



Cover Memorandum/Staff Report

File #: 26-0049 CRA

Agenda Date: 3/24/2026

Item #: 8D.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: March 24, 2026

DISCUSSION AND DIRECTION REGARDING DEVELOPMENT OF SW 700 - 800 BLOCKS OF WEST ATLANTIC AVENUE

Recommended Action:

- 1) Direct CRA Staff to draft a Request for Proposals for the Development of a Mixed-Use Project on SW 700 - 800 Blocks of West Atlantic Avenue;

OR

- 2) Approve a work assignment between the Delray Beach Community Redevelopment Agency and The Tamara Peacock Company Architects of Florida, Inc. dba Peacock Architects in order to understand the potential for mixed-used development within the SW 700 - 800 Blocks of West Atlantic Avenue in an amount not to exceed \$25,660, for each due diligence package and authorize the CRA Board Chair to execute any and all related documents for said purposes in a form acceptable to the CRA Legal Counsel.

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 1.80 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 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 this time, CRA Staff would like direction regarding development of the SW 700 - 800 Blocks of West Atlantic Avenue as follows:

OPTION 1 - PREPARATION AND ISSUANCE OF REQUEST FOR PROPOSALS:

The West Atlantic Master Plan (WAMP) provides guidance on development of the CRA-owned parcels on West Atlantic Avenue stating that they “present an excellent opportunity to introduce new compact, mixed-use development consistent to the West Atlantic Avenue Community Redevelopment Plan and the Downtown Master Plan”. Furthermore, the WAMP states that an “[e]mphasis is on the preservation and enhancement of existing neighborhoods, while promoting a pedestrian friendly neighborhood serving commercial area along West Atlantic Avenue that contains a mix of residential, commercial and civic functions. Businesses that are oriented toward serving the local neighborhood, as opposed to a regional area, are encouraged”. Additionally, there are images in the WAMP that depict the desired design scheme for development on West Atlantic Avenue (See Exhibit B).

Overall, based on the WAMP:

- Development should attract neighborhood serving businesses.
- There should be no physical difference between east and west Atlantic Avenue.
- Development should create opportunities for outdoor dining.
- Develop West Atlantic to be pedestrian friendly.
- Development along West Atlantic Avenue should be complimentary to existing residential neighborhoods.

Below are suggested uses that could be included in the RFP for mixed-use development on the SW 700 - 800 Blocks of West Atlantic Avenue:

- Housing
- Office
- Retail
- Medical/Pharmacy
- Financial Institution
- Family Entertainment

Given the square footage of the blocks and the presence of two (2) non-contiguous sections on both parcels, one (1) RFP could be prepared seeking proposals to develop both parcels. The CRA-owned lots within the SW 700 - 800 Blocks of West Atlantic Avenue will be included altogether in one (1) RFP. The RFP would seek a mixed-use development that could include the above referenced uses and affordable/workforce housing. Additionally, the RFP could include the development sketches that showed conceptual development opportunities for the CRA and City-owned properties along West Atlantic Avenue (see Exhibit C).

OPTION 2 - DUE DILIGENCE PACKAGE:

The CRA could also consider hiring an architect to prepare a due diligence study assessing the development potential for the SW 700 - 800 Blocks of West Atlantic Avenue, which could be included in a future RFP.

CRA Staff reached out to The Tamara Peacock Company Architects of Florida, Inc. dba Peacock Architects (Peacock Architects), a consulting firm in the CRA professional consulting services pool, to discuss a potential work assignment to assist the CRA in assessing the mixed-use development potential of both blocks.

The work assignments would include the development of three (3) due diligence packages:

- Task 1 - SW 700 Block Evaluation
- Task 2 - SW 800 Block Evaluation
- Task 3 - Combined SW 700 & 800 Block Evaluation

The study would be a high-level planning analysis that would be comprised of a summary of the research into the City of Delray Beach's codes, ordinances, Land Development Regulations, and the feasibility of the development of the properties. The research would specifically focus on mixed-used development, following the commercial/retail requirements for developments within the Central Business District located along West Atlantic Avenue. More specifically, there would also be a detailed analysis of the properties including location, size, and/or zoning constraints. Additionally, a general overall site plan and massing study depicting the required property information, setbacks, and basic building footprint to better understand and visualize the development potential of the properties and their constraints would also be included as part of the due diligence package.

A draft work assignment with the scope of work from The Tamara Peacock Company Architects of Florida, Inc. dba Peacock Architects is included as Exhibit D and is in an amount not to exceed \$25,660.

At this time CRA Staff is seeking direction as follows:

- 1) Direct CRA Staff to draft a Request for Proposals for the Development of a Mixed-Use Project on SW 700 - 800 Blocks of West Atlantic Avenue;

OR

- 2) Approve a work assignment between the Delray Beach Community Redevelopment Agency and The Tamara Peacock Company Architects of Florida, Inc. dba Peacock Architects in order to understand the potential for mixed-used development within the SW 700 - 800 Blocks of West Atlantic Avenue in an amount not to exceed \$25,660, for each due diligence package and authorize the CRA Board Chair to execute any and all related documents for said purposes in a form acceptable to the CRA Legal Counsel.

Attachment(s): Exhibit A - Location Map; Exhibit B - Excerpts from the West Atlantic Master Plan (aka The Set Transformation Plan); Exhibit C - West Atlantic Avenue Sketches and Analyses; Exhibit D - Peacock Architects Work Assignment and Scope of Work

CRA Attorney Review:

The CRA Legal Counsel has prepared and reviewed the work assignments for legal sufficiency and form and determined it to be acceptable.

Funding Source/Financial Impact:

Funding has been allocated from GL#5132 and GL#5133.

**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