

DELRAY BEACH COMMUNITY LAND TRUST
"OPENING DOORS TO AFFORDABLE HOUSING"



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June 28, 2022

Delray Beach CRA
Attn: Mrs. Shirley Johnson, Board Chair
20 N. Swinton Ave
Delray Beach, FL 33444



Re: NOTICE OF INTENT TO DISPOSE OF DELRAY BEACH COMMUNITY REDEVELOPMENT OWNED PROPERTIES

Mrs. Johnson:

The Delray Beach Community Land Trust (DBCLT) is commissioned to create and preserve long-term affordable housing opportunities for very low to moderate income households within the City of Delray Beach. The addition of this lot will expand our current affordable housing portfolio. The owners of the existing workforce housing homes are essential service professionals. Your support enables us to provide a 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.

It is our desire, to acquire the lot located at 260 NW 9th Ave., Delray Beach, FL, 33444 at \$5,000.00, for the sole purpose of developing of one (1) new affordable/workforce housing unit that will be restricted on a long-term basis pursuant to Article 4.7 of the City of Delray Beach's land Development Regulations (Family/Workforce Housing Ordinance). The legal description of 260 NW 9th Ave is:

- Lot 32, Block A, TOURIST NOOK, as recorded in Plat Book 11, Page 47, of the Public Records of Palm Beach County, Florida, PNC 12-43-46-17-25-001-0320

Our plan is to develop a single or two-story unit, between 1770 to 2000 square feet (brochures attached):

- Develop single family unit by a licensed general contractor
- Development cost estimated at \$281,000.00 or \$315,000.00
- Funded by DBCLT

For additional information, please contact Evelyn Dobson, CEO at dobson@mydelraybeach.com or by phone at 561-243-7500.

Sincerely yours,


Herman Stevens, Jr., President

Attachments-Brochures and survey
cc: Renee Jadusingh, DBCRA Executive Director

141 SW 12th Avenue Delray Beach, FL 33444 * Tel: 561.243.7500*Fax: 561.243.7501
www.delraybeachlandtrust.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 one (1) CRA-owned property. 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 property is located at **260 NW 9th Avenue, Delray Beach, Florida, 33444**. The legal description for the property is as follows:

Lot 32, Block A, TOURIST NOOK, as recorded in Plat Book 11, Page 47, of the Public Records of Palm Beach County, Florida.

PCN: 12-43-46-17-25-001-0320

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

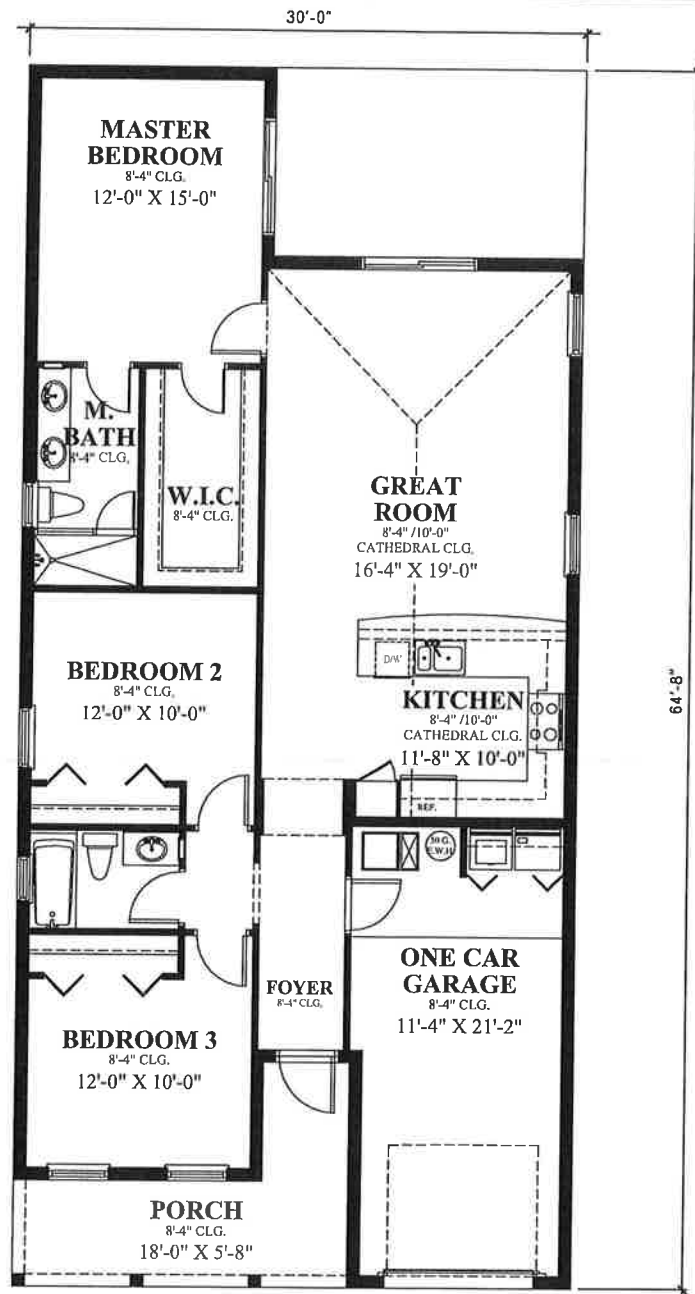
The CRA invites all interested parties to submit their proposals. The proposal must include a detailed and thorough plan as to how the single-family home will be developed, constructed, and funded. The source of funding must be provided. The CRA will **not** be providing any funds to the successful proposer to develop or construct the property or to complete the project. 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. **No email submissions will be accepted.**

The CRA reserves the right to accept or reject any or all proposal(s), in whole or in part, with or without cause without any liability to the CRA. The CRA does not warranty or represent that any award or recommendation will be made as a result of the issuance of this Notice or receipt of a proposal(s). The CRA and the proposer will be bound only if and when a proposal, as it may be modified, is approved and accepted by the CRA, and the applicable agreements pertaining thereto are approved, executed and delivered by the proposer to the CRA, and then only pursuant to the terms of the agreements executed by the proposer and the CRA.

Shirley E. Johnson, Board Chair
Renée Jadusingh, Esq., Executive Director
Delray Beach Community Redevelopment Agency
Published Date: June 22, 2022

The Commodore VI

Three Bedrooms, Two Baths, One Car Garage



AREA CALCULATIONS:

A/C LIVING AREA:	1,348 SQ. FT.
GARAGE:	294 SQ. FT.
PORCH:	136 SQ. FT.
TOTAL:	1,778 SQ. FT.



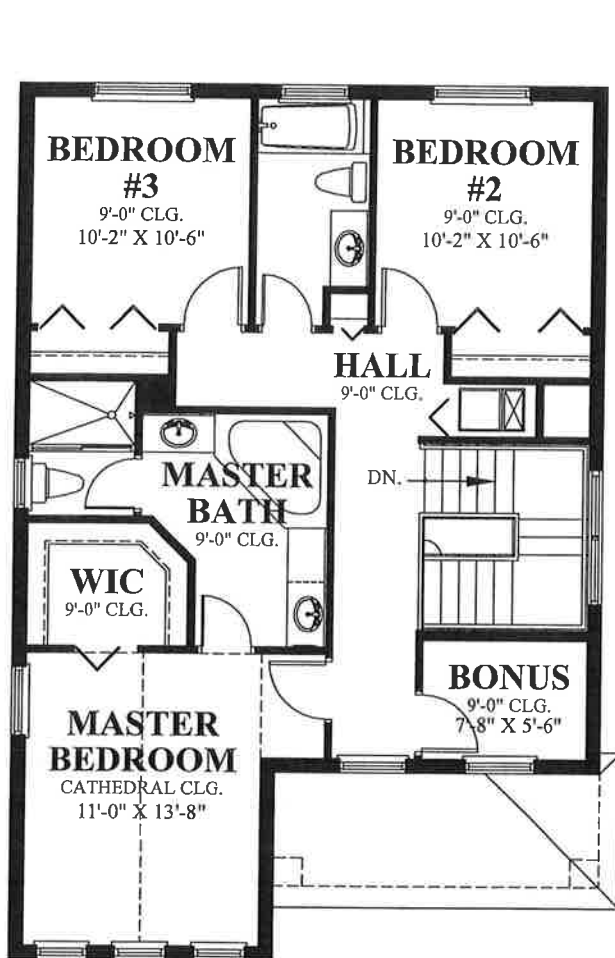
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED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

Delray Beach Community Land Trust, Inc.

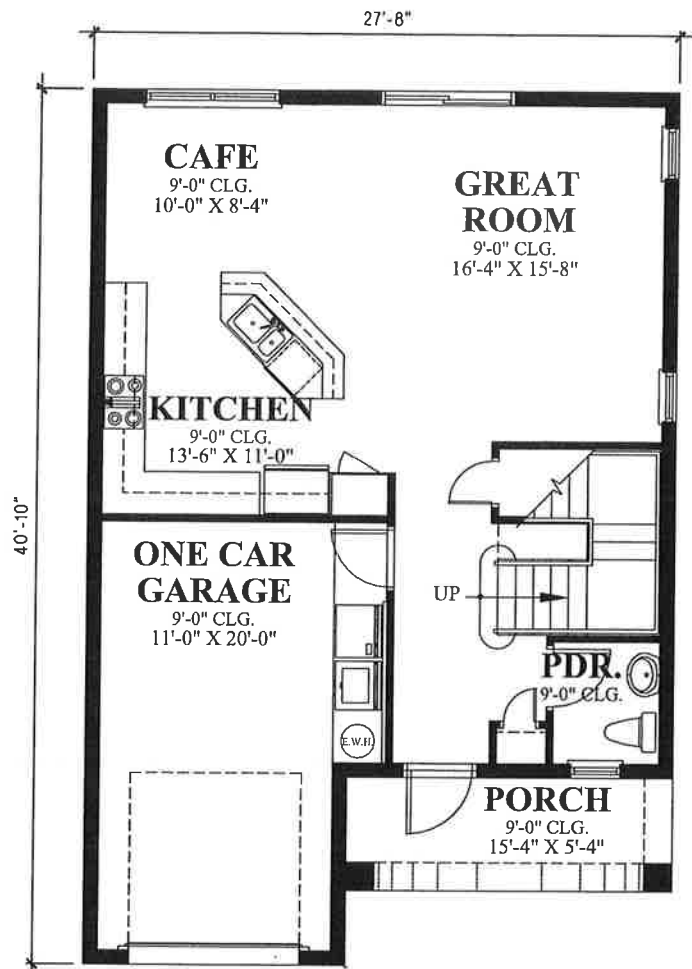
141 SW 12th Ave., Delray Beach, Florida 33444 - Phone: (561) 243-7500 - Fax: (561) 243-7501 - www.delraylandtrust.org

The Senator II

Three Bedrooms, 2 1/2 Baths, One Car Garage



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA CALCULATIONS:

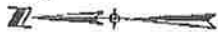
FIRST FLOOR A/C AREA:	718 SQ. FT.
SECOND FLOOR A/C AREA:	922 SQ. FT.
TOTAL A/C LIVING AREA:	1,640 SQ. FT.
GARAGE:	278 SQ. FT.
PORCH:	82 SQ. FT.
TOTAL:	2,000 SQ. FT.



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LEGEND:

CL = CENTERLINE

CONC. = CONCRETE

W.M. = WATER METER

IR = 5/8" IRON ROD WITH CAP #LB 353

FLOOD ZONE: X

DESCRIPTION:

LOT 32 BLOCK A, TOURIST NOOK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 47, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6007-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Paul D. Engle
PAUL D. ENGLE
SURVEYOR & MAPPER #5708

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

O'BRIEN, SUITER & O'BRIEN, INC.
LAND SURVEYORS

CERTIFICATE OF AUTHORIZATION #BLSJ

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE
2801 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483

(561) 276-4501 732-3279 FAX 276-2390

DATE OF SURVEY

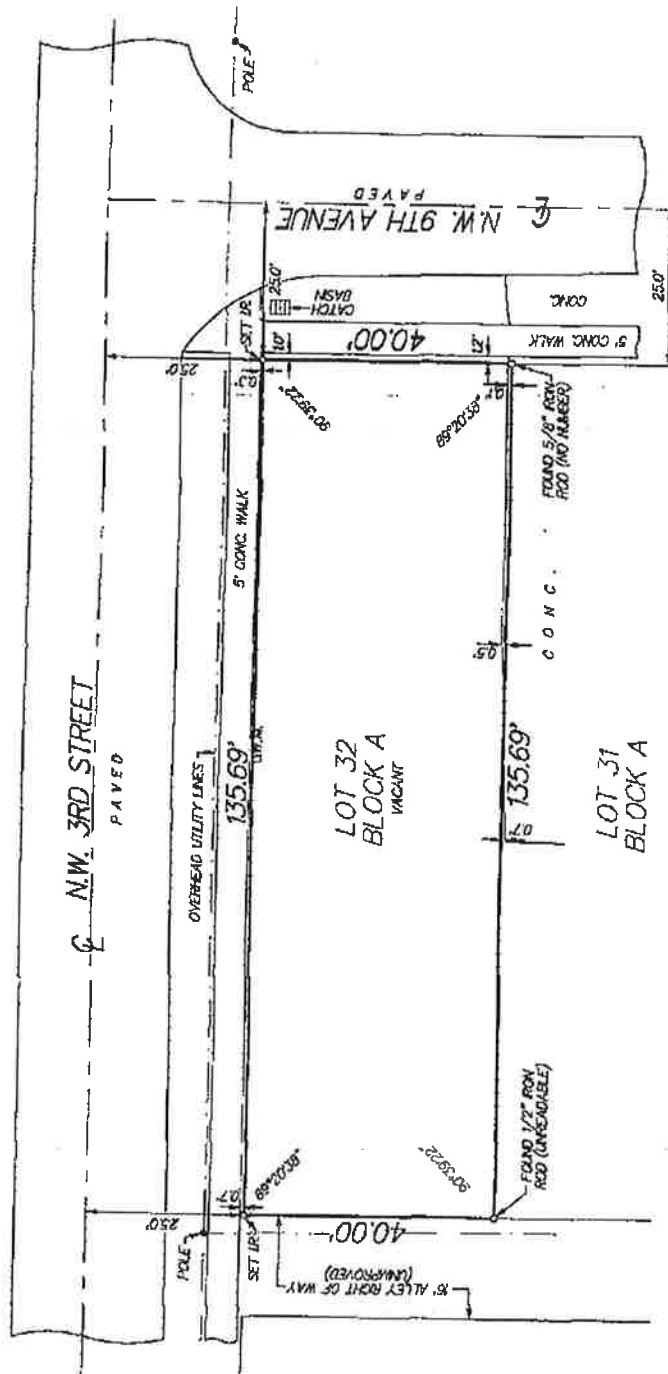
OCT. 7, 2003

FIELD BOOK PAGE NO.

D270 75

EDM: 1" = 20'

CURR. NO. 81-364d



CERTIFIED TO:

AMERICAN PIONEER TITLE INSURANCE COMPANY

DELRAY TITLE & ABSTRACT COMPANY

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY