



## Cover Memorandum/Staff Report

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**File #:** 26-0094 CRA

**Agenda Date:** 5/26/2026

**Item #:** 9C.

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**TO:** CRA Board of Commissioners  
**FROM:** Christine Tibbs, Assistant Director  
**THROUGH:** Renée A. Jadusingh, Esq., Executive Director  
**DATE:** May 26, 2026

### **DISCUSSION AND DIRECTION REGARDING REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF THE NW 800 BLOCK OF WEST ATLANTIC AVENUE**

#### **Recommended Action:**

Board discussion and direction regarding a Request for Proposals for the Development of the NW 800 Block of West Atlantic Avenue.

#### **Background:**

The CRA owns approximately twenty-one (21) vacant land parcels (2.85 acres) within the NW 800 Block of West Atlantic Avenue that are primed for redevelopment. Seventeen (17) of the properties are zoned Central Business District, and four (1) of the properties are zoned Single-Family Residential. Additionally, one (1) of the CRA-owned lots, 805 West Atlantic Avenue (Remediation Site), has been undergoing environmental remediation since its purchase in 2006 due to contamination occurring when the location formerly served as a gas station. Since November 2025, the CRA has engaged RES Florida Consulting LLC (RES), an environmental consulting firm, to provide environmental consulting services and provide analysis to assist in guiding redevelopment efforts.

At the April 28, 2026, CRA Board meeting, CRA Staff presented the draft Request for Proposals (RFP) for the development of the NW 800 Block of West Atlantic Avenue and the CRA Board discussed and provided direction on the draft RFP. Since that time, CRA Staff has incorporated the comments and feedback received from the CRA Board.

#### **OVERVIEW OF CHANGES:**

##### Architectural Styles:

The RFP requires Proposers to utilize one of the five (5) identified architectural styles allowed for the Central Business District:

- Florida Vernacular
- Anglo-Caribbean
- Mediterranean Revival
- Classical Tradition
- Main Street Vernacular

##### Building Height:

The RFP allows for the maximum building height of the proposed development to be no more than the maximum four-story building height allowed on West Atlantic Avenue, as provided in the City of Delray Beach

Land Development Regulations. The RFP does state that within The Set Transformation Plan, the community has stated a preference for developments along the West Atlantic Avenue corridor be no more than three (3) stories.

Affordable/Workforce Housing Units:

The RFP requires no less than 30% of the residential housing units within the proposed development to be for low income and moderate-income households.

The RFP further clarifies that the distribution of the low income and moderate income housing units, and requirements as to the specific income levels to be served, size of the housing units, and price of the housing units, etc., shall follow the requirements of the City of Delray Beach as provided in the Land Development Regulations.

Additionally, to assist developers with meeting the requirements of the residential component of the RFP, one (1) additional CRA-owned vacant lot has been included and made available for Proposers to utilize for the sole purpose of off-site development of low income and moderate-income housing units.

Lot	Property Address	Parcel Control Number (PCN)	Acreage	Zoning Designation
1	51 NW 9 <sup>th</sup> Avenue	12-43-46-17-26-004-0010	.36	Single Family Residential

Evaluation Criteria:

The Evaluation Criteria within the RFP has been updated to better reflect the RFP’s Submittal Requirements.

At this time, the CRA Staff would request the CRA Board discuss the draft RFP for the development of the NW 800 Block of West Atlantic Avenue and provide any additional comments. After which, CRA Staff will incorporate any additional comments and finalize the RFP for issuance.

Additionally, CRA Staff would request the CRA Board discuss and provide direction on the issuance date for the RFP for the development of the NW 800 Block of West Atlantic Avenue.

**PRIOR DISCUSSIONS REGARDING NW 800 BLOCK OF WEST ATLANTIC AVENUE:**

At the March 24, 2026, CRA Board Meeting, the CRA Board discussed whether to issue a Request for Proposals for a mixed-use development on the NW 800 Block of West Atlantic Avenue or prepare a due diligence study to assess the development potential of the NW 800 Block of West Atlantic Avenue. The CRA Board directed CRA Staff to move forward by preparing and issuing an RFP for the NW 800 Block of West Atlantic Avenue for the development of a mixed-use project.

Attachment(s): Exhibit A - Location Map; Exhibit B - Draft RFP NW 800 Block of W. Atlantic Avenue; Exhibit C - CRA Incentives and Opportunities

**CRA Attorney Review:**

The CRA Legal Counsel will review the RFP for legal sufficiency and form.

**Funding Source/Financial Impact:**

N/A

**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