This PCN currently includes one (1) vacant lot that could be subdivided into two (2) 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 has been conveyed to three of the four abutting private property owners; the closing for the final private property owner is pending. 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 seven (7) properties, including the four (4) private property owners in the application.
- **704 SW 4th Street**
 - Previously one (1) vacant lot, the Major Plat was approved in June 2025.
 - The property is now three (3) vacant lots ready for development:
 - 630 SW 4th Street (PCN 12-43-46-20-88-000-0030)
 - 704 SW 4th Street (PCN 12-43-46-20-88-000-0020)
 - 708 SW 4th Street (PCN 12-43-46-20-88-000-0010)
 - Zoned: R-1-A Single Family Residential
 - **Current Status:** Request for Proposals CRA No. 2026-01 - For the Disposition of Three CRA-Owned Vacant Lots for the Development of Affordable/Workforce Housing will be issued on Monday, January 26, 2026.
- **111 NW 11th Avenue (PCN 12434617420060150)**
 - CRA owns the one (1) lot and it abuts a small privately owned parcel located on the east side.
 - Zoned: R-1-A Single Family Residential
 - **Current Status:** CRA Staff is working with the private property owner and CRA Legal Counsel to close on the small parcel of property directly abutting the east side of the CRA-owned property, and the other four (4) privately owned parcels that are tied to that same private property PCN. CRA is waiting for title issues to be resolved prior to moving forward with closing. Post-closing, CRA Staff will demolish the dilapidated structure that currently straddles the CRA-owned property and the current privately owned property and submit a Minor Plat application to re-plat the two properties into two lots for the development of two (2) single-family homes.
- **1300 Lake Ida Road - eastern portion only (PCN 12434608540020000)**
 - The CRA purchased the eastern portion of the Lake Ida Church of Christ property that abuts Roosevelt Avenue from Lake Ida Church of Christ in April 2025.
 - The property is zoned R-1-A Single Family Residential.
 - **Current Status:** Awaiting the completion of the City's amendment to the Land Development Regulations that would allow accessory dwelling units and alternative, diverse housing types to assess the possibility of increasing density and potential for development of alternative housing types on the site.

Proposed Additions:

- **NW 600 Block of West Atlantic Avenue**
 - CRA owns six (6) contiguous vacant lots that front NW 7th Avenue and two (2) vacant lots that front NW 1st Street.
 - The six (6) lots that front NW 7th Avenue are zoned Central Business District.
 - The two (2) lots that front NW 1st Street are zoned R-1-A Single Family Residential.
 - **Current Status:** The six (6) lots on NW 7th Avenue have been designated for the development of 12 affordable/workforce two-story townhouse units that will each have its own detached accessory dwelling unit. For the development of those townhomes, CRA Staff is awaiting the completion of the City's amendment to the Land Development Regulations that would allow accessory dwelling units and alternative, diverse housing types. The two (2) lots on NW 1st Street are planned for the development of two (2) affordable/workforce single-family homes.
- **216 NW 8th Avenue (PCN 12434617250020220)**
 - The CRA purchased this vacant lot in June 2025.
 - This PCN includes one (1) lot.
 - Zoned: R-1-A Single Family Residential
 - **Current Status:** Request for Proposals CRA No. 2026-02 - For the Disposition of One CRA-Owned Vacant Lot for the Development of Affordable/Workforce Housing will be issued on Monday, January 26, 2026.
- **29 SW 6th Avenue (PCN 12434616010210030)**
 - The CRA purchased this vacant lot in 2016.
 - This PCN includes one (1) lot.
 - The property is zoned RM - Medium Density Residential
 - **Current Status:** Given the current zoning, the lot would be a prime location to assess the possibility for development of alternative housing types. CRA Staff is awaiting the completion of the City's amendment to the Land Development Regulations that would allow accessory dwelling units and alternative, diverse housing types.

Update CRA GIS Property Map

CRA staff is seeking authorization to update the CRA GIS Property Map as outlined above 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