



Cover Memorandum/Staff Report

File #: 26-0071 CRA

Agenda Date: 4/28/2026

Item #: 8B.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: April 28, 2026

DISCUSSION AND DIRECTION REGARDING REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF THE SW 700-800 BLOCKS OF WEST ATLANTIC AVENUE

Recommended Action:

Discussion and direction on preparation of a Request for Proposals the Development of the SW 700 - 800 Blocks of West Atlantic Avenue.

Background:

SUMMARY OF DISCUSSIONS REGARDING SW 700 AND SW 800 SITE DEVELOPMENT:

The CRA currently owns eight (8) vacant lot parcels within the SW 700 Block of West Atlantic Avenue with one (1) of those parcels being non-contiguous (Exhibit A). The approximate total acreage of the SW 700 Block is 2.03 acres (88,357 SF) and approximately 1.87 acres (81,407 SF) without including the non-contiguous lot.

The CRA currently owns eleven (11) vacant lot parcels within the SW 800 Block of West Atlantic Avenue with one (1) of those parcels being non-contiguous (see Exhibit A). The total approximate acreage of the SW 800 Block is 1.94 acres (84,354 SF) and approximately 1.82 acres (78,354 SF) without including the non-contiguous lot.

At the April 30, 2025, CRA Board meeting, the CRA Board generally discussed the development of the SW 600 - 800 Blocks of West Atlantic Avenue. The CRA Board decided to move forward with the development of the SW 600 - 800 Blocks of West Atlantic Avenue via two (2) separate Request for Proposal (RFP) processes:

- 1) An RFP for the SW 600 Block of West Atlantic Avenue for the development of a full-service, 20,000 square foot grocery store with parking; and
- 2) An RFP including the SW 700 - 800 Blocks 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 SW 700 - 800 Blocks of West Atlantic Avenue or prepare a due diligence study to assess the development potential of the SW 700 - 800 Blocks of West Atlantic Avenue. The CRA Board directed CRA Staff to move forward by preparing and issuing a single RFP for SW 700 - 800 Blocks of West Atlantic Avenue for the development of a mixed-use project.

Since the March CRA Board meeting, CRA Staff worked diligently on the draft RFP. Below is a summary of the overall RFP along with items for discussion and direction from the CRA Board.

The RFP seeks proposals from qualified and experienced developers, to lease or purchase, and redevelop CRA-owned vacant land as described above. These CRA-owned properties provide an irreplicable assemblage of vacant land and a placemaking opportunity to have an impact on the surrounding community and help shape the landscape of downtown Delray Beach. The vision for West Atlantic Avenue was built together with residents, community stakeholders, and local business owners. While the RFP seeks a mixed use development, the following community needs and prioritized uses within The Set are included in the RFP:

- Pharmacy Services
- Financial Services (Bank, Credit Union)
- Health/Wellness Facilities
- Family/Social Entertainment

Additionally, affordable and/or workforce housing has been identified by the community as a need and prioritized use.

The RFP references CRA Incentives and Opportunities based as follows: two existing CRA programs (Development Infrastructure Assistance Program and Land Value Investment Program), potential co-ownership with the CRA/master leasing, or any incentive or opportunity that a proposer would want to the CRA to consider.

CRA Staff is also seeking Board Direction on items within the RFP in order to finalize the document. Once the CRA Board finalizes these remaining items, CRA Staff will incorporate the comments into the RFP and present the final RFP to the CRA Board in order to issue the RFP.

Attachment(s): Exhibit A - Location Map; Exhibit B - Draft RFP SW 700-800 Blocks 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