Delray Beach Community Redevelopment Agency

Pre-Bid Meeting

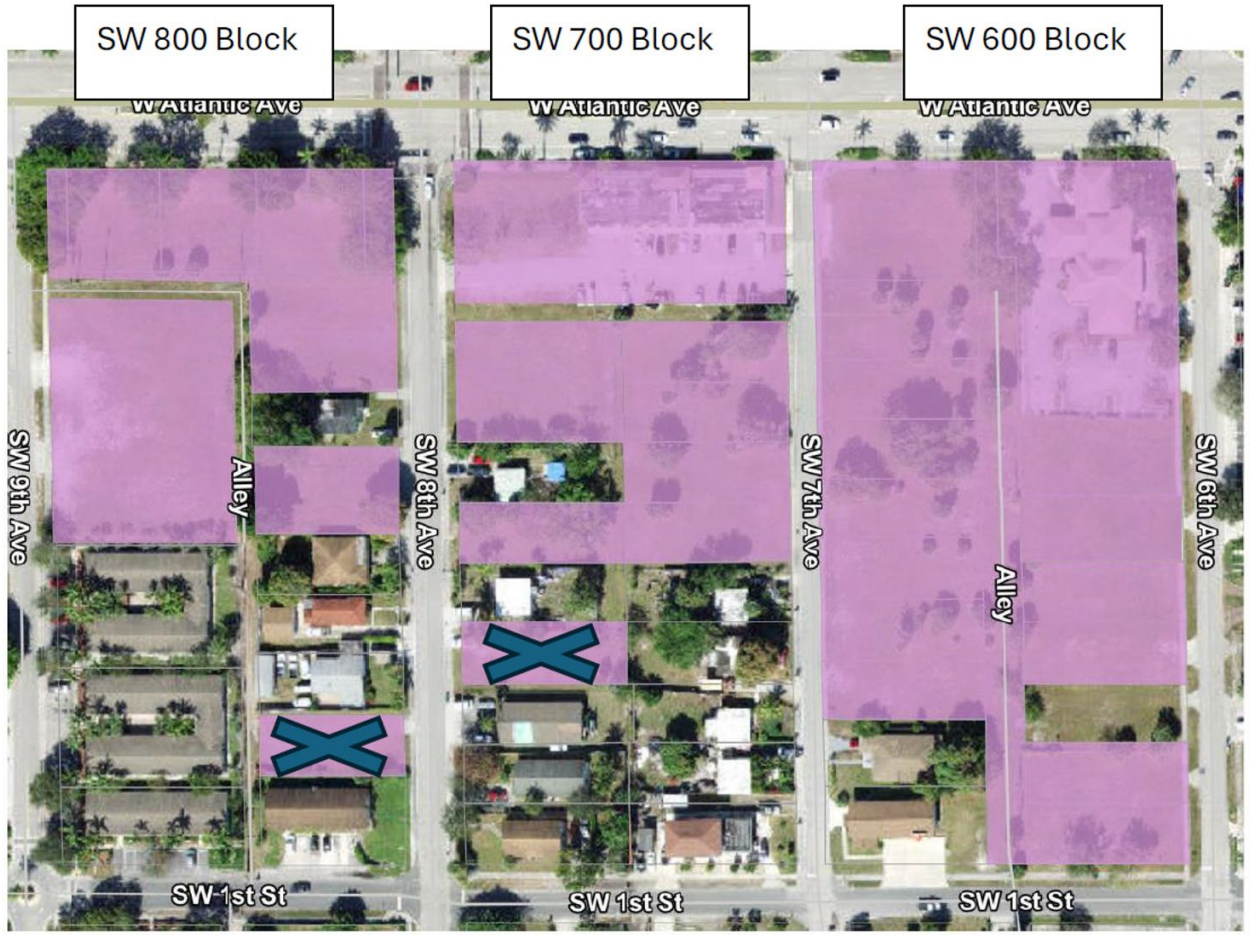
RFP CRA NO. 2026-05
SW 600, 700, & 800 BLOCKS OF WEST ATLANTIC AVENUE

Monday, October 19, 2026

REQUEST FOR PROPOSALS
CRA No. 2026-05
SW 600, 700, & 800 Blocks of West Atlantic Avenue Development Project

Issued:
Wednesday, October 7, 2026

SW 600, 700, 800 Blocks
West Atlantic Avenue Development Project
Subject Properties

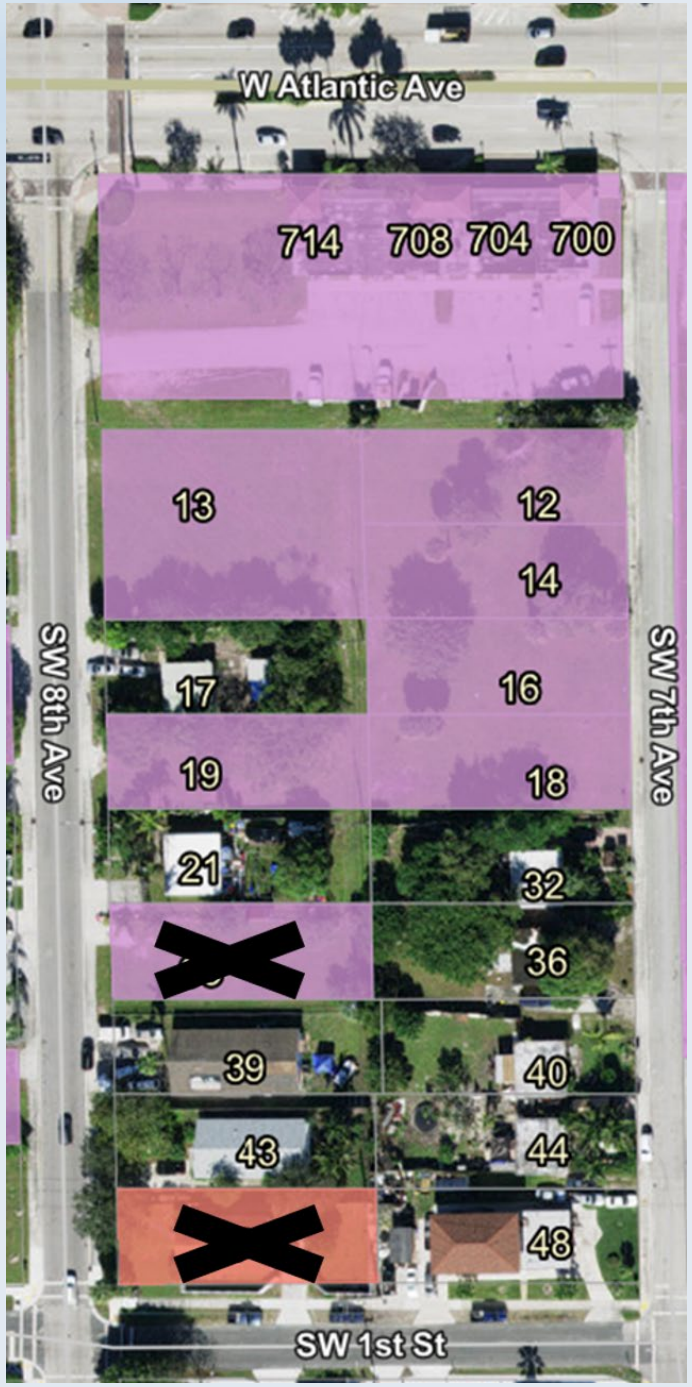


- Total Acreage – 7.26 acres
- All CRA-owned properties are zoned CBD. All lots must be utilized in development.
- CRA-owned properties marked with an "x" are not included within the RFP as Subject Properties.

SW 600 Block
West Atlantic Avenue
Subject Properties

Lot	Property Address	Parcel Control Number (PCN)	Acreage
1	606 W Atlantic Avenue	12-43-46-16-01-013-0090	.91
2	640 W Atlantic Avenue	12-43-46-16-01-013-0220	.31
3	26 SW 6th Avenue	12-43-46-16-01-013-0140	.16
4	SW 6th Avenue	12-43-46-16-01-013-0160	.16
5	36 SW 6th Avenue	12-43-46-16-01-013-0170	.16
6	46 SW 6th Avenue	12-43-46-16-01-013-0190	.16
7	48 SW 6th Avenue	12-43-46-16-01-013-0200	.16
8	11 SW 7th Avenue	12-43-46-16-01-013-0010	.20
9	13 SW 7th Avenue	12-43-46-16-01-013-0020	.16
10	21 SW 7th Avenue	12-43-46-16-01-013-0030	.16
11	25 SW 7th Avenue	12-43-46-16-01-013-0230	.16
12	29 SW 7th Avenue	12-43-46-16-01-013-0040	.16
13	31 SW 7th Avenue	12-43-46-16-01-013-0050	.16
14	37 SW 7th Avenue	12-43-46-16-01-013-0060	.16
15	Alley	12-43-46-16-01-013-0240	.42

- Total Acreage in SW 600 Block – 3.57 acres
- All CRA-owned properties are zoned CBD. All lots must be utilized in development.



SW 700 Block
West Atlantic Avenue
Subject Properties

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

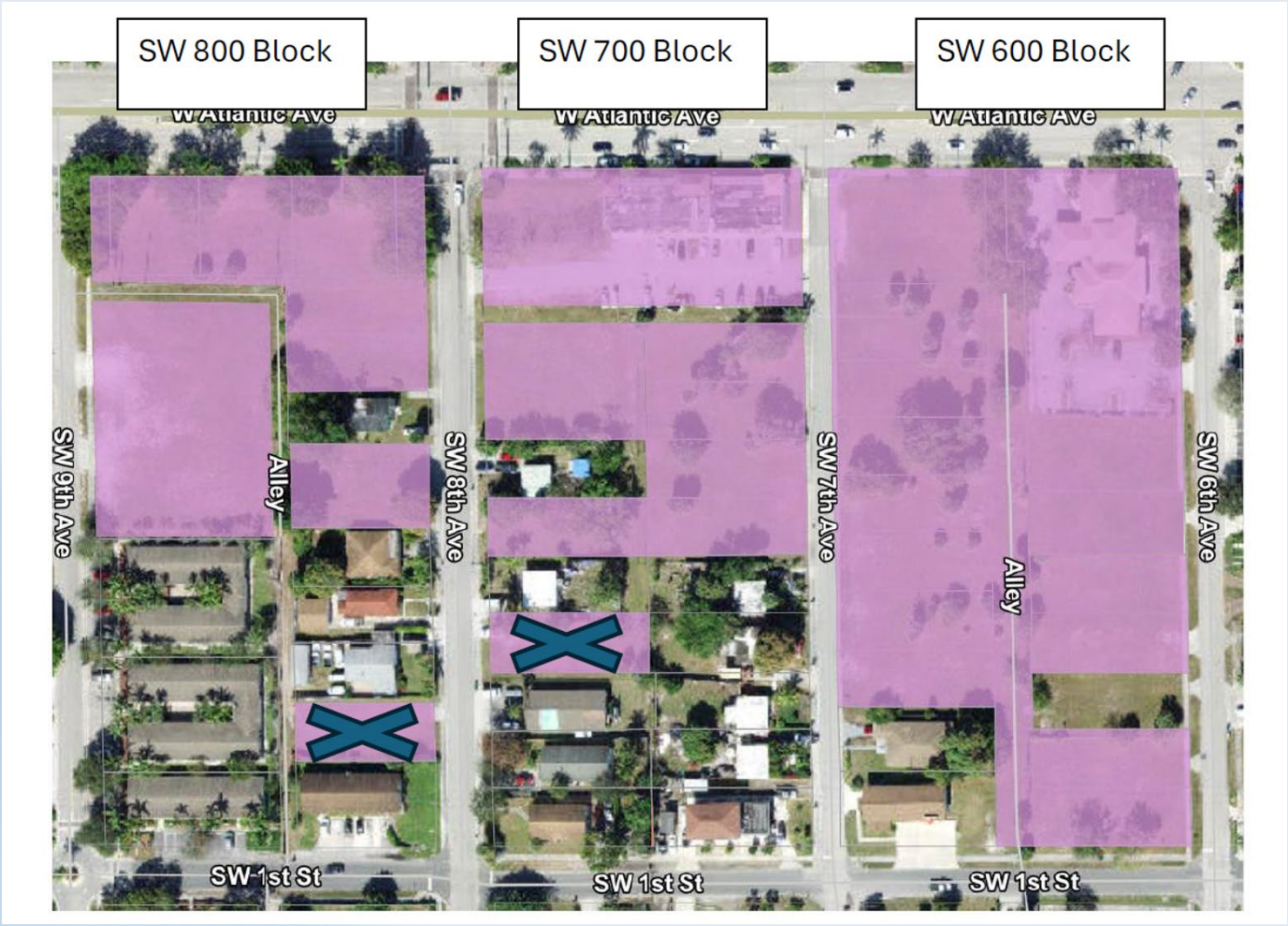
- Total Acreage in SW 700 Block – 1.87 acres
- All CRA-owned properties are zoned CBD. All lots must be utilized in development.
- CRA-owned properties marked with an “x” are not included within the RFP as Subject Properties.

SW 800 Block
West Atlantic Avenue
Subject Properties

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 8th Avenue	12-43-46-17-42-009-0070	.14
8	20 SW 8th Avenue	12-43-46-17-42-009-0020	.14
9	28 SW 8th Avenue	12-43-46-17-35-002-0110	.20
10	23 SW 9th 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.
- All lots must be utilized in development.
- CRA-owned properties marked with an “x” are not included within the RFP as Subject Properties.

SW 600, 700, 800 Blocks
West Atlantic Avenue
Subject Properties



SW 600, 700, 800 Blocks
West Atlantic Avenue Development Project
Development Objectives

- Development shall include a mix of residential and commercial uses.
- Housing shall be developed for a range of incomes, and commercial spaces shall be developed so 100% of the building frontage at the sidewalk level is dedicated to active uses that are limited to general retail or services/facilities.
- The mixed-use development should create a positive visual impact that strengthens West Atlantic Avenue as an important gateway to downtown Delray Beach and improves the connection between the west and east portions of the Atlantic Avenue corridor.
- Critical to the CRA's redevelopment efforts and the community's desires is ensuring that mixed-use development is thoughtfully designed and aesthetically pleasing.
- The developer should take into consideration the history, character, and context of the surrounding established residential neighborhoods.

SW 600, 700, 800 Blocks
West Atlantic Avenue Development Project
Development Objectives

- Community Needs and Prioritized Uses:
  - Pharmacy Services, Financial Services (Bank, Credit Union), Health/Wellness Facilities, Family/Social Entertainment, Affordable and/or Workforce Housing
- Architectural Styles:
  - Florida Vernacular • Anglo-Caribbean • Main Street Vernacular • Mediterranean Revival • Classical Tradition
- Building Height
  - No more than the maximum four (4) story building height allowed per City's LDRs
  - No more than three (3) stories per Community's preference

SW 600, 700, 800 Blocks
West Atlantic Avenue Development Project
Development Objectives

- Parking:
  - Provide the parking spaces required under the City's LDRs
  - Encourage to provide additional on-site parking spaces beyond the minimum.
- Public ROW
  - Promote pedestrian friendliness along Atlantic Avenue
  - SW 7 and 8th Avenues shall not be closed and/or abandoned
- Development Plans
  - Commercial Component
    - Development shall have 100% of building frontage at the sidewalk level to active uses: general retail or services/facilities
    - Include and identify: the size, type, and location of all the commercial uses within the proposed development
    - May include Letters of Intent

SW 600, 700, 800 Blocks
West Atlantic Avenue Development Project
Development Objectives

- Residential Component
  - Total of number of residential units: Leased v. sold units, location, market rate units v. low income and moderate-income, SF/unit, number of bedrooms/bathrooms.
  - No less than forty percent (40%) of the proposed residential units shall be low income and moderate-income units.
  - Additional requirements to consider:
    - All low income and moderate-income housing units shall remain affordable for a period of no less than forty (40) years
    - Low income and moderate-income housing units can be on-site/off-site
    - Additional Properties shall only be used to assist a Proposer with meeting the low income and moderate-income residential requirements (next slide)
    - Low income and moderate-income housing units shall follow the Incentive Program requirements within the City's Land Development Regulations

SW 600, 700, 800 Blocks
West Atlantic Avenue Development Project
Development Objectives

Residential Component: Additional Properties

Lot	Property Address	Parcel Control Number	Acreage	Zoning Designation
1	29 SW 6th Avenue	12434616010210030	.16	Medium Density Residential
2	35 SW 8th Avenue	12434617020050170	.16	Medium Density Residential
3	46 SW 8th Avenue	12434617420090030	.14	Medium Density Residential
4	14 SW 12th Avenue	12434617180020210	.16	Medium Density Residential
5	18 SW 12th Avenue	12434617180020220	.16	Medium Density Residential

SW 600, 700, 800 Blocks
West Atlantic Avenue Development Project
CRA Incentives & Opportunities

- Development Infrastructure Assistance Program

  CRA may reimburse up to 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.

- Land Value Investment Program

  Proposers may lease CRA-owned land for up to 60 years at discounted rates during the first fifteen years.

- CRA is open to discussing additional incentives and opportunities

  Co-ownership, Master leasing, etc.

Incentives are contingent on CRA funding availability, CRA Board approval, and the execution of an Agreement by the CRA and the applicant.

SW 600, 700, 800 Blocks
West Atlantic Avenue Development Project
Updated Incentive Programs

- CRA Incentive Programs, including the Development Infrastructure Assistance Program and the Land Value Investment Program, have been updated to reflect CRA Board feedback and the needs of the community.
- CRA staff has modified the Development Infrastructure Assistance Program to better support the development of housing, including increasing the potential maximum incentive from $250,000 to $1 million and the reimbursement percentage from 50 percent to 75 percent of eligible costs tied to projected tax increment.
- Changes to the Land Value Investment Program include removing the requirement for office space to mixed use development.

SW 600, 700, 800 Blocks
West Atlantic Avenue Development Project
Land Value Investment Program

- Eligibility: open to public or private entities
- Entities may lease CRA-owned land for up to 60 years at discounted rates during the first fifteen years. In exchange, the developer builds a multi-story building for mixed-use development, including affordable housing.
- The Project Owner or Developer must have a minimum of 20% of project costs (equity) in the financing structure of the construction project
- Lease Schedule:

Lease Term	Annual Lease Rate	Payment Frequency	Annual Increase
Years 1-5	$1.00/ annum, triple net	Annually	n/a
Years 6-10	4% of the appraised value of the property on the date determined pursuant to the land lease agreement	Monthly	n/a
Years 11-15	6% of the appraised value of the property on the date determined pursuant to the land lease agreement	Monthly	2.5% annually
Years 16 and beyond	8% of the appraised value of the property on the date determined pursuant to the land lease agreement	Monthly	2.5% annually

SW 600, 700, 800 Blocks
West Atlantic Avenue Development Project
Development Infrastructure Assistance Program

- Applicant: must be a private for-profit entities
- Reimbursement: CRA may reimburse a private for-profit organization 75% of the costs of eligible site improvements, 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. The maximum amount may not to exceed $1,000,000.
- Examples of eligible site improvements:
  - Landscaping, irrigation, exterior site lighting, sidewalks, site walls, etc., located on either public right of way adjacent to the commercial development, or on a portion of the private property that is accessible to the public.
  - Underground and above ground public utilities

SW 600, 700, 800 Blocks
West Atlantic Avenue Development Project
Area Plans for Reference

- CRA Redevelopment Plan
- City of Delray Beach's "Always Delray" Comprehensive Plan
- Set Transformation Plan

SW 600, 700, 800 Blocks
West Atlantic Avenue Development Project
Table of Contents

I. INVITATION AND GENERAL INFORMATION 3
II. PROPERTY INFORMATION 6
III. RFP OVERVIEW 14
IV. DEVELOPMENT OBJECTIVES 18
V. SUBMITTAL REQUIREMENTS 24
VI. EVALUATION CRITERIA & SELECTION PROCEDURES 41
VII. GENERAL TERMS AND CONDITIONS 46
VIII. DISCLOSURE AND DISCLAIMERS 55
IX. REQUIRED FORMS 57
X. EXHIBITS 72

SW 600, 700, 800 Blocks
West Atlantic Avenue Development Project
Submittal Requirements

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
  - If the Proposer is a Joint Venture, all Joint Venture partners
  - Disclose all parties who have a financial interest and/or have made a financial investment into the proposed development project

SW 600, 700, 800 Blocks
West Atlantic Avenue Development Project
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
  - Narrative describing the previous working relationship between the Proposer and any Partner
  - Conflict of Interest
  - Ownership changes to Proposer's organization

SW 600, 700, 800 Blocks
West Atlantic Avenue Development Project
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
    - Proposed zoning changes for Subject Properties and Additional Properties
  - 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
  - Other: Additional Properties, Pricing and Letters of Intent

SW 600, 700, 800 Blocks
West Atlantic Avenue Development Project
Submittal Requirements

- Financial Structure
  - Project Cost
  - Operating Pro Forma (10 Years)
  - Sales/Lease Information
  - Financing Plan
- Fiscal Impact
  - Estimate of Fiscal Impact
  - Jobs Generated
  - Deposit
- CRA Incentives and Opportunities
  - Requests for CRA Incentives, if applicable
  - Co-ownership with CRA, if applicable

SW 600, 700, 800 Blocks
West Atlantic Avenue Development Project
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 (10) years
  - Three (3) professional references from projects completed within the last five (5) years

SW 600, 700, 800 Blocks
West Atlantic Avenue Development Project
Submittal Requirements

- Financial Information
  - Three years' audited financial statements, current fiscal year financial statements, projected one-year income statement
  - Financial Capacity
  - Performance and Payment Bond
  - Insurance
  - Pipeline Projects
- Litigation, Disciplinary Proceedings, & Conflicts
- Offer Price or Lease Amount
- Additional Considerations
- Required Forms

SW 600, 700, 800 Blocks West Atlantic Avenue Development Project

Evaluation Criteria

REQUIREMENTS	EVALUATION CRITERIA	POINTS
Development Team Qualifications & Experience	• Functional Responsibilities of Partners, Affiliated Firms, individuals, entities, Sub-Consultants/Sub-Contractors • Previous working relationship between Proposer and Partners, Affiliated Firms, individuals, entities, Sub-Consultants/sub-Contractors • Litigation, Disciplinary Proceedings, Conflicts • Key Personnel • Qualifications and Experience • Resume, licenses, certifications • Past Projects and Professional References • Clearly demonstrate the experience of the team and background for developing similar projects. • Public sector experience	40 Points
Proposed Development Project	• Proposed Development Project – • Project Overview • Inclusion of needs and Prioritized Uses – see CRA Redevelopment Plan, The Set Transformation Plan • Meets the Goals, Objectives, and Policies within the “Always Delray” Comprehensive Plan • Letters of Intent (Commercial) • Low Income and Moderate-Income Housing • Parking • 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	• Project Cost • Preliminary Operating Pro Forma • Sales/ Lease Information • Financing Plan • Financial Information • Audited financial statements • Current fiscal year financial statements • Projected one year income statement • Performance and Payment Bond • Insurance	10 Points
Fiscal Impact	• Estimated Fiscal Impact • Estimated number and types of job generation expected	5 Points
CRA Incentives & Opportunities and Purchase Price or Lease Terms	• CRA Incentives and Opportunities requested and/or proposed • Purchase Price or Lease Terms for the Subject Properties and Additional Properties	5 Points
	Total Maximum Points Available	**100 Points**

SW 600, 700, 800 Blocks
West Atlantic Avenue Development Project
Submittal Requirements

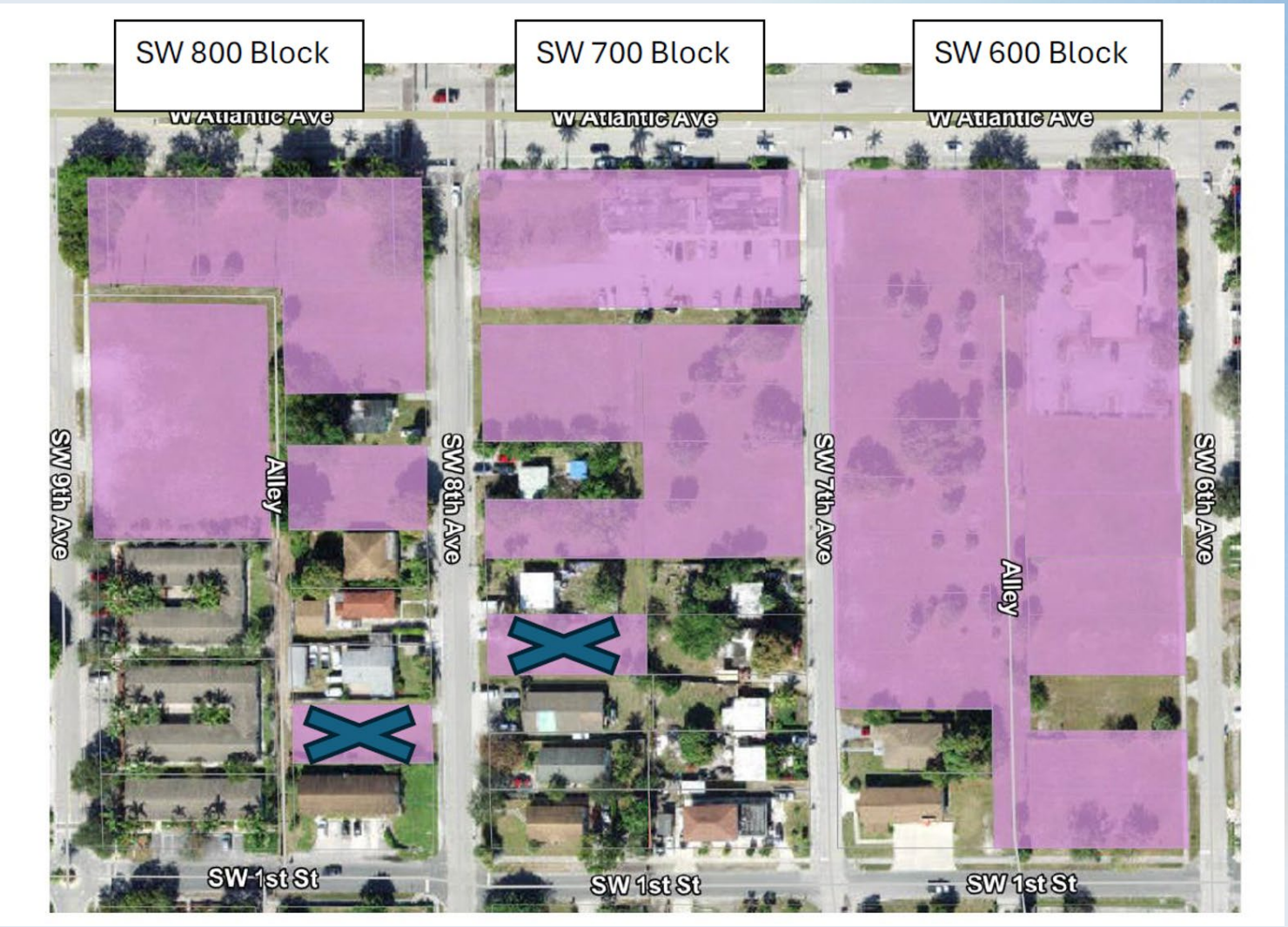
Schedule

RFP Issuance Date	Wednesday, October 7, 2026 ✓
Voluntary Pre-Proposal Meeting	Monday, October 19, 2026, at 10AM EST ✓
Question Submittal Deadline	Friday, November 6, 2026, at 5PM EST
Proposal Submission Due Date	Wednesday, December 2, 2026, at 4PM EST

Questions must be submitted in writing via email to:

Christine Tibbs, Assistant Director
tibbsc@mydelraybeach.com

SW 600, 700, 800 Blocks
West Atlantic Avenue Development Project
Subject Properties



SW 600, 700, 800 Blocks
West Atlantic Avenue Development Project
Cone of Silence

As to any matter relating to this RFP, any Proposer, or anyone representing a Proposer is advised that they are prohibited from contacting or lobbying the CRA Chair, any CRA Commissioner, CRA Staff, or any other person working on behalf of the CRA on any matter related to or involved with this RFP. For purposes of clarification, a Proposer's representatives shall include, but not be limited to, the Proposer's employees, partners, attorneys, officers, directors, consultants, lobbyists, or any actual or potential subcontractor or consultant of the Proposer and the Proposer's team. There will be an opportunity for inquiries to be made of CRA Staff during the scheduled voluntary Pre-Proposal Meeting. All inquiries must be in writing and directed to the CRA (tibbsc@mydelraybeach.com) prior to the Question Submittal Deadline. Any violation of this condition may result in rejection and/or disqualification of the Proposer. This "Cone of Silence/No Lobbying" is in effect from the date of issuance of this RFP and shall terminate at the time the CRA Board selects a Proposer and awards an Agreement, rejects all Proposals, or otherwise takes action which ends the solicitation process.

Communication with the CRA Chair, any CRA Commissioner, CRA Staff, or any other person working on behalf of the CRA regarding this RFP may cause the firm involved to be disqualified from submitting a Proposal under this RFP. Any verified allegation that a responding Proposer or an agent or consultant of the foregoing has made such contact or attempted to influence the evaluation, ranking, and/or selection of short-listed Proposers may be the cause for CRA to disqualify the Proposer from submitting an RFP or Proposal, to disqualify the Proposer from participating in the solicitation/procurement, and/or to discontinue any further consideration of such Proposer.

SW 600, 700, 800 Blocks
West Atlantic Avenue Development Project

RFP

Thank you!

COMMUNITY REDEVELOPMENT AGENCY
DELRAY BEACH CRA