



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: August 12, 2025

NEW BUSINESS

AGENDA ITEM 15.D

SUBJECT:

Discussion and Consideration of the Future Use of 419 N. Seacrest Boulevard

SUMMARY:

On November 21, 2024, the CRA Board approved the acquisition of the property located at 419 N. Seacrest Boulevard (see Attachment I). The parcel is 0.327 acres and includes a 1,710 square foot structure. It is situated within the Heart of Boynton District (see Attachment II). The property is currently zoned R-1, with a recommended future land use designation of Low Density Residential (7.5 du/ac) and a maximum height limit of 45 feet. With its current zoning and lot size, the site has the potential to be subdivided into two residential lots, making it a viable candidate for affordable housing.

CRA Staff is seeking the Board's guidance on potential concepts for the future use of this property:

- **Affordable Infill Housing Development**
 - Include the property in the CRA's infill housing inventory to be a part of a future Request for Proposals/Qualifications (RFP/RFQ) for affordable housing development
 - If selected, staff will include the property in the 2026 Solid Waste Authority's Blighted and Distressed Property Clean-Up Grant Application to fund the demolition and prepare the site for redevelopment
- **Community Co-Work Space**
 - Renovate the existing building to create a shared workspace that supports local entrepreneurs, freelancers and small businesses
- **Micro Art Studio/Incubator**
 - Repurpose the structure into a micro art studio or cultural incubator to support emerging artists and enhance local creative placemaking
- **Other Uses**
 - The Board may also propose alternative uses for CRA staff to evaluate

Each concept will require additional research. CRA Staff will report back on the feasibility based on the CRA Board direction.

FISCAL IMPACT:

FY2024-2025 Budget; Line Item 02-58200-401 - \$520,000.00

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach Community Redevelopment Plan, Heart of Boynton District

CRAB RECOMMENDATION:

At its meeting on October 3, 2024, the CRA Advisory Board recommended the purchase of the site as a land-banking opportunity (see Attachment III).

CRA BOARD OPTIONS:

To be determined based on Board discussion.

ATTACHMENTS:**Description**

- [Attachment I - Location Map](#)
- [Attachment II - Heart of Boynton District](#)
- [Attachment III - 10-03-2024 BB CRAB Meeting Minutes](#)