



## Cover Memorandum/Staff Report

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**File #:** 26-0072 CRA

**Agenda Date:** 4/28/2026

**Item #:** 8C.

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**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 NW 800 BLOCK OF WEST ATLANTIC AVENUE**

#### **Recommended Action:**

Discussion and direction on preparation of a Request for Proposals the Development of the NW 800 Block of West Atlantic Avenue.

#### **Background:**

The CRA owns approximately twenty (20) vacant land parcels (2.49 acres) within the NW 800 Block of West Atlantic Avenue that are primed for redevelopment. Seventeen (17) of the properties are zoned Central Business District, and three (3) of the properties are zoned Single-Family Residential.

Additionally, one (1) of the CRA-owned lots, 805 West Atlantic Avenue (Remediation Site), has been undergoing environmental remediation since its purchase in 2006 due to contamination occurring when the location formerly served as a gas station. Since November 2025, the CRA has engaged RES Florida Consulting LLC (RES), an environmental consulting firm, to provide environmental consulting services and provide analysis to assist in guiding redevelopment efforts. During the March 24, 2026, CRA Board Meeting, RES presented their findings on the ability to develop the property and provided examples of similar development sites for which RES was a part of and what the development outcomes were for those sites.

Since the March CRA Board meeting, CRA Staff has worked diligently on the draft RFP. CRA Staff has also engaged RES to assist with the development of the RFP. This will ensure that the RFP properly includes the necessary development requirements, restrictions, and/or constraints based on the ongoing environmental remediation efforts. 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 NW 800 Block 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