



City of Delray Beach

100 N.W. 1st Avenue
Delray Beach, FL 33444

Cover Memorandum/Staff Report

File #: 25-210 CRA

Agenda Date: 11/20/2025

Item #: 8A.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Executive Director
DATE: November 20, 2025

CANCEL REQUEST FOR QUALIFICATIONS CRA NO. 2025-01 - NW 800 BLOCK OF WEST ATLANTIC AVENUE - PROGRESSIVE DESIGN-BUILD REDEVELOPMENT PROJECT, REJECT ALL SUBMITTED PROPOSALS, AND DISCUSSION ON ISSUING A SOLICITATION FOR DEVELOPING - NW 800 BLOCK OF WEST ATLANTIC AVENUE

Recommended Action:

1. Cancel and reject all submitted proposals for Request for Qualifications (RFQ) CRA No. 2025-01 - NW 800 Block of West Atlantic Avenue - Progressive Design-Build Redevelopment Project; and
2. Discussion on issuing a solicitation for developing - NW 800 Block of West Atlantic Avenue.

Background:

Request for Qualifications (RFQ) CRA No. 2025-01:

On January 25, 2025, the Delray Beach Community Redevelopment Agency (CRA) Board authorized staff to issue Request for Qualifications (RFQ) CRA No. 2025-01 for the NW 800 Block of West Atlantic Avenue Progressive Design-Build Redevelopment Project.

The purpose of the Redevelopment Project is to activate vacant CRA-owned properties within the NW 800 Block of West Atlantic Avenue with the goal of creating a unique commercial environment within the CRA District and City of Delray Beach, as provided in the CRA Redevelopment Plan and the West Atlantic Master Plan (a.k.a. The Set Transformation Plan).

The RFQ was issued with the purpose of seeking Proposals from qualified Proposers to provide information, qualifications, experience, and their proposed project approach for consideration to provide the necessary full-scale design-build services to the CRA, for the design and construction of the Redevelopment Project using modular design and construction methods.

The RFQ was issued on January 30, 2025, and had a Proposal Submission Due Date of March 18, 2025.

The following three (3) Proposers submitted a timely Proposal.

Proposals Received (listed in alphabetical order):

- 1) DMR Construction Services, Inc.
- 2) Hatcher Construction and Development, Inc.
- 3) Waypoint Contracting, Inc.

At this time, CRA Staff recommends canceling and reject all submitted proposals for RFQ CRA No. 2025-01-NW 800 Block of West Atlantic Avenue - Progressive Design-Build Redevelopment Project. The RFQ states, in Section VII, Subsection A, that the CRA "reserves its right to cancel this RFQ at any time, and/or reject all submitted Proposals, and/or re-issue the RFQ."

Discussion Regarding Development of NW 800 Block of West Atlantic Avenue:

The CRA owns approximately 1.86 acres (Development Site), with 0.3 acres being purchased in January 2025. A portion of the Development Site - 805 West Atlantic Avenue - has been undergoing environmental remediation since the CRA purchased that property in 2006. In 2022, our environment consultant received approval to remove the remediation equipment from 805 West Atlantic Avenue, however, the property remained under a testing and monitoring status. Thereafter, the CRA Board discussed potential development ideas which would allow for activation of the Development Site while 805 West Atlantic Avenue remained in this status, including an activation involving a pavilion that did not utilize water connections at 805 West Atlantic Avenue and surrounding commercial activation with shipping containers later modular buildings. At this time, CRA Staff is working with the environmental consultant on an analysis of the remediation efforts for 805 West Atlantic Avenue that will assist and guide in the redevelopment of the Development Site.

In the meantime based on feedback received, CRA Staff would like the CRA Board to begin to discuss issuing a Request for Proposals (RFP) to develop the NW 800 Block of West Atlantic Avenue to allow the CRA to review development proposals for the Development Site, including renderings, conceptual plan, floor plans, etc.

The West Atlantic Master Plan (WAMP) indicates that the NW 800 Block along with other CRA Owned parcels on West Atlantic Avenue "presents 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 WAMP that depict the desired design scheme for development on West Atlantic Avenue (See Exhibit C).

Below are suggested uses that could be included in the RFP for a mixed-use development on the NW 800 Block:

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

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 opportunity for outdoor dining
- Develop West Atlantic to be pedestrian friendly
- Development along West Atlantic Avenue should be complimentary to existing residential neighborhoods

Should the Board provide direction to prepare an RFP for a mixed-use development on the NW 800 Block of West of Atlantic Avenue, CRA Staff will prepare the same and include an item on a future agenda with the draft RFP including a RFP schedule.

Attachment(s): Exhibit A - Location Map; Exhibit B - RFQ CRA No. 2025-01; Exhibit C - Excerpts from West Atlantic Master Plan

CRA Attorney Review:

N/A

Finance Review:

N/A

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