



## Cover Memorandum/Staff Report

File #: 25-110 CRA

Agenda Date: 7/16/2025

Item #: 7L.

TO: CRA Board of Commissioners  
FROM: Christine Tibbs, Assistant Director  
THROUGH: Renée A. Jadusingh, Esq., CRA Executive Director  
DATE: July 16, 2025

**RESOLUTION 2025-11 - APPROVE A REVISED PURCHASE AND SALE AGREEMENT WITH MAGGIE ROLLE FOR THE PURCHASE OF THE PORTION OF A PROPERTY ABUTTING 111 NW 11TH AVENUE AND 106 NW 10TH AVENUE IN AN AMOUNT NOT TO EXCEED \$40,000**

### **Recommended Action:**

1. Approve a revised Purchase and Sale Agreement with Maggie Rolle for the purchase of the property abutting 111 NW 11th Avenue and 106 NW 10th Avenue (Subject Property) in an amount not to exceed \$40,000 in a form legally acceptable to the CRA Legal Counsel;

AND

2. Authorize the CRA Board Chair to execute the Purchase and Sale Agreement, and any related documents, in a form legally acceptable to the CRA Legal Counsel.

### **Background:**

In an effort to clear slum and blighted conditions, aid in the stabilization and revitalization of neighborhoods, and develop additional affordable housing within the CRA District, the CRA purchased properties located at 111 NW 11<sup>th</sup> Avenue and 106 NW 10<sup>th</sup> Avenue.

The Subject Property is located between those CRA-owned properties and abuts both 111 NW 11th Avenue and 106 NW 10th Avenue. The Subject Property is zoned R-1-A Single Family Residential and is approximately 0.1398 acres of land.

The Subject Property is currently one parcel out of five parcels that are under the same Parcel Control Number: 12-43-46-17-42-006-0260 and legal definition. The CRA is only purchasing the parcel with the following legal definition (see Exhibit A - Location Map and Survey).

*LEGAL DESCRIPTION:  
COMMENCING 305.00 FEET WEST FROM THE SOUTHEAST  
CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF LOT 6, IN  
SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST; THENCE  
NORTH 01°16'18" WEST, A DISTANCE OF 100 FEET; THENCE  
NORTH 89°20'19" EAST, A DISTANCE OF 135.00 FEET TO THE  
POINT OF BEGINNING; THENCE NORTH 01°16'18" WEST, A  
DISTANCE OF 80.00 FEET; THENCE NORTH 89°20'19" EAST, A  
DISTANCE OF 20.00 FEET; THENCE SOUTH 01°16'18" EAST, A  
DISTANCE OF 80.00 FEET; THENCE SOUTH 89°20'19" WEST, A  
DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; BEING  
A PARCEL 80 FEET BY 20 FEET IN THE SOUTH 1/2 OF THE  
NW 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF  
THE SOUTH 1/2 OF THE NORTH 1/2 OF LOT 6 IN SECTION 17,  
TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY,  
FLORIDA.*

The necessity to purchase the Subject Property is two-fold:

- 1) Purchasing the Subject Property would allow the CRA to incorporate the Subject Property into the platting process and create two workforce housing lots that will be developed into two affordable single-family homes, and eliminate a sub-standard size lot;

AND

- 2) There is currently a vacant dilapidated structure that straddles 111 NW 11<sup>th</sup> Avenue and the Subject Property. For safety and health reasons, the structure needs to be demolished.

The purchase of the Subject Property provides an opportunity for the CRA to continue revitalization and stabilization efforts through the elimination of slum and blight and further development of affordable single-family housing, as indicated in the objectives of the CRA Redevelopment Plan.

The CRA Board initially approved a Purchase and Sale Agreement for the Subject Property on July 23, 2024. However, the Purchase and Sale Agreement was never finalized. At this time, the Purchase and Sale Agreement needs to be revised to reflect the current Subject Property owner's name as the Seller.

At this time, CRA Staff is requesting the CRA Board:

1. Approve a revised Purchase and Sale Agreement with Maggie Rolle for the Subject Property that abuts 111 NW 11th Avenue and 106 NW 10th Ave (PCN: 12-43-46-17-42-006-0260) in an amount not to exceed \$40,000 in a form legally acceptable to the CRA Legal Counsel;

AND

2. Authorize the CRA Board Chair to execute the Purchase and Sale Agreement, and any related documents, in a form legally acceptable to the CRA Legal Counsel.

Attachments: Exhibit A Location Map and Survey; Exhibit B - Purchase and Sale Agreement; Exhibit C - Resolution 2025-11

### **CRA Attorney Review:**

The CRA Legal Counsel has prepared and reviewed the Purchase and Sale Agreement for legal sufficiency and form and determined it to be acceptable.

### **Funding Source/Financial Impact:**

Funding has been allocated from GL# 5610.

## **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