



Cover Memorandum/Staff Report

File #: 24-028 CRA

Agenda Date: 5/30/2024

Item #: 7J.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Executive Director
DATE: May 30, 2024

ISSUE NOTICE OF INTENT TO DISPOSE FOR PORTIONS OF 106 NW 10TH AVENUE

Recommended Action:

Approve the issuance of a Notice of Intent to Dispose for portions of 106 NW 10th Avenue for purposes related to platting associated with the development of affordable/workforce housing on a CRA-owned vacant lot.

Background:

On April 25, 2023, the CRA Board approved the purchase of 106 NW 10th Avenue (Subject Property). The Subject Property is located in the Northwest Neighborhood of The Set (CRA Sub-Area #4) and is a vacant lot that is approximately 20,427 sq. ft. and zoned R-1-A, Single Family Residential. The Subject Property is unique in that it includes remnants of an alley.



At this time, CRA staff is currently preparing to plat the Subject Property into three (3) standard size lots and prepare it for future development of affordable/workforce housing. During this process, CRA Staff has met several times with the City of Delray Beach Development Services staff and it has been determined that the entirety of the Subject Property would need to be included in the platting process and the alley remnants could not be left out. Moreover, sub-standard lot sizes cannot be platted.

As such, the CRA recommends issuing the Notice of Intent to Dispose to dispose of the alley remnants of the Subject Property to qualified abutting property owners to help facilitate the platting of standard lot sizes.

Four (4) portions of the Subject Property will be included in the Notice of Intent to Dispose. Eligible proposers will include those property owners that own property abutting those four (4) portions of the Subject Property.

Subsequent to the disposition process, the CRA will proceed with the plat application and approval process. The anticipated result is the creation of seven (7) standard size lots, and the removal of sub-standard lot sizes. The four (4) portions of the Subject Property would be included with abutting properties to create four (4) standard lots that will be privately owned. The remaining three (3) lots will be owned by the CRA and will be ready for development of affordable/workforce housing.

The CRA Board will have the sole and absolute discretion to award portions of the CRA-owned Subject Property to the responsive and eligible proposers in a manner that serves the best interests of the CRA. Upon the award of an acceptable proposal(s) by the CRA Board, and an executed, negotiated agreement with a successful proposer (or multiple successful proposers), as well as the successful proposer's compliance with conditions precedent to closing, the CRA will close on the portions of the Subject Property as described the Notice of Intent to Dispose, or as agreed to pursuant to the agreement(s) between the successful proposer(s) and the CRA.

The intent of the CRA is to issue the Notice of Intent to Dispose in July 2024, and have the Proposal Submittal Due Date be 30 days later, as required by Florida Statutes 163.380. The full Notice of Intent to Dispose will be available to view online on the CRA's website, www.delraycra.com <<http://www.delraycra.com>>, and hard copies will be available upon request.

At this time, CRA staff is seeking approval to issue the Notice of Intent to Dispose and application form for portions of the CRA-owned property located at 106 NW 10th Avenue for purposes related to development of affordable/workforce housing.

Attachment(s): Exhibit A - Location Map; Exhibit B - Notice of Intent to Dispose

CRA Attorney Review:

The CRA Legal Advisor will review all documents per the CRA Purchasing Policies and Procedures.

Finance 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