



Delray Beach Community Redevelopment Agency

Regular Board Meeting

Tuesday, April 28, 2026, at 4:00 PM

Commission Chambers at City Hall



Item 4B.

Presentation by CBIZ CPAs

Audit Presentation, FY 2024-2025



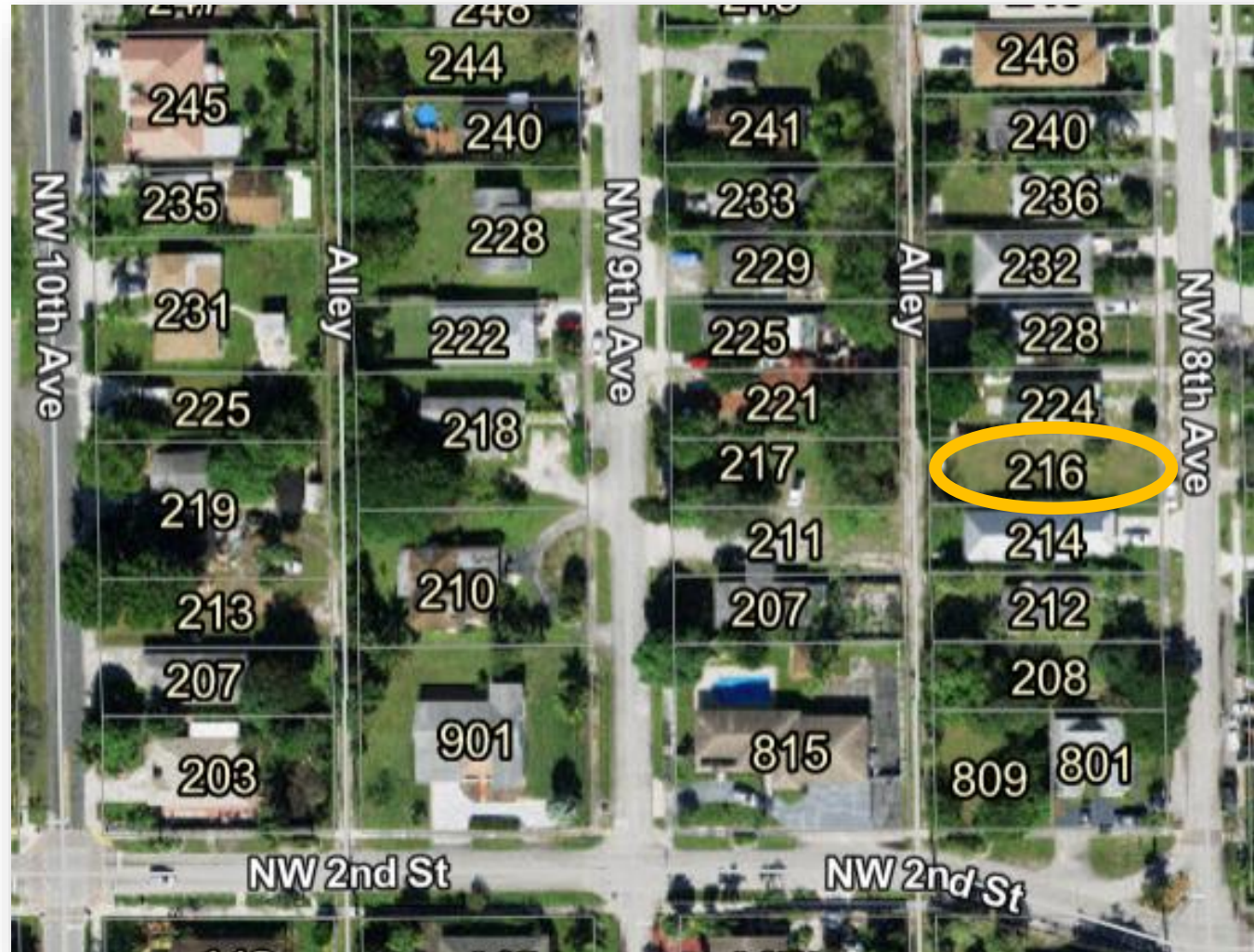
Item 8A.

RFP 2026-02

216 NW 8th Avenue



SUBJECT PROPERTY 216 NW 8TH AVENUE



RFP TIMELINE

- **January 26, 2026**

Issued RFP CRA No. 2026-06 for the disposition of 216 NW 8th Avenue for the development of affordable/workforce housing

- **March 12, 2026**

Initial Proposal Submission Deadline

- **March 3, 2026**

Issued Addendum answering questions and extending the Proposal Submission Deadline to March 31, 2026

- **March 31, 2026**

No timely Proposals were received by the CRA





Board Action

Cancel RFP CRA No. 2026-02 – For the Disposition of a CRA-owned Vacant Lot for the Development of Affordable/Workforce Housing – 216 NW 8th Avenue and re-issue a Request for Proposals for the Disposition of a CRA-owned Vacant Lot for the Development of Affordable/Workforce Housing – 216 NW 8th Avenue;

OR

Cancel RFP CRA No. 2026-02 – For the Disposition of a CRA-owned Vacant Lot for the Development of Affordable/Workforce Housing – 216 NW 8th Avenue and authorize the CRA Executive Director to enter into a Work Assignment for Professional Architectural Services for the development and construction of affordable/workforce housing at 216 NW 8th Avenue.



Items 8B.

RFP SW 700 & 800 Blocks of
West Atlantic Avenue



The Set Transformation Plan

- “CRA owned properties in the NW 600 block, SW 700 block, SW 800 block and NW 800 block for a total of 14.69 acres 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.”
- And 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”.



THE WEST ATLANTIC REDEVELOPMENT CONCEPT

- STREETSCAPE PROPOSALS**
- PRIORITY STREETSCAPE UPGRADES**
 - West Atlantic Avenue
 - Swinton Avenue
 - SW 4th Avenue
 - NW/SW8th Avenue
 - NW/SW 10th Avenue
 - SECONDARY STREETSCAPE IMPROVEMENTS**
 - NW/SW 5th Avenue
 - SW 12th Avenue-Auburn Avenue-Sw 14th Avenue
 - Martin Luther King Jr. Drive (NW/SW 2nd Street)
 - SW 1st Street (Between SW 2nd and 3rd Avenues)
 - Roosevelt Avenue
- GATEWAY BEAUTIFICATION & INTERSECTION IMPROVEMENT**
- PRIMARY GATEWAYS & INTERSECTIONS**
 - I-95 and Atlantic Avenue
 - Swinton and Atlantic Avenue
 - 5th Avenue and Atlantic Avenue (Libby Wesley Plaza)
 - Atlantic Avenues at 4th 8th, 10th 12th Avenues
 - NEIGHBORHOOD GATEWAYS & INTERSECTIONS**
 - Lake Ida Road at Roosevelt, 10th, 5th and Swinton Avenues
 - SW 10th Street at 14th, 12th, 8th 4th and Swinton Avenues
 - Neighborhood Identification Signs
- CATALYST PROJECTS**
- Village Center Community Campus
 - Catherine Strong Park
- KEY REDEVELOPMENT SITES**
- Neighborhood Grocery
 - NW 600 Block
 - SW 700 Block
 - SW 800 Block
 - NW 800 Block





PROPOSED REDEVELOPMENT OF CRA OWNED PROPERTIES ALONG WEST ATLANTIC AVENUE





Proposed Plan of Redevelopment Projects along W Atlantic Av.



Request for Proposals for SW 700-800 Blocks of West Atlantic Avenue Overview and Items for Discussion

- **PROPERTY INFORMATION** Page 5
- **DEVELOPMENT OBJECTIVES** Page 14
- **SUBMITTAL REQUIREMENTS** Page 19
- **EVALUATION CRITERIA &
SELECTION PROCEDURES** Page 33





SW 700 Block West Atlantic Avenue Properties

Page 5

Lot	Property Address	Parcel Control Number (PCN)	Acreage
1	700 W Atlantic Avenue	12-43-46-17-02-005-0010	.75
2	12 SW 7 th Avenue	12-43-46-17-02-005-0210	.16
3	14 SW 7 th Avenue	12-43-46-17-02-005-0220	.16
4	16 SW 7 th Avenue	12-43-46-17-02-005-0230	.16
5	18 SW 7 th Avenue	12-43-46-17-02-005-0240	.16
6	19 SW 8 th Avenue	12-43-46-17-02-005-0150	.16
7	13 SW 8 th Avenue	12-43-46-17-02-005-0120	.32

- Total Acreage in SW 700 Block – 1.87 acres
- All CRA-owned properties are zoned CBD with a coordinating land use designation of Commercial Core.
- All lots must be utilized in development.
- CRA-owned properties marked with an “x” are not included within the RFP.



SW 800 Block West Atlantic Avenue Properties

Page 5



Lot	Property Address	Parcel Control Number (PCN)	Acreage
1	700 W Atlantic Avenue	12-43-46-17-34-000-0010	.05
2	W Atlantic Avenue	12-43-46-17-34-000-0021	.09
3	W Atlantic Avenue	12-43-46-17-34-000-0022	.09
4	W Atlantic Avenue	12-43-46-17-34-000-0040	.16
5	W Atlantic Avenue	12-43-46-17-42-009-0080	.16
6	W Atlantic Avenue	12-43-46-17-35-002-0100	.06
7	SW 8 th Avenue	12-43-46-17-42-009-0070	.14
8	20 SW 8 th Avenue	12-43-46-17-42-009-0020	.14
9	28 SW 8 th Avenue	12-43-46-17-35-002-0110	.20
10	23 SW 9 th Avenue	12-43-46-17-35-002-0010	.73

- Total Acreage in SW 800 Block – 1.82 acres
- All CRA-owned properties are zoned CBD with a coordinating land use designation of Commercial Core.
- All lots must be utilized in development.
- CRA-owned properties marked with an “x” are not included within the RFP.





SW 700 & 800
Blocks
West Atlantic
Avenue

Total Acreage:
3.69 Acres





Request for Proposals for SW 700 & 800 Blocks of West Atlantic Avenue Overview

Development Design and Standards

The RFP references the City of Delray Beach's Land Development Regulations that a developer must follow as it relates to the design and installation and/or construction of improvements to and along public rights-of-way – including landscaping, lighting, on-street parking, sidewalks, street furniture, etc.

https://library.municode.com/fl/delray_beach/codes/land_development_regulations?nodeId=CH4ZORE_ART4.4BAZODI_S4.4.13CEBUCBDI



Request for Proposals for SW 700 & 800 Blocks of West Atlantic Avenue Overview

Development Design and Standards

The RFP will also reference:

City of Delray Beach Land Development Regulations

- Green Building Requirements – Article 7.11:

https://library.municode.com/fl/delray_beach/codes/land_development_regulations?nodeId=CH7BURE_ART7.11SUDECOPR

City of Delray Beach Land Use Regulations

– Workforce Housing Program - Article 4.7:

<https://www.delraybeachfl.gov/home/showdocument?id=660>



Request for Proposals for SW 700 & 800 Blocks of West Atlantic Avenue

Development Design and Standards

The RFP will reference the City of Delray Beach Architectural Design Guidelines that identify as appropriate architectural styles for the Central Business District:
<https://www.spikowski.com/documents-DelrayBeach/DelrayBeachCBD-ArchitecturalGuidelines.pdf>

The seven (7) identified architectural styles for the Central Business District are:

- Florida Vernacular
- Anglo-Caribbean
- Mediterranean Revival
- Classical Tradition
 - Art Deco
 - Masonry Modern
- Main Street Vernacular



Request for Proposals for SW 700 & 800 Blocks of West Atlantic Avenue

Development Design and Standards

The proposed RFP includes the three (3) identified architectural styles allowed for the Central Business District listed below:

- Florida Vernacular
- Anglo-Caribbean
- Main Street Vernacular



115 DUVAL STREET, KEY WEST, FL



WATERCOLOR, FL. Designed by Cooper Robertson, this is an excellent example of a recently constructed Anglo-Caribbean building. The building clearly expresses the base, middle, and top. The design incorporates varied detailing adding richness to the simple facade.



CLEMATIS CENTRE, WEST PALM BEACH, FL. This two-story building contains stores in the first story and residences in the second story. The facade is comprised of a series of storefronts and regularly spaced, vertically-proportioned windows with shutters in the second story.

FLORIDA VERNACULAR



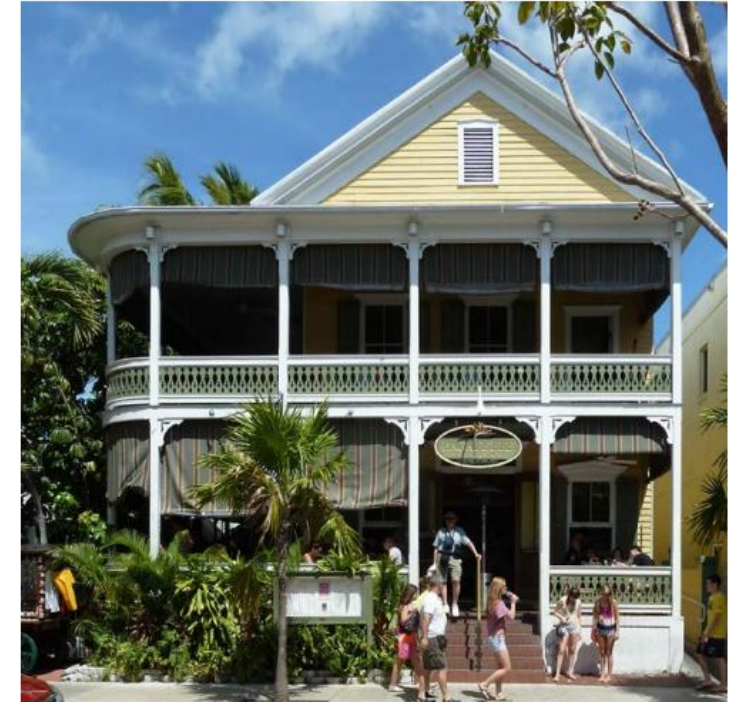
The Florida Vernacular is a style of architecture native to the region, most typically constructed with a wooden frame and finished with wood siding. The origins of the style are adapted from multiple sources, including the Victorian (more common in the northern states), the Southern Plantation home, the Florida Cracker, and Florida Craftsman styles. The classical temple is heavily referenced in the Florida vernacular, as evidenced by gable-roof ends facing the street and simplified classical detailing. The front facade is often composed of double-height or stacked porches.



MIXED-USE BUILDING, KEY WEST, FL. The composition of this building places the commercial use at the corner to ensure visibility and access from two streets, emphasized by the gable end. The body of the building has an elevated two-story porch setback from the sidewalk. The roof space is habitable and is naturally lit with dormer windows.



AUDUBON HOUSE, KEY WEST, FL. This building has a classical, symmetrical composition. The ground-story porch has simplified classical columns. Operable shutters are sized proportionally to the openings they cover.



115 DUVAL STREET, KEY WEST, FL.

ANGLO-CARIBBEAN



Anglo-Caribbean architecture is often considered an eclectic style, common to the British-settled isles of the Caribbean and influenced by Portuguese, Dutch, French, and Spanish colonizations. Anglo-Caribbean architecture is characterized by wooden upper floors and roofs historically added over time to the masonry ground floors of initial settlements. The style today often references this through a change in material between floors or as a predominantly masonry construction with sculptural transitions between horizontal and vertical areas, incorporating wood building features.



57 GOVERNORS COURT, ALYS BEACH, FL. Anglo-Caribbean architecture typically elaborates and sculptural shapes masonry elements. Generally this detailing occurs on the parapets, chimneys, entries, and stairways.



WATERCOLOR, FL. Designed by Cooper Robertson, this is an excellent example of a recently constructed Anglo-Caribbean building. The building clearly expresses the base, middle, and top. The design incorporates varied detailing adding richness to the simple facade.



WILLEMSTAD, CURACAO: The origin of the style has European roots and vernacular adaptations from the Caribbean. Curacao shows some of the Dutch and Portuguese influence that was introduced to the region in the colonial era. The embellished parapet walls and steeper roof pitches remain central compositional features of the style.



FRENCH QUARTER, NEW ORLEANS, LA. New Orleans was founded by the French, and occupied by the Spanish before being part of the Louisiana purchase. This eclectic style includes stacked porches, surrounding masonry structures, awnings, and expressive parapet and end walls.



MEDITERRANEAN REVIVAL



Mediterranean Revival is a style introduced primarily in Florida and California at the end of the 19th and beginning of the 20th centuries. The style references the architecture of the Mediterranean, especially that of the Beaux-Arts, the Venetian Gothic, and the Spanish and Italian Renaissance. In Florida, Spanish Colonial and Mission architecture also emerged, largely used for hotels and civic buildings. The principal mass of a Mediterranean Revival building is typically rectangular in plan, with elements such as towers, loggias, porches, balconies, chimneys, and garden walls added for compositional effect. The language of classical architecture is referenced by the use of the Classical Orders (columns, profiles, and details) but Mediterranean Revival does not follow the stricter rules of symmetry and superimposition of the Classical style. Spanish Mission uses similar elements and composition, but is less ornate with fewer facade openings.

27



150 WORTH AVENUE PALM BEACH, FL. This mixed use commercial building has a multi-level parking garage integrated into its design; however, the variation of heights and the use of arcades and loggias and an interior courtyard help break down the mass and make the building compatible in scale with the surrounding context.



EVERGLADES CLUB, PALM BEACH, FL. This famous club was designed by architect Addison Mizner. The building extends along most of a city block, however, the composition of the massing is artfully broken up into smaller increments. The result is multiple building volumes providing a rich visual environment along the sidewalk and street.



VIA MIZNER, PALM BEACH, FL. Architect: Addison Mizner.



CLASSICAL TRADITION



“Classical” Architecture can be defined as the architecture of ancient Greece and Rome. Classicism uses a specific vocabulary, “the orders,” which provide a specific and detailed design framework. Books written about Classical architecture by architects such as Vitruvius, Alberti, Serlio, and Palladio, remain relevant today and should be referenced when designing a Classical building.



TOTTENHAM COURT ROAD, COMMERCIAL BUILDING, LONDON This recently constructed commercial building was designed by Quinlin Terry. The six-story building is cleverly disguised in a three-story composition. This play of scale maintains classical proportions while making the building appear smaller.



THE BETSY ROSS, MIAMI BEACH, FL This hotel has a classical, symmetrical facade with a double-height porch in the center flanked by volumes with simple gabled ends. Windows align in vertical pattern. The modest detailing is also consistent with Florida Vernacular architecture’s application of classical trim.



BUILDING FOR TIFFANY AND CO, NEW YORK. Architect: McKim, Mead and White, 1906.

ART DECO



Art Deco is an influential modern design style that first appeared in France post WWI. It is an eclectic style, borrowing traditional craft details and incorporating influences from the streamlined machine age. The popularity of the Art Deco waned post WWII, although it is often referenced in modern architectural design. While stone typically was used in northern examples of the Art Deco, masonry and stucco with vivid color highlights are common in Florida.



OFFICE BUILDING, MIAMI, FL. This Art Deco example has a three-story central mass, and two-story wings. Art Deco motifs including articulated parapets and corners decorate a fairly simple geometric massing. At ground level, large store-front openings help provide visual interest for pedestrians.



THE CARLYLE, MIAMI BEACH, FL. Nautical references are apparent in this Miami Beach hotel. Three centralized vertical piers stretch above the building's parapet and culminate with metal mast-like poles. The streamlined style, popular in the era, is evident in the rounded corners of the building, and the recessed ground floor.



ALBION HOTEL, MIAMI BEACH, FL. This building has a horizontal composition, accentuated by vertical windows aggregated to fill horizontal masonry openings. The building has long, linear eyebrows, further emphasizing the horizontal lines. The corner, however, is vertically composed with a decorative tower used to display the name of the hotel.



THE BREAKWATER, MIAMI BEACH, FL. This Art Deco hotel on Ocean Drive in Miami Beach emphasizes the name of the hotel on a central marquee and is symmetrically composed to either side of it. Wide awning windows are pushed to the extreme ends of the walls, and concrete eyebrows provide necessary shade.

MASONRY MODERN



The Masonry Modern style of architecture is defined by its rational load bearing construction technique, its system of punched openings (vs. large expansive walls of windows) and its limited ornament. Stucco is the prevalent building finish in the Masonry Modern style. Stone and wood details are used to soften the stark modern forms of the building mass.



DESIGN DISTRICT, MIAMI, FL. This pair of buildings designed by Cure & Penebad (left) and Khoury & Vogt (right) help frame a new street in the design district. Both demonstrate how good proportions, elegant detailing, and sensitivity to the public realm can produce a beautiful street composition.



AQUA, MIAMI BEACH, FL. This house by Suzanne Martinson illustrates a tripartite composition with punched openings and carved spaces creating outdoor terraces. Photograph by Steven Brooks Architectural Photography and Prints.



MIXED USE BUILDING, SEASIDE, FL. Architect: Merrill, Pastor, & Colgan Architects

MAIN STREET VERNACULAR



The Main Street Vernacular is a style of architecture that encompasses the traditional commercial and mixed-use buildings that have shaped successful main streets throughout the region since the 1900s. Storefronts line the sidewalk and frequently, one or two upper stories contain offices or residences. The buildings are structurally simple, comprised of a bay or series of bays and openings that are aligned over each other. Depending upon the era of construction, the buildings may have only simple cornice lines at the top of the first story and on the parapet or may incorporate ornamentation in the form of friezes, gilding, keystones, and quoins.



MIXED-USE BUILDING, WEST PALM BEACH, FL. This Main Street Vernacular example has a symmetrical facade comprised of three bays, with the center emphasizing entry to the store. Ornamentation is limited to a simple cornice line between the first and second stories and an articulated parapet. Shade is provided from awnings and street trees.



49 SW FLAGLER AVE. STUART, FL. A mixed use building with storefronts on the ground floor and an entry providing access to upper story offices. The facade is comprised of a three bays. Ornamentation is a simple cornice line between the first and second stories, an articulated parapet, and lintels over second story windows.



CLEMATIS CENTRE, WEST PALM BEACH, FL. This two-story building contains stores in the first story and residences in the second story. The facade is comprised of a series of storefronts and regularly spaced, vertically-proportioned windows with shutters in the second story.



1913 S. DIXIE HIGHWAY, WEST PALM BEACH, FL. This shop illustrates the type of ornamental friezes and pilasters that were frequently incorporated in the 1920s. Buildings remain simple in form with decorative elements typically applied between bays, around openings, or within parapets.



Development Design and Standards

Page 6

Buildings:

No more than three-stories, situated adjacent to the public right-of-way, with lighted, wide and uninterrupted pedestrian sidewalks.

Parking:

On-street parking along the public rights-of-way, as well as on-site parking lots (or garages) located at the rear of the development. Opportunities for shared parking with adjacent uses are desired.

Pedestrian Friendliness:

Wide arcades and sidewalks, open spaces, and activities along Atlantic Avenue are encouraged.

Item for Discussion

- 2018 RFP required development to be no more than 3 stories
- Current code allows 4 stories

ACTION STRATEGIES: NEIGHBORHOOD PRESERVATION

- Change City development code to permit Residential Office zoning within the West Settlers Historic District
- Change City development code 4.4.13. to permit mixed-use development to extend the full block north and south of W. Atlantic Avenue from 10th Avenue to Swinton Avenue with the condition that the frontage of 1st Street be lined with residential limited to three stories.
- Promote opportunities for remote workers and entrepreneurs to utilize the CRA Workspace on 5th Avenue.
- Height of development past 150' feet from W. Atlantic Avenue shall be limited to three stories.
- Develop food truck map and allow The Set's residents to have priority to open food trucks within The Set .
- CRA to continue to purchase or lease on a long- term basis, properties along 5th Avenue for use as affordable retail space and business incubator with The Set's residents having priority for rentals, rental and build-out assistance
- Seek businesses to operate on NW 5th avenue to generate private investment and increased economic amenities for nearby residents.





Item for Discussion

ACTION STRATEGIES: CITY-OWNED REDEVELOPMENT SITES

Amend Land Development Regulations in the area to include the following:

- Reduce the height on West Atlantic Avenue from 54' or 4 stories to three stories. Amend City Land Development Regulation code Section 4.4.13 Table 4.4.12 (C) to decrease the allowable height from four stories or 54' to three stories and 44' along the West Atlantic Corridor.
- Allow commercial buildings on West Atlantic Avenue to exceed the current 150' -300' depth without conditional approval within selected blocks subject to the following requirements:
 - Site and building design that exceeds code as defined between the City Land Development Regulations, the developer, and the CRA
 - If the project extends to SW 1st Street, create a transition between the existing neighborhood and the new project by lining the north side of SW 1st with housing.
 - Entering into a Community Benefits Agreement
- Provision of a use identified in the West Atlantic Needs Assessment:
 - Supermarket/ Grocery Store
 - Health/Wellness/Pharmacy
 - Bank/Financial Institution
 - Entertainment/Hospitality Cluster - Restaurants, Music Clubs, Theater
- Consider eliminating or reducing minimum parking requirements as an incentive for developers to provide the appropriate number of parking spaces for a development given the City's future goal to make the area more walkable and transit friendly.



Development Objectives

Page 14-17

Commercial Component

- Proposers shall include and identify the size, type, and location of the commercial uses within the proposed development project.
- Proposers are encouraged to include the community identified needs and prioritized uses into their proposed development project.
 - Pharmacy services
 - Financial services institution (bank, credit union)
 - Health and wellness facilities
 - Family/Social Entertainment
- If available, Proposers may include Letters of Intent dated within four (4) months of the Proposal Submission Due Date from a company that will operate any business within the proposed development project. The Letter of Intent shall be addressed to the Proposer and include the type of business, the proposed size/square footage of the business, and the timeline to open the business.



Development Objectives

Page 14-17

Residential Component

- Proposers shall propose affordable and/or workforce units within the proposed development project in the following manner:
 - ***Item for Discussion: Forty Percent (40%) of the units within the proposed development project shall be affordable and/or workforce units.***
 - Each unit shall follow the City of Delray Beach's Land Development Regulations Article 4.4.13, Incentive Program, and Article 4.7, Family and Workforce Housing requirements.
 - All housing units shall remain affordable for a period of no less than forty (40) years commencing from the date of receiving certificate of occupancy for the units.



Development Objectives

Page 14-17

Residential Component

- City of Delray Beach Incentive Program:
 - **Item for Discussion:** Proposers shall build the required affordable and/or workforce housing units on-site or off-site. Monetary contributions, as allowed by the City, will not be accepted by the CRA for this RFP.
 - The requirements as to the income levels to be served, size of the units, etc. shall follow the Incentive Program requirements within the City of Delray Beach's Land Development Regulations Article 4.4.13.



CRA Incentives and Opportunities

Page 17

- **Development Infrastructure Assistance Program** –Development Infrastructure Assistance Program – CRA may reimburse a private for-profit organization seventy-five percent (75%) of the costs of eligible site improvements for an eligible commercial project, up to an amount not to exceed 75% of the projected Tax Increment Funds generated by the improvements over a five (5) year period following project completion, not to exceed \$1,000,000.
- **Land Value Investment Program** – Entities may lease CRA-owned land for up to 60 years at severely discounted rates during the first fifteen years. In exchange, the entity builds a multi-story building with retail on the ground floor and Class A office space and other uses on additional floors.
- Additional incentives and opportunities with the Successful Proposer.
- Co-ownership with the CRA or master leasing.



Submittal Requirements

Page 19

Proposers are invited to submit the following:

- Narrative/Executive Summary
 - General introduction statement clearly identifying the party(ies) responding to the RFP and their functional responsibilities
 - Overview of the proposed development
 - A statement that demonstrates the Proposer's understanding and commitment to the goals and desires of the CRA and this RFP



Submittal Requirements

- Information, Qualifications, and Experience
 - In business in the State of Florida for the past five (5) years under its current business name
 - Legal Organizational Structure
 - Key Personnel (directly employed by Proposer, Partner, Joint Venture)
 - Titles, Roles, Responsibilities, Resumes, Licenses and Certifications
 - Sub-Consultants/Sub-Contractors
 - Titles, Roles, Responsibilities, Resumes, Licenses and Certifications
 - Organization Chart



Submittal Requirements

- Project Design/Development Concept
 - Project Overview
 - Analysis of the proposed project
 - Renderings
 - Description of the proposed project
 - Impact and relationship to adjacent properties
 - Overall benefit to the community
 - Site Plan
 - Conceptual Site Plan
 - Two conceptual elevations
 - Floor Plan
 - Basic floor plan of the proposed buildings
 - Use Plan
 - Proposed uses, total square footage, square footage of each use, number of parking spaces
 - Development and Construction Schedule



Submittal Requirements

- Financial Structure
 - Project Cost
 - Operating Pro Forma (10 Years)
 - Sales/Lease Information
 - Financing Plan
- Fiscal Impact
 - Estimate of Fiscal Impact
 - Jobs Generated
 - Requests for CRA Incentives, if applicable
 - Co-ownership with CRA, if applicable
 - Purchase Price/Lease Terms of the Subject Properties



Submittal Requirements

- Past Projects and References
 - At least three (3) projects completed within the last 10 years that are similar in size, scope, and complexity
 - At least one (1) of those projects must have been for a public entity.
 - List of governmental entities/clients with which the Proposer, its directors, officers, and principals have had a similar contract for development within the past seven (7) years
 - Three (3) professional references from projects completed within the last five (5) years



Submittal Requirements

- Financial Information
 - Three years' audited financial statements
 - Financial Capacity
 - Performance and Payment Bond
 - Insurance
- Litigation, Disciplinary Proceedings, & Conflicts
- Offer Price or Lease Amount
 - **Item for Discussion: Offer price**



Evaluation Criteria Page 36

REQUIREMENTS	EVALUATION CRITERIA	POINTS
Development Team Experience	<ul style="list-style-type: none"> • Past Projects and Professional References • Key Personnel • Clearly demonstrate the experience of the team and background for developing similar projects. 	30 Points
Proposed Development Project	<ul style="list-style-type: none"> • Proposed Development Project – meeting Development Requirements • Inclusion of needs and prioritized uses – see CRA Redevelopment Plan, 2012 West Atlantic Area Needs Assessment, The Set Transformation Plan) • Letters of Intent • Affordable/Workforce Housing • Site Plans, Floor Plans, Use Plans • Design/architectural style of proposed development project • Size and Scale of proposed development project • Proposed Development and Construction Schedule 	40 Points
Financial Structure	<ul style="list-style-type: none"> • Project Cost • Preliminary Operating Pro Forma • Sales/ Lease Information • Financing Plan • Financial Capacity 	15 Points
Fiscal Impact	<ul style="list-style-type: none"> • Purchase Price or Lease Terms for the Subject Properties • Requests for CRA Incentives and Opportunities 	15 Points
Total Maximum Points Available		100 Points



Selection Procedures - Page 33

- 1) Evaluation Committee evaluates and ranks all timely submitted, responsive Proposals.
- 2) Evaluation Committee may choose to shortlist Proposers and request Oral Presentations from shortlisted Proposers.
- 3) Evaluation Committee finalizes their scores and the rankings, and the scores and rankings will go before the CRA Board.
- 4) The CRA Board will have the following options:
 - Accept the Evaluation Committee's scores and award the RFP to the highest scoring Proposer; or
 - Reject the Evaluation Committee's scores, select the Proposer that the CRA Board believes will serve in the CRA's best interests, and award the RFP to the selected Proposer; or
 - Cancel the RFP at any time, and/or reject all submitted Proposals, and/or direct CRA Staff to re-issue the RFP.
- 5) CRA staff negotiates with the Successful Proposer. If an agreement cannot be reached, CRA Staff will end negotiations and begin negotiations with the next highest ranking proposer until an agreement is reached.



NEXT STEPS

- 1) CRA Staff will incorporate revisions to the Draft RFP.
- 2) CRA Staff will bring back the amended Draft RFP for discussion and approval to issue at the next CRA Board meeting.



Item 8C.

RFP NW 800 Block of West Atlantic
Avenue



The Set Transformation Plan

- “CRA owned properties in the NW 600 block, SW 700 block, SW 800 block and NW 800 block for a total of 14.69 acres 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.”
- And 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”.



THE WEST ATLANTIC REDEVELOPMENT CONCEPT

STREETSCAPE PROPOSALS

- PRIORITY STREETSCAPE UPGRADES**
 - West Atlantic Avenue
 - Swinton Avenue
 - SW 4th Avenue
 - NW/SW8th Avenue
 - NW/SW 10th Avenue
- SECONDARY STREETSCAPE IMPROVEMENTS**
 - NW/SW 5th Avenue
 - SW 12th Avenue-Auburn Avenue-Sw 14th Avenue
 - Martin Luther King Jr. Drive (NW/SW 2nd Street)
 - SW 1st Street (Between SW 2nd and 3rd Avenues)
 - Roosevelt Avenue

GATEWAY BEAUTIFICATION & INTERSECTION IMPROVEMENT

- PRIMARY GATEWAYS & INTERSECTIONS**
 - I-95 and Atlantic Avenue
 - Swinton and Atlantic Avenue
 - 5th Avenue and Atlantic Avenue (Libby Wesley Plaza)
 - Atlantic Avenues at 4th 8th, 10th 12th Avenues
- NEIGHBORHOOD GATEWAYS & INTERSECTIONS**
 - Lake Ida Road at Roosevelt, 10th, 5th and Swinton Avenues
 - SW 10th Street at 14th, 12th, 8th 4th and Swinton Avenues
 - Neighborhood Identification Signs

CATALYST PROJECTS

- Village Center Community Campus
- Catherine Strong Park

KEY REDEVELOPMENT SITES

- Neighborhood Grocery
- NW 600 Block
- SW 700 Block
- SW 800 Block
- NW 800 Block





PROPOSED REDEVELOPMENT OF CRA OWNED PROPERTIES ALONG WEST ATLANTIC AVENUE





Proposed Plan of Redevelopment Projects along W Atlantic Av.

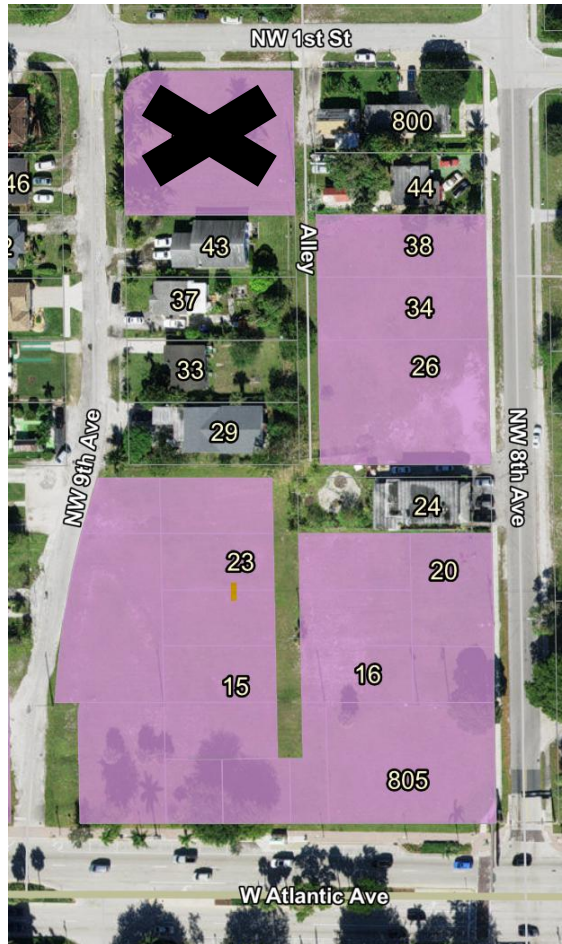


Request for Proposals for NW 800 Block of West Atlantic Avenue Overview and Items for Discussion

- **PROPERTY INFORMATION** Page 5
- **DEVELOPMENT OBJECTIVES** Page 13
- **SUBMITTAL REQUIREMENTS** Page 18
- **EVALUATION CRITERIA &
SELECTION PROCEDURES** Page 31

NW 800 Block West Atlantic Avenue Properties

Page 5



- Total Acreage in NW 800 Block – 2.49 acres
- All lots must be utilized in development.
- CRA-owned properties marked with an “x” are not included within the RFP.
- CRA will apply to abandon the remnant alley.

Lot	Property Address	Parcel Control Number (PCN)	Acreage	Zoning Designation
1	805 W Atlantic Avenue Remediation Site	12-43-46-17-22-001-0090	.30	Central Business District
2	W Atlantic Avenue	12-43-46-17-22-001-0101	.06	Central Business District
3	W Atlantic Avenue	12-43-46-17-22-002-0140	.07	Central Business District
4	W Atlantic Avenue	12-43-46-17-22-002-0130	.05	Central Business District
5	W Atlantic Avenue	12-43-46-17-22-002-0100	.16	Central Business District
6	W Atlantic Avenue	12-43-46-17-22-002-0090	.09	Central Business District
7	NW 8 th Avenue	12-43-46-17-22-001-0080	.07	Central Business District
8	16 NW 8 th Avenue	12-43-46-17-22-001-0070	.09	Central Business District
9	20 NW 8 th Avenue	12-43-46-17-22-001-0040	.13	Central Business District
10	8 th Avenue S	12-43-46-17-22-001-0060	.09	Central Business District
11	NW 8 th Avenue	12-43-46-17-22-001-0030	.09	Central Business District
12	15 NW 9 th Avenue	12-43-46-17-22-002-0080	.09	Central Business District
13	NW 9 th Avenue	12-43-46-17-22-002-0050	.09	Central Business District
14	23 NW 9 th Avenue	12-43-46-17-22-002-0040	.09	Central Business District
15	NW 9 th Avenue	12-43-46-17-22-002-0010	.09	Central Business District
16	NW 9 th Avenue	12-43-46-17-22-002-0020	.06	Central Business District
17	NW 9 th Avenue	12-43-46-17-22-002-0030	.24	Central Business District
18	26 NW 8 th Avenue	12-43-46-17-26-004-0190	.31	Single Family Residential
19	34 NW 8 th Avenue	12-43-46-17-26-004-0210	.16	Single Family Residential
20	38 NW 8 th Avenue	12-43-46-17-26-004-0220	.16	Single Family Residential

805 West Atlantic Avenue – Remediation Site

- Remediation Site is located at the corner of West Atlantic Avenue and NW 8th Avenue and formerly served as the location of a gas station.
- Environmental remediation work to address the petroleum contamination that affected the soil and groundwater began shortly CRA purchase in 2006.
- CRA entered into an agreement with RES Florida Consulting, LLC to develop due diligence and best management practices that the Proposer will need to consider when proposing to develop on the Remediation Site. RES will also assist with the review of the Proposals to ensure compliance.





Request for Proposals for NW 800 Block of West Atlantic Avenue Overview

Development Design and Standards

The RFP references the City of Delray Beach's Land Development Regulations that a developer must follow as it relates to the design and installation and/or construction of improvements to and along public rights-of-way – including landscaping, lighting, on-street parking, sidewalks, street furniture, etc.

https://library.municode.com/fl/delray_beach/codes/land_development_regulations?nodeId=CH4ZORE_ART4.4BAZODI_S4.4.13CEBUCBDI



Request for Proposals for NW 800 Block of West Atlantic Avenue Overview

Development Design and Standards

The RFP will also reference:

City of Delray Beach Land Development Regulations

- Green Building Requirements – Article 7.11:

https://library.municode.com/fl/delray_beach/codes/land_development_regulations/?nodeId=CH7BURE_ART7.11SUDECOPR

City of Delray Beach Land Use Regulations

– Workforce Housing Program - Article 4.7:

<https://www.delraybeachfl.gov/home/showdocument?id=660>



Request for Proposals for NW 800 Block of West Atlantic Avenue

Development Design and Standards

The RFP will reference the City of Delray Beach Architectural Design Guidelines that identify as appropriate architectural styles for the Central Business District:
<https://www.spikowski.com/documents-DelrayBeach/DelrayBeachCBD-ArchitecturalGuidelines.pdf>

The seven (7) identified architectural styles for the Central Business District are:

- Florida Vernacular
- Anglo-Caribbean
- Mediterranean Revival
- Classical Tradition
 - Art Deco
- Masonry Modern
- Main Street Vernacular



Request for Proposals for NW 800 Block of West Atlantic Avenue

Development Design and Standards

The proposed RFP includes the three (3) identified architectural styles allowed for the Central Business District listed below:

- Florida Vernacular
- Anglo-Caribbean
- Main Street Vernacular



115 DUVAL STREET, KEY WEST, FL



WATERCOLOR, FL. Designed by Cooper Robertson, this is an excellent example of a recently constructed Anglo-Caribbean building. The building clearly expresses the base, middle, and top. The design incorporates varied detailing adding richness to the simple facade.



CLEMATIS CENTRE, WEST PALM BEACH, FL. This two-story building contains stores in the first story and residences in the second story. The facade is comprised of a series of storefronts and regularly spaced, vertically-proportioned windows with shutters in the second story.

FLORIDA VERNACULAR



The Florida Vernacular is a style of architecture native to the region, most typically constructed with a wooden frame and finished with wood siding. The origins of the style are adapted from multiple sources, including the Victorian (more common in the northern states), the Southern Plantation home, the Florida Cracker, and Florida Craftsman styles. The classical temple is heavily referenced in the Florida vernacular, as evidenced by gable-roof ends facing the street and simplified classical detailing. The front facade is often composed of double-height or stacked porches.



MIXED-USE BUILDING, KEY WEST, FL. The composition of this building places the commercial use at the corner to ensure visibility and access from two streets, emphasized by the gable end. The body of the building has an elevated two-story porch setback from the sidewalk. The roof space is habitable and is naturally lit with dormer windows.



AUDUBON HOUSE, KEY WEST, FL. This building has a classical, symmetrical composition. The ground-story porch has simplified classical columns. Operable shutters are sized proportionally to the openings they cover.



115 DUVAL STREET, KEY WEST, FL.

ANGLO-CARIBBEAN



Anglo-Caribbean architecture is often considered an eclectic style, common to the British-settled isles of the Caribbean and influenced by Portuguese, Dutch, French, and Spanish colonizations. Anglo-Caribbean architecture is characterized by wooden upper floors and roofs historically added over time to the masonry ground floors of initial settlements. The style today often references this through a change in material between floors or as a predominantly masonry construction with sculptural transitions between horizontal and vertical areas, incorporating wood building features.



57 GOVERNORS COURT, Alys Beach, FL. Anglo-Caribbean architecture typically elaborates and sculptural shapes masonry elements. Generally this detailing occurs on the parapets, chimneys, entries, and stairways.



WATERCOLOR, FL. Designed by Cooper Robertson, this is an excellent example of a recently constructed Anglo-Caribbean building. The building clearly expresses the base, middle, and top. The design incorporates varied detailing adding richness to the simple facade.



WILLEMSTAD, CURACAO: The origin of the style has European roots and vernacular adaptations from the Caribbean. Curacao shows some of the Dutch and Portuguese influence that was introduced to the region in the colonial era. The embellished parapet walls and steeper roof pitches remain central compositional features of the style.



FRENCH QUARTER, NEW ORLEANS, LA. New Orleans was founded by the French, and occupied by the Spanish before being part of the Louisiana purchase. This eclectic style includes stacked porches, surrounding masonry structures, awnings, and expressive parapet and end walls.

MEDITERRANEAN REVIVAL



Mediterranean Revival is a style introduced primarily in Florida and California at the end of the 19th and beginning of the 20th centuries. The style references the architecture of the Mediterranean, especially that of the Beaux-Arts, the Venetian Gothic, and the Spanish and Italian Renaissance. In Florida, Spanish Colonial and Mission architecture also emerged, largely used for hotels and civic buildings. The principal mass of a Mediterranean Revival building is typically rectangular in plan, with elements such as towers, loggias, porches, balconies, chimneys, and garden walls added for compositional effect. The language of classical architecture is referenced by the use of the Classical Orders (columns, profiles, and details) but Mediterranean Revival does not follow the stricter rules of symmetry and superimposition of the Classical style. Spanish Mission uses similar elements and composition, but is less ornate with fewer facade openings.

27



150 WORTH AVENUE PALM BEACH, FL. This mixed use commercial building has a multi-leveled parking garage integrated into its design; however, the variation of heights and the use of arcades and loggias and an interior courtyard help break down the mass and make the building compatible in scale with the surrounding context.



EVERGLADES CLUB, PALM BEACH, FL. This famous club was designed by architect Addison Mizner. The building extends along most of a city block, however, the composition of the massing is artfully broken up into smaller increments. The result is multiple building volumes providing a rich visual environment along the sidewalk and street.



VIA MIZNER, PALM BEACH, FL. Architect: Addison Mizner.



CLASSICAL TRADITION



“Classical” Architecture can be defined as the architecture of ancient Greece and Rome. Classicism uses a specific vocabulary, “the orders,” which provide a specific and detailed design framework. Books written about Classical architecture by architects such as Vitruvius, Alberti, Serlio, and Palladio, remain relevant today and should be referenced when designing a Classical building.



TOTTENHAM COURT ROAD, COMMERCIAL BUILDING, LONDON This recently constructed commercial building was designed by Quinlan Terry. The six-story building is cleverly disguised in a three-story composition. This play of scale maintains classical proportions while making the building appear smaller.



THE BETSY ROSS, MIAMI BEACH, FL. This hotel has a classical, symmetrical facade with a double-height porch in the center flanked by volumes with simple gabled ends. Windows align in vertical pattern. The modest detailing is also consistent with Florida Vernacular architecture’s application of classical trim.



BUILDING FOR TIFFANY AND CO., NEW YORK. Architect: McKim, Mead and White, 1906.



ART DECO



Art Deco is an influential modern design style that first appeared in France post WWI. It is an eclectic style, borrowing traditional craft details and incorporating influences from the streamlined machine age. The popularity of the Art Deco waned post WWII, although it is often referenced in modern architectural design. While stone typically was used in northern examples of the Art Deco, masonry and stucco with vivid color highlights are common in Florida.



OFFICE BUILDING, MIAMI, FL. This Art Deco example has a three-story central mass, and two-story wings. Art Deco motifs including articulated parapets and corners decorate a fairly simple geometric massing. At ground level, large store-front openings help provide visual interest for pedestrians.



THE CARLYLE, MIAMI BEACH, FL. Nautical references are apparent in this Miami Beach hotel. Three centralized vertical piers stretch above the building's parapet and culminate with metal mast-like poles. The streamlined style, popular in the era, is evident in the rounded corners of the building, and the recessed ground floor.



ALBION HOTEL, MIAMI BEACH, FL. This building has a horizontal composition, accentuated by vertical windows aggregated to fill horizontal masonry openings. The building has long, linear eyebrows, further emphasizing the horizontal lines. The corner, however, is vertically composed with a decorative tower used to display the name of the hotel.



THE BREAKWATER, MIAMI BEACH, FL. This Art Deco hotel on Ocean Drive in Miami Beach emphasizes the name of the hotel on a central marquee and is symmetrically composed to either side of it. Wide awning windows are pushed to the extreme ends of the walls, and concrete eyebrows provide necessary shade.

MASONRY MODERN



The Masonry Modern style of architecture is defined by its rational load bearing construction technique, its system of punched openings (vs. large expansive walls of windows) and its limited ornament. Stucco is the prevalent building finish in the Masonry Modern style. Stone and wood details are used to soften the stark modern forms of the building mass.



DESIGN DISTRICT, MIAMI, FL. This pair of buildings designed by Cure & Penebad (left) and Khoury & Vogt (right) help frame a new street in the design district. Both demonstrate how good proportions, elegant detailing, and sensitivity to the public realm can produce a beautiful street composition.



AQUA, MIAMI BEACH, FL. This house by Suzanne Martinson illustrates a tripartite composition with punched openings and carved spaces creating outdoor terraces. Photograph by Steven Brooks Architectural Photography and Prints.



MIXED USE BUILDING, SEASIDE, FL. Architect: Merrill, Pastor, & Colgan Architects





MAIN STREET VERNACULAR



The Main Street Vernacular is a style of architecture that encompasses the traditional commercial and mixed-use buildings that have shaped successful main streets throughout the region since the 1900s. Storefronts line the sidewalk and frequently, one or two upper stories contain offices or residences. The buildings are structurally simple, comprised of a bay or series of bays and openings that are aligned over each other. Depending upon the era of construction, the buildings may have only simple cornice lines at the top of the first story and on the parapet or may incorporate ornamentation in the form of friezes, gilding, keystones, and quoins.



MIXED-USE BUILDING, WEST PALM BEACH, FL. This Main Street Vernacular example has a symmetrical facade comprised of three bays, with the center emphasizing entry to the store. Ornamentation is limited to a simple cornice line between the first and second stories and an articulated parapet. Shade is provided from awnings and street trees.



49 SW FLAGLER AVE. STUART, FL. A mixed use building with storefronts on the ground floor and an entry providing access to upper story offices. The facade is comprised of a three bays. Ornamentation is a simple cornice line between the first and second stories, an articulated parapet, and lintels over second story windows.



CLEMATIS CENTRE, WEST PALM BEACH, FL. This two-story building contains stores in the first story and residences in the second story. The facade is comprised of a series of storefronts and regularly spaced, vertically-proportioned windows with shutters in the second story.



1913 S. DIXIE HIGHWAY, WEST PALM BEACH, FL. This shop illustrates the type of ornamental friezes and pilasters that were frequently incorporated in the 1920s. Buildings remain simple in form with decorative elements typically applied between bays, around openings, or within parapets.



Development Design and Standards

Page 7

Buildings:

No more than three-stories, situated adjacent to the public right-of-way, with lighted, wide and uninterrupted pedestrian sidewalks.

Parking:

On-street parking along the public rights-of-way, as well as on-site parking lots (or garages) located at the rear of the development. Opportunities for shared parking with adjacent uses are desired.

Pedestrian Friendliness:

Wide arcades and sidewalks, open spaces, and activities along Atlantic Avenue are encouraged.



Item for Discussion

- 2018 RFP required development to be no more than 3 stories
- Current code allows 4 stories

ACTION STRATEGIES: NEIGHBORHOOD PRESERVATION

- Change City development code to permit Residential Office zoning within the West Settlers Historic District
- Change City development code 4.4.13. to permit mixed-use development to extend the full block north and south of W. Atlantic Avenue from 10th Avenue to Swinton Avenue with the condition that the frontage of 1st Street be lined with residential limited to three stories.
- Promote opportunities for remote workers and entrepreneurs to utilize the CRA Workspace on 5th Avenue.
- Height of development past 150' feet from W. Atlantic Avenue shall be limited to three stories.
- Develop food truck map and allow The Set's residents to have priority to open food trucks within The Set .
- CRA to continue to purchase or lease on a long- term basis, properties along 5th Avenue for use as affordable retail space and business incubator with The Set's residents having priority for rentals, rental and build-out assistance
- Seek businesses to operate on NW 5th avenue to generate private investment and increased economic amenities for nearby residents.



Item for Discussion

ACTION STRATEGIES: CITY-OWNED REDEVELOPMENT SITES

Amend Land Development Regulations in the area to include the following:

- Reduce the height on West Atlantic Avenue from 54' or 4 stories to three stories. Amend City Land Development Regulation code Section 4.4.13 Table 4.4.12 (C) to decrease the allowable height from four stories or 54' to three stories and 44' along the West Atlantic Corridor.
- Allow commercial buildings on West Atlantic Avenue to exceed the current 150' -300' depth without conditional approval within selected blocks subject to the following requirements:
 - Site and building design that exceeds code as defined between the City Land Development Regulations, the developer, and the CRA
 - If the project extends to SW 1st Street, create a transition between the existing neighborhood and the new project by lining the north side of SW 1st with housing.
 - Entering into a Community Benefits Agreement
- Provision of a use identified in the West Atlantic Needs Assessment:
 - Supermarket/ Grocery Store
 - Health/Wellness/Pharmacy
 - Bank/Financial Institution
 - Entertainment/Hospitality Cluster - Restaurants, Music Clubs, Theater
- Consider eliminating or reducing minimum parking requirements as an incentive for developers to provide the appropriate number of parking spaces for a development given the City's future goal to make the area more walkable and transit friendly.



Development Objectives

Page 16-20

Commercial Component

- Proposers shall include and identify the size, type, and location of the commercial uses within the proposed development project.
- Proposers are encouraged to include the community identified needs and prioritized uses into their proposed development project.
 - Pharmacy services
 - Financial services institution (bank, credit union)
 - Health and wellness facilities
 - Family/Social Entertainment
- If available, Proposers may include Letters of Intent dated within four (4) months of the Proposal Submission Due Date from a company that will operate any business within the proposed development project. The Letter of Intent shall be addressed to the Proposer and include the type of business, the proposed size/square footage of the business, and the timeline to open the business.



Development Objectives

Page 16-20

Residential Component

- Proposers shall propose affordable and/or workforce units within the proposed development project in the following manner:
 - **Item for Discussion: Thirty Percent (30%) of the units within the proposed development project shall be affordable and/or workforce units.**
 - Each unit shall follow the City of Delray Beach's Land Development Regulations Article 4.4.13, Incentive Program, and Article 4.7, Family and Workforce Housing requirements.
 - All housing units shall remain affordable for a period of no less than forty (40) years commencing from the date of receiving certificate of occupancy for the units.



Development Objectives

Page 14-17

Residential Component

- City of Delray Beach Incentive Program:
 - **Item for Discussion:** Proposers shall build the required affordable and/or workforce housing units on-site or off-site. Monetary contributions, as allowed by the City, will not be accepted by the CRA for this RFP.
 - The requirements as to the income levels to be served, size of the units, etc. shall follow the Incentive Program requirements within the City of Delray Beach's Land Development Regulations Article 4.4.13.

CRA Incentives and Opportunities

Page 20

- **Development Infrastructure Assistance Program** –Development Infrastructure Assistance Program – CRA may reimburse a private for-profit organization seventy-five percent (75%) of the costs of eligible site improvements for an eligible commercial project, up to an amount not to exceed 75% of the projected Tax Increment Funds generated by the improvements over a five (5) year period following project completion, not to exceed \$1,000,000.
- **Land Value Investment Program** – Entities may lease CRA-owned land for up to 60 years at severely discounted rates during the first fifteen years. In exchange, the entity builds a multi-story building with retail on the ground floor and Class A office space and other uses on additional floors.
- Additional incentives and opportunities with the Successful Proposer.
- Co-ownership with the CRA or master leasing.





Submittal Requirements

Page 22

Proposers are invited to submit the following:

- Narrative/Executive Summary
 - General introduction statement clearly identifying the party(ies) responding to the RFP and their functional responsibilities
 - Overview of the proposed development
 - A statement that demonstrates the Proposer's understanding and commitment to the goals and desires of the CRA and this RFP



Submittal Requirements

- Information, Qualifications, and Experience
 - In business in the State of Florida for the past five (5) years under its current business name
 - Legal Organizational Structure
 - Key Personnel (directly employed by Proposer, Partner, Joint Venture)
 - Titles, Roles, Responsibilities, Resumes, Licenses and Certifications
 - Sub-Consultants/Sub-Contractors
 - Titles, Roles, Responsibilities, Resumes, Licenses and Certifications
 - Organization Chart



Submittal Requirements

- Project Design/Development Concept
 - Project Overview
 - Analysis of the proposed project
 - Renderings
 - Description of the proposed project
 - Description of the development on Remediation Site
 - Impact and relationship to adjacent properties
 - Overall benefit to the community
 - Site Plan
 - Conceptual Site Plan
 - Two conceptual elevations
 - Floor Plan
 - Basic floor plan of the proposed buildings
 - Use Plan
 - Proposed uses, total square footage, square footage of each use, number of parking spaces
 - Development and Construction Schedule



Submittal Requirements

- Financial Structure
 - Project Cost
 - Operating Pro Forma (10 Years)
 - Sales/Lease Information
 - Financing Plan
- Fiscal Impact
 - Estimate of Fiscal Impact
 - Jobs Generated
 - Requests for CRA Incentives, if applicable
 - Co-ownership with CRA, if applicable
 - Purchase Price/Lease Terms of the Subject Properties



Submittal Requirements

- Past Projects and References
 - At least three (3) projects completed within the last 10 years that are similar in size, scope, and complexity
 - At least one (1) of those projects must have been for a public entity.
 - List of governmental entities/clients with which the Proposer, its directors, officers, and principals have had a similar contract for development within the past seven (7) years
 - Three (3) professional references from projects completed within the last five (5) years



Submittal Requirements

- Financial Information
 - Three years' audited financial statements
 - Financial Capacity
 - Performance and Payment Bond
 - Insurance
- Litigation, Disciplinary Proceedings, & Conflicts
- Offer Price or Lease Amount
 - **Item for Discussion: Offer price**



Evaluation Criteria Page 38

REQUIREMENTS	EVALUATION CRITERIA	POINTS
Development Team Experience	<ul style="list-style-type: none"> • Past Projects and Professional References • Key Personnel • Clearly demonstrate the experience of the team and background for developing similar projects. 	30 Points
Proposed Development Project	<ul style="list-style-type: none"> • Proposed Development Project – meeting Development Requirements • Inclusion of needs and prioritized uses – see CRA Redevelopment Plan, 2012 West Atlantic Area Needs Assessment, The Set Transformation Plan) • Letters of Intent • Affordable/Workforce Housing • Specific end use of the 805 Remediation Site. • Description of the processes and controls to be used prior to, during, and after development of the 805 Remediation Site. • Site Plans, Floor Plans, Use Plans • Proposed Development and Construction Schedule • Design/architectural style of proposed development project • Size and Scale of proposed development project 	40 Points
Financial Structure	<ul style="list-style-type: none"> • Project Cost • Preliminary Operating Pro Forma • Sales/ Lease Information • Financing Plan • Financial Capacity 	15 Points
Fiscal Impact	<ul style="list-style-type: none"> • Purchase Price or Lease Terms for the Subject Properties • Requests for CRA Incentives and Opportunities 	15 Points
Total Maximum Points Available		100 Points



Selection Procedures - Page 36

- 1) Evaluation Committee evaluates and ranks all timely submitted, responsive Proposals.
- 2) Evaluation Committee may choose to shortlist Proposers and request Oral Presentations from shortlisted Proposers.
- 3) Evaluation Committee finalizes their scores and the rankings, and the scores and rankings will go before the CRA Board.
- 4) The CRA Board will have the following options:
 - Accept the Evaluation Committee's scores and award the RFP to the highest scoring Proposer; or
 - Reject the Evaluation Committee's scores, select the Proposer that the CRA Board believes will serve in the CRA's best interests, and award the RFP to the selected Proposer; or
 - Cancel the RFP at any time, and/or reject all submitted Proposals, and/or direct CRA Staff to re-issue the RFP.
- 5) CRA staff negotiates with the Successful Proposer. If an agreement cannot be reached, CRA Staff will end negotiations and begin negotiations with the next highest ranking proposer until an agreement is reached.



NEXT STEPS

- 1) CRA Staff will incorporate revisions to the Draft RFP.
- 2) CRA Staff will bring back the amended Draft RFP for discussion and approval to issue at the next CRA Board meeting.



Item 9A.

Appointing CRA Deputy Vice-Chair

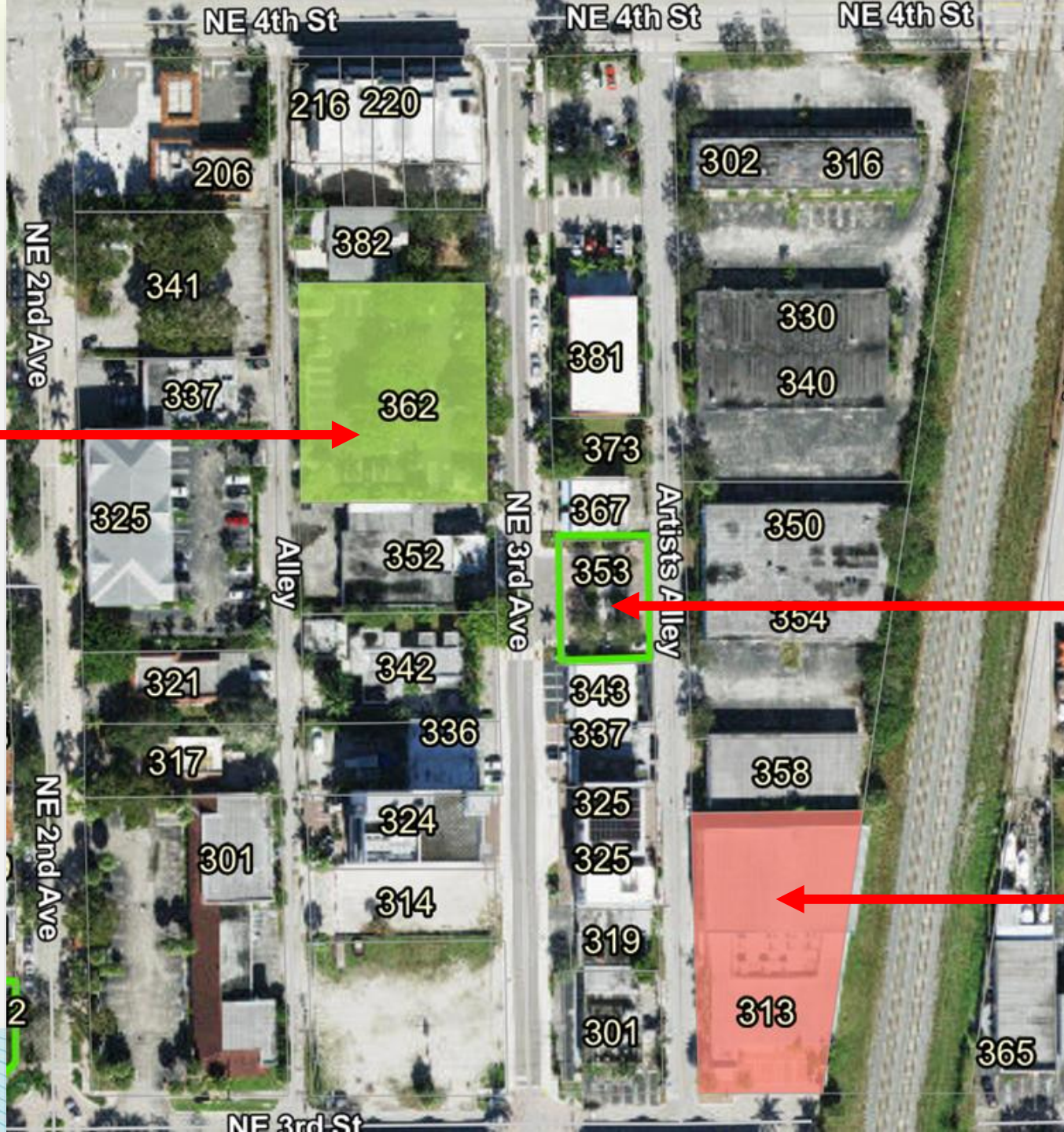


Item 9B.

Discussion and direction regarding the
CRA-Owned public parking lot located at
362 Northeast 3rd Avenue



CRA-owned
Parking Lot:
42 Spaces



City-owned Parking Lot:
14 Spaces

CRA-owned
Arts Warehouse



- **2010** - CRA acquired the Parking Lot at 362 NE 3rd Avenue
- **2011** - CRA improved the Parking Lot to accommodate 42 parking spaces.
- **2014** - City initiated the design of the NE 3rd Street, NE 3rd Avenue, and Artists Alley Streetscape Improvements Project.
- **2018** - CRA facilitated the completion of necessary design revisions to complete the design plans and construction documents for the Streetscape Improvements Project. The improvements would be funded by the CRA and managed by the City.
- **2019** - CRA Board approved an Infrastructure Improvement Grant with the owners of 324 and 325 NW 3rd Avenue for the construction of a larger watermain that would tie into the Streetscape Improvements.
- **2020** - City completed minor road improvements to Artists Alley portion.
- **2022** - City completed the improvements to NE 3rd Avenue and NE 3rd Street.
- **2024** - City completed additional infrastructure improvements, including the installation of a new drainage system, in Artists Alley.



Recommended Board Action

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 analyze the potential for a public parking structure at 362 NE 3rd Avenue in an amount not to exceed \$8,750, for a due diligence package and authorize the CRA Board Chair to execute any and all related documents for said purpose in a form acceptable to the CRA Legal Counsel.



CRA Director Updates



95 SW 5th Avenue





Upcoming CRA May Board Meetings

Wednesday, May 13, 2026 at 5:00 p.m.	Special Board Meeting
Tuesday, May 26, 2026, At 2:00 p.m.	Joint City & CRA Workshop
Tuesday, May 26, 2026 at 4:00 p.m.	Regular Board Meeting

**Pending CRA Board Approval*



Thank you!