

From: [Dobson, Evelyn](#)
To: [Cabrera, Ivan](#)
Cc: [Tibbs, Christine](#); [Jadusingh, Renee](#); [Gary Eliopoulos](#)
Subject: RE: Extension of Completion Date - CLT
Date: Monday, May 18, 2026 10:57:52 AM
Attachments: [image001.png](#)
[image002.png](#)
[Revised Extension Request.pdf](#)

Ivan:

As requested, please find attached the Revised Extension Request related to the Purchase and Sale of Real Property Agreement for 250–256 NW 8th Avenue between the Delray Beach Community Land Trust (DBCLT) and the Delray Beach Community Redevelopment Agency (DBCRA), concerning the development of four (4) CRA-owned vacant lots for affordable/workforce housing.

Should you require any additional information or documentation, please do not hesitate to contact me.

Best

Evelyn S. Dobson-CEO
Delray Beach Community Land Trust
dobson@mydelraybeach.com
141 SW 12th Ave
Delray Beach, FL 33444
P 561.243.7500 F 561.243.7501



From: Dobson, Evelyn

Sent: Wednesday, April 29, 2026 2:16 PM

To: Cabrera, Ivan <Cabreral@mydelraybeach.com>

Cc: Tibbs, Christine <tibbsc@mydelraybeach.com>; Jadusingh, Renee
<jadusinghr@mydelraybeach.com>; Gary Eliopoulos <gary@eliarch.com>

Subject: RE: Extension of Completion Date - CLT

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141 SW 12th Ave

Delray Beach, FL 33444

P 561.243.7500 F 561.243.7501



From: Cabrera, Ivan <cabrera@mydelraybeach.com>
Sent: Monday, April 27, 2026 2:49 PM
To: Dobson, Evelyn <dobson@mydelraybeach.com>
Cc: Tibbs, Christine <tibbsc@mydelraybeach.com>
Subject: Extension of Completion Date - CLT

Good afternoon Evelyn-

Based on Section 1.4 of the Purchase and Sale Agreement, please send us an email requesting an extension of the completion date and include the reason for the extension.

The Agreement was entered into on March 12, 2025.

Please feel free to reach out with any questions.

Thank you,

Ivan J. Cabrera, AICP
Redevelopment Manager
Delray Beach Community Redevelopment Agency
Follow us on: | [Facebook](#) | [Instagram](#) | Delraycra.org



20 North Swinton Avenue
Delray Beach, Florida 33444
Phone: 561-276-8640
Fax: 561-276-8558
cabrera@mydelraybeach.com
www.delraycra.org

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April 29, 2026

Ivan Cabrera, AICP Redevelopment Manager
Attn: Delray Beach CRA
20 North Swinton Ave
Delray Beach, FL 33444

RE: Request for Extension of Development Timeline

Property: 250 NW 8th Avenue and 256 NW 8th Avenue, Delray Beach, Florida
Agreement Date: March 12, 2025

This memorandum serves as a formal request for an extension of time under the Purchase and Sale of Real Property Agreement ("Agreement") entered into on March 12, 2025, between the Delray Beach Community Land Trust ("DBCLT" or "Purchaser") and the Delray Beach Community Redevelopment Agency ("DBCRA" or "Seller"), concerning the development of four (4) vacant parcels located at 250 NW 8th Avenue and 256 NW 8th Avenue, Delray Beach, Florida (the "Property"), as described in Section 1.1 of the Agreement.

Pursuant to Section 1.4 of the Agreement, DBCLT is required to complete construction and obtain certificates of occupancy for all four (4) residential units within five hundred forty-five (545) calendar days of the Effective Date. Additionally, Section 5.1 requires the DBCLT to use commercially reasonable efforts and proceed in good faith to commence and complete construction in accordance with approved plans, applicable laws, and industry standards.

Since execution of the Agreement, the DBCLT has submitted four (4) separate building permit applications and has encountered multiple unforeseen and unavoidable delays that have materially impacted the project schedule.

Pursuant to Section 5.1 of the Agreement, the time periods for commencement and completion of construction are subject to tolling during periods of "Unavoidable Delay," as determined by the DBCRA. The delays described herein were not caused by any act or omission of the DBCLT, but instead arise from governmental actions, regulatory changes, and administrative processes beyond the DBCLT's reasonable control.

Specifically, evolving City permitting requirements, extended review timelines, and related infrastructure improvement pending activities have materially interfered with DBCLT's ability to timely secure approval of required new construction permits. These conditions were not reasonably foreseeable at the time of execution of the Agreement and have persisted despite the DBCLT's continuous, good faith efforts to comply with all applicable requirements and to advance the project.

DBCLT has at all times exercised commercially reasonable efforts, including active coordination with City departments, DBCRA, and Hatcher Development; participation in multiple project meetings; timely responses to plan review comments; and continued engagement with City processes. The DBCLT will actively pursue consideration or relief through the Board of Adjustment process in order to move the project forward. Accordingly, the delays described herein constitute "Unavoidable Delay" within the meaning and intent of Section 5.1 and warrant tolling of the applicable contractual deadlines.

These circumstances have impeded the DBCLT's ability to proceed in accordance with the original timeline, despite its diligence and good faith performance.

In accordance with Section 5.1, DBCLT respectfully requests that the contractual deadlines, including the completion date set forth in Section 1.4, be extended for an additional **three hundred sixty-five (365) calendar days**, resulting in a revised completion date on or before **September 8, 2027**.

The DBCLT remains fully committed to the development of the Property for affordable and workforce housing and will continue to proceed with all commercially reasonable efforts to advance the project to completion.

Accordingly, the DBCLT respectfully requests the DBCRA's approval of this extension and is prepared to provide any additional documentation or supporting information as may be required.

Sincerely Yours,



Evelyn S. Dobson, CEO

Cc: Renee Jadusingh, Esq., FRA-RA Executive Director
Christine Tibbs, DBCRA Assistant Director
Gary Eliopoulos, DBCLT Vice President