



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: March 20, 2025

NEW BUSINESS

AGENDA ITEM 15.C

SUBJECT:

Discussion and Consideration of the CRA Owned Property Located at 211 E. Ocean Avenue

SUMMARY:

At the February 11, 2025 meeting, during the Board's discussion of the Fiscal Year 2024-2025 Budget Amendment for the Unreserved Fund Balance, the Board made a motion to allocate funding for the future adaptive reuse of historic properties, especially for the future redevelopment of the CRA owned property located at 211 E. Ocean Avenue (see Attachment I). The Board directed staff to begin evaluating the current condition of the property and bring it back to the Board for further discussion.

BACKGROUND:

The CRA acquired the property in 2007 for \$850,000. In 2013, the structure, known as the Magnuson House received a local historic designation by the City Commission.

The property was initially purchased in 2007 with the intent to rehab the house for the future CRA offices. The CRA worked with REG Architects Inc. to provide construction documents to convert it to an office. Between 2007 and 2011, several consultants provided construction cost estimates ranging from \$646,000 to \$949,267 for adaptive reuses varying from professional offices, smaller restaurant uses and larger restaurant uses (see Attachment II).

There were also several failed Requests for Proposals and/or Letters of Intent with terminated Purchase and Development Agreements throughout the CRA's ownership. In January 2022, during the negotiations for a Purchase and Development Agreement, the Board voted 4-1 in favor of removing the historical designation if it allowed more flexibility for redevelopment options for the site (see Attachment III).

In November 2024, CRA staff received a Limited Structural Assessment from Pennoni, a local engineering firm (see Attachment IV).

Because the property is located in the Cultural District within the CRA Plan, the future land use was changed from multi-family residential to Mixed-Use Medium. An overlay for Ocean Avenue was established that requires the following:

- Ocean Avenue will be designed to have a streetwall (building faces) abutting the pedestrian zone

- Active commercial uses shall be required on the street frontage of Ocean Avenue
- Structures along Ocean Avenue shall be designed to the pedestrian scale and have a maximum height of 35', consistent for a depth of a minimum of 30'
- Maximize glazing on first floors
- Require street canopy trees
- Public spaces such as plazas or greens shall be created as part of each project

Staff is seeking the Board's direction on the next steps for the future redevelopment of the property.

FISCAL IMPACT:

FY2024-2025, Project Fund, Line Item 02-58200-406; Adaptive Reuse for Historic Properties; \$300,000

CRA PLAN/PROJECT/PROGRAM:

2016 CRA Community Redevelopment Plan

CRA BOARD OPTIONS:

To be determined based on Board direction.

ATTACHMENTS:

Description

- [Attachment I - Location Map](#)
- [Attachment II - Overview of Assessments](#)
- [Attachment III - January 2022 Board Meeting Minutes](#)
- [Attachment IV - Limited Structural Assessment](#)