



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: May 12, 2026

NEW BUSINESS

AGENDA ITEM 15.C

SUBJECT:

Consideration of the Purchase of 221 NE 9th Avenue

SUMMARY:

CRA Staff has actively been pursuing the purchase of a vacant parcel located at 221 NE 9th Avenue (see Attachment I). The property is adjacent to multiple CRA lots which can be used to extend NE 2nd Street from E. Martin Luther King, Jr. Blvd. (south) to NE 9th Avenue (see Attachment II). If acquired, the property would help facilitate drainage issues in the area as part of the NE 2nd Street expansion and the Martin Luther King, Jr. Blvd. Streetscape Project.

221 NE 9th Avenue is located within the Heart of Boynton District (HOB) (see Attachment III). It is approximately 15,246 square feet (0.35 acres) and zoned R2-R2 Duplex, 10 DU/AC. The future land use would be mixed use low (MUL) with a development potential of 20 units per acre with a maximum height of 45'.

The Sellers have executed a Purchase and Sale Agreement at the appraised value of the property in the amount of \$628,000.00 (see Attachments IV & V).

A comparable worksheet, with key property information, has been provided as Attachment VI. The comparisons include this property and current CRA owned properties within HOB.

If approved by the CRA Board due diligence will be performed as part of the purchasing process.

FISCAL IMPACT:

FY 2025-2026 Budget, Project Fund, Line Item 02-58200-401 remaining funds - \$430,955.42. Additional funds will need to be reallocated by the Board.

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach Community Redevelopment Plan - Heart of Boynton District

CRA BOARD OPTIONS:

1. Approve the purchase of 221 NE 9th Avenue in the amount of \$628,000 and allow the Chair to execute the Purchase and Sale Agreement.
2. Do not approve the purchase of 221 NE 9th Avenue.
3. Alternative direction as provided by the CRA Board.

ATTACHMENTS:**Description**

- [Attachment I - 221 NE 9th Ave Location Map.pdf](#)
- [Attachment II - 221 NE 9th Ave ROW Map.pdf](#)
- [Attachment III - Heart of Boynton District](#)
- [Attachment IV - Appraisal 221 NE 9 Avenue.pdf](#)
- [Attachment V - Purchase and Sale Agreement Seller Executed](#)
- [Attachment VI - HOB Comparables- April 2026.pdf](#)