



Cover Memorandum/Staff Report

File #: 26-0093 CRA

Agenda Date: 5/26/2026

Item #: 9B.

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 SW 700 & 800 BLOCKS OF WEST ATLANTIC AVENUE

Recommended Action:

Board discussion and direction regarding a Request for Proposals for the Development of the SW 700 & 800 Blocks of West Atlantic Avenue.

Background:

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 28, 2026, CRA Board meeting, CRA Staff presented the draft Request for Proposals (RFP) for the development of the SW 700 & 800 Blocks 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 40% 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, an additional five (5) CRA-owned vacant lots have 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	Acreage	Zoning Designation
1	29 SW 6 th Avenue	12434616010210030	.16	Medium Density Residential
2	35 SW 8 th Avenue	12434617020050170	.16	Medium Density Residential
3	46 SW 8 th Avenue	12434617420090030	.14	Medium Density Residential
4	14 SW 12 th Avenue	12434617180020210	.16	Medium Density Residential
5	18 SW 12 th Avenue	12434617180020220	.16	Medium Density 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 SW 700 & 800 Blocks 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 SW 700 & 800 Blocks of West Atlantic Avenue.

PRIOR DISCUSSIONS REGARDING SW 700 & 800 BLOCKS OF WEST ATLANTIC AVENUE:

- 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: 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 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.

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