



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: March 9, 2026

OLD BUSINESS

AGENDA ITEM 14.A

SUBJECT:

Discussion and Consideration of the Invitation to Negotiate for the Development of Affordable/Workforce Infill Housing Presentation

SUMMARY:

At the September 9, 2025 meeting, staff presented the CRA inventory of infill residential lots that are vacant of structures and ready for redevelopment (see Attachment I-II). These lots provide an opportunity to create new affordable and workforce homeownership options. The CRA also confirmed with the City that there are no City-owned infill lots located within the CRA area that could be included in this redevelopment initiative.

At the meeting it was determined the following lots would be utilized for infill housing:

- 135 NE 3rd Avenue
- 407 NE 1st Street
- 524 NW 3rd Street
- 507 NW 12th Avenue
- Lot 348 NW 11th Avenue

The CRA Board approved the draft ITN at their December 9, 2025, meeting and the ITN was issued publicly on December 12, 2025 (see Attachment III). The CRA published the ITN to the CRA website, posted a public notice, posted it to the Florida Redevelopment Association website/newsletter and emailed it directly to over 50 interested parties.

On January 6, 2026, CRA and City staff hosted the voluntary pre-submission meeting in Community Room 115 at 4:00 PM. There were six interested parties that attended the meeting (see Attachment IV). Staff presented a brief overview of the ITN and opened it up for questions and answers.

The deadline for questions was January 9, 2026, by 5:00 PM. In response to the questions received, the CRA issued three addendums (see Attachments V - VII).

Submittals were due no later than 2:00 PM on February 10, 2026. By that date, there were nine groups registered for the ITN (see Attachment VIII). The CRA received one submission from Lennar Homes LLC (see Attachments IX-X)

The Review Committee which consisted of four CRA staff and two City staff met on February 20, 2026, to review the submission and provided the Sufficiency Checklist as Attachment XI.

In summary, Lennar Homes proposes:

- **Purchase Price:** \$350,000 for all five lots
- **Home Details:** 1,504 square feet; 3 bed; 2 bath, 2 car garage; 30' wide home
- **Timeline:** All seven homes completed within 12 months of the execution of a Purchase & Development Agreement
- **Affordability:** 15 year deed restriction; one home sold to Low (60%-80% PBC AMI); six homes sold to Moderate 1 (80%-100% PBC AMI)
- **Sales Process:** Qualified buyers from the PBC Workforce Housing Program; City of Boynton Beach SHIP; Lottery process to qualified buyers

Lennar Homes LLC will be in attendance at the March 9th meeting to present their submission to the Board.

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach CRA Community Redevelopment Plan

CRA BOARD OPTIONS:

1. Direct CRA staff to enter into negotiations with Lennar Homes LLC and bring back a Purchase & Development Agreement for review.
2. Provide alternative direction based on CRA Board discussion.

ATTACHMENTS:

Description

- [Attachment I - Property Info with Maps](#)
- [Attachment II - Infill Housing Presentation](#)
- [Attachment III - Invitation to Negotiate Packet](#)
- [Attachment IV - Voluntary Pre-Submission Meeting Sign-In](#)
- [Attachment V - Addendum No. 1](#)
- [Attachment VI - Addendum No. 2](#)
- [Attachment VII - Addendum No. 3](#)
- [Attachment VIII - ITN Registration](#)
- [Attachment IX - Lennar Homes LLC Submission](#)
- [Attachment X - Lennar Homes LLC Presentation](#)
- [Attachment XI - Sufficiency Checklist](#)