DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

ADDENDUM NO. 04
TO
REQUEST FOR PROPOSALS CRA NO. 2026-05
SW 600, 700, & 800 BLOCKS OF WEST ATLANTIC AVENUE
MIXED-USE DEVELOPMENT PROJECT

November 20, 2026

TO ALL PROPOSERS AND OTHERS CONCERNED

The Delray Beach Community Redevelopment Agency ("CRA") has heretofore published a Request for Proposals (RFP) dated October 7, 2026, with respect to its intent to receive and consider proposals from qualified and experienced developers, to lease or purchase, and redevelop CRA-owned vacant land located at the SW 600, 700, & 800 Blocks of West Atlantic Avenue, Delray Beach, Florida, for the purpose of developing a mixed use development that will have both residential and commercial uses.

Oral explanations, information, and instructions shall not be considered binding on the CRA. All prospective Proposers are encouraged to independently verify the accuracy of any information provided. Neither the CRA nor any of its agents or employees shall be responsible for the accuracy of any oral information provided to any Proposer.

Proposers submitting proposals for the above-referenced RFP shall take note of the following changes, additions, deletions, clarifications, modifications, etc., to the RFP which shall become a part of and have precedence over anything shown or described otherwise.

GENERAL INFORMATION:

The CRA is seeking Proposals from qualified and experienced developers, to lease or purchase, and redevelop the Subject Properties. The proposed development project shall include a mix of residential and commercial uses. ALL further development requirements are stated within the RFP and Addendums.

It is the responsibility of the Proposer to review the RFP, Addendums, and the City of Delray Beach's Land Development Regulations in their entirety to individually prepare a response to the RFP.

The CRA will not be providing guidance or confirmation on compliance for project specific questions.

RFP Overview:

RFP Issued	October 7, 2026
Pre-Proposal Conference Edmonds Baine Building, CRA Work Space 98 NW 5th Avenue, Suite 201, Delray Beach, FL 33444 *Presentation, voice recording, and sign in sheets available at: https://delraycra.org/bids/	October 19, 2026 10:00AM EST
Addendum No. 1 Issued	October 30, 2026
Addendum No. 2 Issued	November 6, 2026
Addendum No. 3 Issued	November 17, 2026
Addendum No. 4 Issued	November 20, 2026
Deadline for Questions	December 4, 2026 5:00PM EST
Proposal Submission Deadline Delray Beach CRA Office 20 N. Swinton Avenue, Delray Beach, FL 33444	January 20, 2027 4:00 PM EST

QUESTIONS:

Question 1:
Does Exhibit C's $5M professional liability requirement apply to the developer or to the design team? Must the City be named as an additional insured along with the CRA?

Answer 1:
Any person, company, firm, etc., that will be responsible for the design and/or construction of the proposed development project will be required to have professional liability coverage as stated within Exhibit C of the RFP.

Exhibit C states the CRA's insurance requirements. The Successful Proposer will need to comply with the City's insurance requirements as necessary.

Additionally, please see Clarification and Modification #3 included within Addendum No. 3.

Question 2:
Within Exhibit C, please reconcile the $2 million per-occurrence/$3 million aggregate general liability requirement with the note on page 76 referring to combined general and excess liability coverage of only $1 million. Please also confirm whether the developer must carry the $5 million professional liability policy itself or may satisfy that requirement through its design professionals, and then construction-related coverages must become effective.

Answer 2:
Please see Clarifications and Modifications #3 included within Addendum No.03.

Additionally, any person, company, firm, etc., that will be responsible for the design and/or construction of the proposed development project will be required to have professional liability coverage as stated within Exhibit C of the RFP.

Question 3:
The RFP requires a Corporate Structure Questionnaire from every Partner and Affiliated Firm, including any party with a financial interest, and defines Affiliated Firms as any firm whose services we use. Does that include consultants such as the architect and general contractor, or do they only need the Sub-Contractor/Sub-Consultant Information Form?

Answer 3:
No. Please see Clarification and Modification #4 included within Addendum No. 3.

Question 4:
Please provide or identify the current surveys, June 2026 appraisals, environmental assessments, title information, recorded easements, utility information, and available geotechnical reports for the Subject Properties and Additional Properties.

Answer 4:
Available historical surveys, along with any available dedication and/or easement information, for the Subject Properties and the Additional Properties, current appraisals for the Subject Properties, available previously conducted environmental assessments for the Subject Properties and Additional Properties, and available utility information as of November 5, 2026, for the Subject Properties are posted on the CRA website at www.delraycra.org/bids.

As stated on Page 9 of the Exhibit D – Draft Purchase and Sale Agreement, Paragraph 5.2, during the Inspection Period, the Purchaser shall order a current survey that includes but is not limited to the boundaries of the property(ies), location of easements and encroachments, and a correct legal description of the property(ies).

Geotechnical Reports are not currently available for the Subject Properties or Additional Properties and would need to be conducted by the Successful Proposer when needed.

Question 5:
Does the CRA have title commitments, current boundary surveys, and a list of deed restrictions, leases, or encroachments for the 32 parcels? The historical surveys vary in age (for example, a 2015 lot survey and a December 2022 block survey), and the 2015 survey states no title search was performed for easements or restrictions of record.

Answer 5:
Available historical surveys, along with any available dedication and/or easement information, for the Subject Properties and the Additional Properties are posted on the CRA website at www.delraycra.org/bids.

As stated on Page 9 of the Exhibit D – Draft Purchase and Sale Agreement, Paragraph 5.2, during the Inspection Period, the Purchaser shall order a current survey that includes but is not limited to the boundaries of the property(ies), location of easements and encroachments, and a correct legal description of the property(ies).

There are no deed restrictions or leases for any of the Subject Properties or Additional Properties.

Question 6:
The 2015 survey of 28 SW 8th Avenue shows an "apparent 25' road easement" along the SW 8th Avenue frontage. Is this existing public right-of-way or a separate easement, and do any similar dedications affect the other blocks?

Answer 6:
Available historical surveys, along with any available dedication and/or easement information, for the Subject Properties and the Additional Properties are posted on the CRA website at www.delraycra.org/bids.

As stated on Page 9 of the Exhibit D – Draft Purchase and Sale Agreement, Paragraph 5.2, during the Inspection Period, the Purchaser shall order a current survey that includes but is not limited to the boundaries of the property(ies), location of easements and encroachments, and a correct legal description of the property(ies).

Question 7:
Please provide the Environmental Site Assessments conducted at time of purchase, plus any geotechnical, utility, and easement information the CRA holds for the 32 parcels.

Answer 7:
Available previously conducted environmental assessments for the Subject Properties and Additional Properties, and available utility information as of November 5, 2026, for the Subject Properties are posted on the CRA website at www.delraycra.org/bids.

Geotechnical Reports are not currently available for the Subject Properties or Additional Properties and would need to be conducted by the Successful Proposer when needed.

Available historical surveys, along with any available dedication and/or easement information, for the Subject Properties and the Additional Properties are posted on the CRA website at www.delraycra.org/bids.

As stated on Page 9 of the Exhibit D – Draft Purchase and Sale Agreement, Paragraph 5.2, during the Inspection Period, the Purchaser shall order a current survey that includes but is not limited to the boundaries of the property(ies), location of easements and encroachments, and a correct legal description of the property(ies).

Question 8:
Please provide any available Phase I or Phase II environmental site assessments, title work, known easements, and water and sewer capacity information for the Subject Properties and Additional Properties.

Answer 8:
Available previously conducted environmental assessments for the Subject Properties and Additional Properties and available utility information as of November 5, 2026, for the Subject Properties are posted on the CRA website at www.delraycra.org/bids.

Available historical surveys, along with any available dedication and/or easement information, for the Subject Properties and the Additional Properties are posted on the CRA website at www.delraycra.org/bids.

As stated on Page 9 of the Exhibit D – Draft Purchase and Sale Agreement, Paragraph 5.2, during the Inspection Period, the Purchaser shall order a current survey that includes but is not limited to the boundaries of the property(ies), location of easements and encroachments, and a correct legal description of the property(ies).

Question 9:
Does the CRA anticipate accepting proposals for a long-term ground lease rather than a fee-simple purchase of all parcels, and where can bidders find the governing affordability compliance, infrastructure incentive timing, and land-value assistance documentation? Are there minimum developer balance-sheet, prior-project size, guarantee or equity requirements beyond those in the published RFP?

Answer 9:
On Page 38 of the RFP, under Tab #10 – Proposer's Purchase Price or Lease Amount, it states that the "Proposer shall state their purchase price or lease amount." Proposers are encouraged to submit their best offer.

As it relates to governing affordability compliance, each low-income and moderate-income housing unit shall follow the City's Land Development Regulations as stated within Article 4.4.13, Incentive Program, and Article 4.7, Family and Workforce Housing requirements.

As it relates to the question regarding infrastructure incentive timing and land value assistance documentation, please review the guidelines for the CRA's Development Infrastructure Assistance Program and the Land Value Investment Program which can be found on the CRA website at www.delraycra.org/bids and at www.delraycra.org/funding-assistance.

The RFP and any issued Addendum provide all applicable requirements for a Proposer and a proposed development project.

Question 10:
Affordable housing income distribution:
For an illustrative development of 350 total residential units, including any off-site units, we understand that 140 affordable units would be required. Please confirm how those 140 units must be distributed among income categories. Specifically, would 70 units at or below 80% AMI and 70 units at or below 120% AMI comply? Is a separate allocation at 100% AMI required, or are other income subcategories mandatory?

Answer 10:
Please see Addendum No.02 where this question is answered via Question 23, Question 24, and Question 37.

Question 11:
Bedroom mix, studios and rounding:
Please clarify whether affordable units must match the market-rate bedroom mix exactly or satisfy the minimum and maximum percentages in the applicable City regulations. Is the comparison based on market-rate units alone or all proposed units, and are studios permitted within the affordable allocation? For an illustrative overall mix of 30 studios, 134 one-bedroom units, 148 two-bedroom units and 38 three-bedroom units, please provide or confirm the required affordable allocation by bedroom type. Please also explain how the one-bedroom cap and upward rounding apply when individual calculations would cause the total to exceed 140 affordable units.

Answer 11:
Please see Addendum No.02 where this question is answered via Question 25, Question 26, Question 27, Question 28, Question 29, and Question 30.

Question 12:
Rent limits and affordability covenant:
Please provide the applicable income and rent schedules, the required rent-calculation methodology, and treatment of utility allowances, mandatory fees and parking charges. May the proposed affordability covenant be provided before proposal submission for lender review? Please clarify phased-delivery requirements and confirm how the covenant's mortgage priority and survival following foreclosure will operate.

Answer 12:
Please see Addendum No.02 where this question is answered via Question 31, Question 32, and Question 33.

Additionally, terms within the Workforce Housing Covenant related to phased delivery, mortgage priority, and foreclosure shall be negotiated with the Successful Proposer.

Question 13:
Development capacity and entitlement path:
Please provide the applicable parcel-level CBD subdistricts, FAR, density, height limits and net-versus-gross acreage treatment for the main and Additional Properties. Are residential density or development rights transferable among these parcels?

Addendum 2 permits disclosure of proposed rezoning, density relief, plan amendments and Live Local strategies. Please clarify whether proposals dependent on such approvals are responsive and how those strategies interact with the RFP's mandatory height and use requirements.

Answer 13:
Please see Addendum No.02 where questions related to applicable CBD subdistricts, FAR, density, and height limits are answered via Question 38 and Question 39.

The Additional Properties are not required to be utilized by any Proposer. If a Proposer elects to use the Additional Properties, on Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that the Additional Properties may only be utilized for the development of low income and moderate-income units (as defined in the City's Land Development Regulations Article 4.7). Proposers should reference the City's Land Development Regulations as it relates to the net-versus-gross acreage treatment for the Subject Properties and Additional Properties if electing to use the Additional Properties for the off-site development of affordable/workforce housing to help meet the requirements of the RFP. The City's Land Development Regulations can be accessed here:
https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Please see the Evaluation Criteria included within the RFP on Page 43, under Section VI. Evaluation Criteria & Selection Procedures, Paragraph B. Evaluation Criteria. Additionally, please see Clarifications and Modifications #6 included within Addendum No. 02.

Question 14:
Development Infrastructure Assistance:
Please reconcile the referenced program's minimum 50% project-cost equity requirement and ownership/approval prerequisites with the draft PSA's financing and closing sequence. Please confirm eligible costs, eligibility of publicly dedicated parking, treatment of tax exemptions when calculating TIF, payment timing and applicable repayment or clawback provisions.

1. Equity requirement: The DIA guidelines require at least 50% of project costs to be equity, including eligible land costs. Draft PSA Section 19.1(a) contemplates a financing commitment covering at least 70% of project costs, while allowing less financing with sufficient equity. Please confirm that a DIA applicant would use that lower-financing provision to satisfy the 50% equity requirement, and when that equity must be committed versus funded.

2. Ownership and approvals: The DIA guidelines require ownership or an executed qualifying lease, Board certification before binding investments—including acquisition or site-plan submission—and an executed incentive agreement before building permits. Draft PSA Section 9 contemplates land closing after approvals and permits. How would a selected developer satisfy the DIA ownership requirement and obtain incentive approval

before permits while the CRA still owns the property? Would an executed PSA be sufficient pending closing, or would another arrangement be required?

Answer 14:
Exhibit D provides a ***Draft*** Purchase and Sale Agreement. Additional terms or additional agreements shall be negotiated with the Successful Proposer.

On Page 22 of the RFP, Section IV. Development Objectives, Paragraph B. CRA Incentives & Opportunities, it lists various incentives and opportunities that Proposers may utilize in their RFP response if they choose to do so including that the "CRA is open to discussing additional incentives and opportunities with the Successful Proposer." Any requested CRA Incentives & Opportunities included in the Successful Proposer's Proposal are subject to CRA Board approval.

On Page 37 of the RFP, under Tab #8 – Proposer's Financial Information, sub-paragraph d. Financial Capacity, and on Page 47 of the RFP, Section VII. General Terms and Conditions, Paragraph B. Financial Capacity & Performance and Payment Bond, it states that the Proposer is required to submit evidence of their financial capacity to commence and complete the proposed development project.

On Page 47 of the RFP, Section VII. General Terms and Conditions, Paragraph A. General Information, it states any Agreement for the development of the Subject Properties will state the CRA will close after all necessary approvals and permits have been received.

Additionally, page 34 of the RFP, under Tab #4 – Financial Structure, sub- paragraph d. Financing Plan, states a firm financing commitment from a lending institution or other source of investment financing will be required prior to the closing of the sale of the land, or as otherwise stipulated in negotiated Agreement between the proposer and the CRA.

As it relates to eligible costs, calculation of TIF, reimbursement timing, and repayment or clawback provisions, please review the guidelines for the CRA's Development Infrastructure Assistance Program and the Land Value Investment Program which can be found on the CRA website at www.delraycra.org/bids and at www.delraycra.org/funding-assistance. Any requested CRA Incentives & Opportunities included in the Successful Proposer's Proposal are subject to CRA Board approval.

Question 15:
Deposit, bond and agreement documents:
Please issue a conformed PSA reconciling Addendum 2's prohibition on bond substitutes with the draft's bracketed letter-of-credit alternative. Please confirm the bond delivery date, cost basis and treatment of phases and off-site work.
Please also reconcile the deposit provisions in PSA Sections 2.1, 3, 10 and 11, including inspection termination rights and the circumstances in which earnest money is refundable or forfeited. Can the proposed Development Agreement, ground lease, deed and completed guaranty forms be made available before submission?

Answer 15:
Exhibit D provides a ***Draft*** Purchase and Sale Agreement. Additional terms or additional agreements shall be negotiated with the Successful Proposer.

Please see Addendum No.02 where questions related to the performance and payment bond are answered via Question 52 and Question 53.

Question 16:
Lender protections and transaction risk:
Please clarify available lender notice and cure rights, permanent-financing protections, permitted transfers and partial parcel releases. How would repurchase pricing treat completed improvements? Please also identify the required completion-guaranty scope and standards, and whether documented third-party development costs would be reimbursed if the CRA terminates for convenience.

Answer 16:
Additional terms or additional agreements shall be negotiated with the Successful Proposer.

Question 17:
Insurance requirements
Please provide a consolidated insurance schedule resolving the differing liability limits and identifying professional-liability responsibility, required coverage dates and insurance required for pre-closing inspections.

Answer 17:
Please see Clarifications and Modifications #3 included within Addendum No. 03. Additional terms shall be negotiated with the Successful Proposer.

Question 18:
Atlantic Avenue frontage and architectural styles:
Please confirm permitted lobby, service, emergency-egress and garage openings within the Atlantic Avenue active-use frontage requirement. Must one architectural style apply across all main-site buildings, or may individual buildings use different permitted styles? Please also confirm the architectural requirements for off-site affordable housing and conform the PSA language accordingly.

Answer 18:
On Page 10 of the RFP, it requires the proposed development project to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities as defined within the City's Land Development Regulations.

Please see Addendum No.01 where Question 10 where it clarified that the requirement to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities applies to West Atlantic Avenue.

Please refer to the City's Land Development Regulations that can be accessed here:
https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Additionally, please see Addendum No.02 Question 45.

On Page 19 of the RFP, Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Architectural Styles, the RFP requires the development of the Subject Properties be designed in one (1) of the following architectural styles allowed within the CBD:

- Florida Vernacular
- Anglo-Caribbean
- Main Street Vernacular
- Mediterranean Revival
- Classical Tradition

The use of Art Deco and Masonry Modern architectural styles for the proposed development will not be allowed. Proposals submitted with Art Deco or Masonry Modern architectural styles may be considered non-responsive.

The Additional Properties are all vacant land zoned Medium Density Residential and shall follow the Architectural Styles as required by the City.

Question 19:
Site conditions, utilities and impact-fee credits:
Please identify available impact-fee credit amounts and any restrictions on their use. What evidence of water and sewer capacity must accompany the proposal, and what stormwater-capacity information is available?
Please also clarify alley access/title treatment, the surveys and legal descriptions that will control closing, and the proposed allocation of environmental investigation and remediation costs.

Answer 19:
As it relates to impact fees, please see Addendum No.02 where this question is answered via Question 46.

As it relates to water and sewer capacity, please see Addendum No.02 where this question is answered via Question 47.

As it relates to the alley, please see Addendum No.01, where this question is answered via Question 3.

Available historical surveys, along with any available dedication and/or easement information, for the Subject Properties and the Additional Properties are posted on the CRA website at www.delraycra.org/bids.

As stated on Page 9 of the Exhibit D – Draft Purchase and Sale Agreement, Paragraph 5.2, during the Inspection Period, the Purchaser shall order a current survey that includes but is not limited to the boundaries of the property(ies), location of easements and encroachments, and a correct legal description of the property(ies).

The responsibility for additional environmental investigation and/or remediation shall be negotiated with the Successful Proposer.

Question 20:

Proposer qualifications and transaction structure:
For a newly formed project entity, please distinguish which experience, liquidity and financial-capacity requirements may be satisfied through a parent, sponsor or JV constituent and which must be satisfied by the contracting entity itself. Please specify the financing evidence required with the proposal.
Finally, please confirm whether a combined purchase/ground-lease structure or alternative purchase and lease offers may be submitted without affecting responsiveness.

Answer 20:

As it relates to a newly formed entity, please see Clarifications and Modifications #1, #2, #4 included within Addendum No.02.

On Page 33 of the RFP, under Tab #4 - Financial Structure, sub-paragraph d, Financing Plan, it states that the Proposer is required to submit their financing plan.

On Page 37 of the RFP, under Tab #8 – Proposer's Financial Information, sub-paragraph d, and on Page 47 of the RFP, Section VII. General Terms and Conditions, Paragraph B. Financial Capacity & Performance and Payment Bond, it states that the Proposer is required to submit evidence of their financial capacity to commence and complete the proposed development project.

On Page 38 of the RFP, under Tab #10 – Proposer's Purchase Price or Lease Amount, it states that the "Proposer shall state their purchase price or lease amount." Proposers are encouraged to submit their best offer.

Please see the Evaluation Criteria included within the RFP on Page 43, under Section VI. Evaluation Criteria & Selection Procedures, Paragraph B. Evaluation Criteria. Additionally, please see Clarifications and Modifications #6 included within Addendum No. 02.

Question 21:

Addendum No. 02, Answers 20 and 29, state that the 40% low- and moderate-income requirement, and the distribution and proportionality of those units, are calculated across the entire proposed development project. Please confirm whether a Proposal would be considered responsive if all of the low- and moderate-income units are located within a single mixed-income building on one block, while a residential building on another block contains only market-rate units, provided the proposed development project as a whole meets the 40% requirement and the City's Land Development Regulations. If such an arrangement is permitted, please also advise whether the location of the low- and moderate-income units among the blocks will be a factor in scoring under the Evaluation Criteria.

Answer 21:
Each low-income and moderate-income housing unit shall follow the City's Land Development Regulations as stated within Article 4.4.13, Incentive Program, and Article 4.7, Family and Workforce Housing requirements.

The distribution of the low income and moderate-income units, and requirements as to the specific income levels to be served, size of the housing units, price of the housing units, etc. shall follow the Incentive Program requirements within the City's Land Development Regulations Article 4.4.13.

Please see the Evaluation Criteria included within the RFP on Page 43, under Section VI. Evaluation Criteria & Selection Procedures, Paragraph B. Evaluation Criteria. Additionally, please see Clarifications and Modifications #6 included within Addendum No. 02.

Question 22:
Proposing entity and five-year Florida authorization: How should the five-year Florida business-authorization requirement be applied to a newly formed joint venture or special-purpose project entity, given the separate provisions contemplating newly created entities and partner financial statements? Must the proposing entity itself satisfy the five-year requirement, may a qualifying lead member or parent satisfy it, or should an established entity submit the proposal and form the project entity after selection; and, if the latter, what approvals or restrictions would apply to that structure? (RFP, pp. 25–26, 37)

Answer 22:
As it relates to a newly formed joint venture or special purpose project entity, please see Clarifications and Modifications #1, #2, #4 included within Addendum No.02.

Question 23:
Financial capacity and bank documentation: For an eligible joint venture or project entity, what documentation would permit the CRA to recognize committed parent, member, or equity-partner support while satisfying the requirement that financial capacity be in the proposer's name? Does "letter of credit" in Section VII.B mean an issued bank letter-of-credit instrument, and, if so, what amount, beneficiary, and term are required, or does it mean a bank letter verifying available funds or credit capacity; and how does this requirement differ from the preliminary financing evidence requested in Tab 4? (RFP, pp. 34, 37, 47)

Answer 23:
As it relates to a newly formed joint venture or special purpose project entity, please see Clarifications and Modifications #4 included within Addendum No.02.

On page 34 of the RFP, under Tab #4 – Financial Structure, sub- paragraph d. Financing Plan, states a firm financing commitment from a lending institution or other source of investment financing will be required prior to the closing of the sale of the land, or as otherwise stipulated in the negotiated Agreement between the Successful Proposer and the CRA.

On Page 37 of the RFP, under Tab #8 – Proposer's Financial Information, sub-paragraph d. Financial Capacity, and on Page 47 of the RFP, Section VII. General Terms and Conditions, Paragraph B. Financial Capacity & Performance and Payment Bond, it states that the Proposer is required to submit evidence of their financial capacity to commence and complete the proposed development project.

Question 24:
Public-sector project experience: What experience and documentation will satisfy the alternative in Tab 7 for a proposer that has not completed a comparable project for a public entity? Please clarify whether this experience may be demonstrated through a joint-venture member or key personnel, and whether all three comparable-project submissions must be attributable to the proposing entity itself (RFP, pp. 35–36).

Answer 24:
As it relates to the public sector project experience, please see Question #64 included in Addendum No.02.

As it relates to the experience demonstrated by a Joint Venture, please see Clarifications and Modifications #1 included in Addendum No.02.

Question 25:
Affordable-housing standards: Please identify the applicable income bands, required allocation between low-income and moderate-income units, rent or sales-price limits, utility-allowance treatment, and unit-size/bedroom-distribution requirements under Articles 4.4.13 and 4.7. Which published schedules and effective dates should proposers use for their initial underwriting, and what standards will govern subsequent updates? (RFP, pp. 21–22, 33)

Answer 25:
Please see Addendum No.02 where this question is answered via Question 23, Question 24, Question 25, Question 26, Question 27, Question 28, Question 29, Question 30, Question 31, and Question 32.

Additional terms shall be negotiated with the Successful Proposer.

Question 26:
Off-site housing and the 40% calculation: When affordable units are provided off-site, are those units included in both the numerator and denominator of the 40% calculation, or is the requirement calculated against residential units on the primary Subject Properties only? Please confirm rounding rules, eligible off-site locations, and whether off-site affordable units must receive certificates of occupancy before, concurrently with, or within a specified period after the market-rate units (RFP, pp. 7, 20–22, 32–33).

Answer 26:
As it relates to the calculation of off-site units, please see Addendum No.02 where the question is answered via Question 18, Question 19, Question 20, and Question 21.

Each low-income and moderate-income housing unit developed to satisfy the requirements of the RFP, including those developed off-site, shall follow the City's Land Development Regulations as stated within Article 4.4.13, Incentive Program, and Article 4.7, Family and Workforce Housing requirements.

A Workforce Housing Covenant is required by the City as stated within Article 4.7, Family and Workforce Housing of the Land Development Regulations, is drafted by the City, and would be provided during the building permit approval process.

On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that the Workforce Housing Covenant would need to be accepted by and recorded by the City prior to receiving building permit approval.

Question 27:
Active-frontage measurement and necessary access: Please explain how frontage is measured and how required residential lobbies, stairs, building exits, garage entrances, utility rooms, and service access are treated in determining compliance (RFP, pp. 10, 19–20).

Answer 27:
On Page 10 of the RFP, it requires the proposed development project to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities as defined within the City's Land Development Regulations.

Please see Addendum No.01 where Question 10 where it clarified that the requirement to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities applies to West Atlantic Avenue.

Please refer to the City's Land Development Regulations that can be accessed here: https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Additionally, please see Addendum No.02 Question 45.

Question 28:
Acreage, boundaries, and site conditions: Please identify any survey updates beyond the posted historical surveys and provide the available environmental assessments, together with any known remediation obligations or title, easement, utility, or access constraints that proposers should account for (RFP, pp. 7, 13, 48).

Answer 28:
Available historical surveys, along with any available dedication and/or easement information, current appraisals for the Subject Properties, available previously conducted environmental assessments for the Subject Properties and Additional Properties, and available utility information as of November 5, 2026, for the Subject Properties are posted on the CRA website at www.delraycra.org/bids.

As stated on Page 9 of the Exhibit D – Draft Purchase and Sale Agreement, Paragraph 5.2, during the Inspection Period, the Purchaser shall order a current survey that includes but is not limited to the boundaries of the property(ies), location of easements and encroachments, and a correct legal description of the property(ies).

There are no current remediation obligations for the Subject Properties or Additional Properties.

The responsibility for additional environmental investigation and/or remediation shall be negotiated with the Successful Proposer.

Question 29:
The subject properties are located within the City's Transportation Concurrency Exception Area (TCEA). (RFP p8 E.) The TCEA exempts certain areas from complying with PBC Traffic Performance Standard Ordinance. Proposers should confirm with the city as it relates to such exemptions. Can you please provide what those exemptions are related to the sites?

Answer 29:
On page 8 of the RFP, under Section II. Property Information, Paragraph E. Transportation Concurrency, it states the "TCEA exempts certain areas from complying with Palm Beach County Traffic Performance Standards Ordinance. Proposers should confirm with the City as it relates to such exemptions."

Question 30:
Incentive terms and eligibility: Confirm how the five-year projected tax-increment limitation and $1 million cap interact (RFP, p. 22). Please also confirm eligible cost categories and reimbursement timing, and whether the Land Value Investment Program requires Class A office space or can support a retail-and-residential program without an office component (RFP, p. 22).

Answer 30:
Please see Addendum No.02 where this question is answered via Questions 7, Question 8, Question 11, and Question 15.

Question 31:
Draft agreements and opportunity for follow-up questions: We have received Addendum No. 1 (33 pages) October 30 changes; includes answers to RFP questions and the draft purchase and sale agreement (Exhibit D). However, there are no ground-lease forms included, will those be forth coming? Will proposers have an opportunity to submit clarification questions on those documents after issuance, particularly if they are released after the November 13 question deadline? (RFP, pp. 14, 46, 50, 78)

Answer 31:
As it relates to the ground lease, please see Addendum No.02, where this question is answered via Question 78 and Question 84.

As it relates to submitting clarification questions, please see Clarifications and Modifications #1 included within Addendum No. 03.

Question 32:
Delivery Method - Can the CRA confirm that the selected developer may retain its architect and general contractor under separate contracts and is not required to use a design-build delivery method?

Answer 32:
The RFP requirements do not specify a particular delivery method.

Question 33:
Bonding, approvals, and closing sequence: Please confirm the required performance/payment bond amount, form, principal, obligee, and acceptable surety qualifications, and whether a bond provided by the general contractor satisfies the requirement or the proposer must be the principal. Is the full bond required at agreement execution before final permits, financing, and land closing, and what sequence is contemplated for CRA plan approval, City approvals, agreement execution, bonding, closing or ground-lease commencement, and notice to proceed? (RFP, pp. 33–34, 37, 46–48, 51)

Answer 33:
Please see Addendum No.02 where this question is answered via Question 52, Question 53, and Question 54.

Question 34:
Deposits and reverter/buy-back terms: Is the $25,000 proposal deposit credited toward the 10% purchase deposit due at agreement execution, and what deposit is required for a ground lease? Please clarify the selected proposer's refund/forfeiture treatment if negotiations do not produce an executed agreement, and identify the anticipated reverter/buy-back triggers, cure periods, lender protections, and buy-back price methodology to be included in the draft agreement (RFP, pp. 35, 48, 78).

Answer 34:
Please see Addendum No.02 where this question is answered via Question 50, Question 51, Question 55, and Question 58.

Question 35:
Insurance limits, evidence, and timing: Please reconcile the $2 million per-occurrence/$3 million aggregate general-liability requirement with the subsequent note referring to $1 million of combined primary/excess coverage, and confirm whether a compliant certificate may substitute for the insurer/broker capability letter requested in Tab 8 (RFP, pp. 37–38, 76–77). Please also confirm which entity must carry the $5 million professional-liability coverage and which coverages must be bound within ten days after award versus before the relevant design or construction activities begin (RFP, pp. 76–77).

Answer 35:
On Page 37 of the RFP, under Tab #8, Paragraph F Insurance, it states that the Proposer must document that it has the ability to meet the minimum insurance requirements as set forth in the attached draft Insurance Requirements (Exhibit C). Proposer shall provide a letter from Proposer's insurance company or broker indicating that the Proposer is capable of complying with the insurance requirements.

Exhibit C states the CRA's insurance requirements. The Successful Proposer will need to comply with the City's insurance requirements as necessary.

Exhibit C states that the selected Proposer must submit a current Certificate of Insurance, naming the Delray Beach Community Redevelopment Agency as an additional insured and listed as such on the insurance certificate, no later than ten (10) days after award and prior to commencement of any work. New certificates of insurance are to be provided to the CRA upon expiration. All renewal or replacement certificates of insurance shall be forwarded to the CRA located at 20 N Swinton Avenue, Delray Beach, Florida 33444.

Any person, company, firm, etc., that will be responsible for the design and/or construction of the proposed development project will be required to have professional liability coverage as stated within Exhibit C of the RFP.

Additionally, please see Clarification and Modification #3 included within Addendum No. 3.

Question 36:
Form supplements: May proposers preserve the CRA's forms unchanged and attach clearly cross-referenced continuation sheets where needed, including for the Corporate Structure Questionnaire and Sub-Contractor/Sub-Consultant Information Form? Please reconcile the general prohibition on expanding forms with the Corporate Structure Questionnaire's express permission to expand the questionnaire and attach additional pages (RFP, pp. 24, 68, 71).

Answer 36:
Please see Clarification and Modification #8 included within Addendum No.02.

Additionally, please see Addendum No.02, where this question is answered via Question 67.

Question 37:
Financial-statement inspection and public-records treatment: What arrangements and submission-stage notice are required to use the financial-statement inspection option in Tab 8, and does that option extend to bank statements and letters of credit requested under Section VII.B? Please identify the procedure for asserting any applicable statutory exemption or permitted redaction, without presuming that financial information is confidential or may be omitted from a required submission (RFP, pp. 24, 37, 47, 56, 64).

Answer 37:
On Page 37 of the RFP, under Tab #8 – Proposer's Financial Information, sub-paragraph d. Financial Capacity, and on Page 47 of the RFP, Section VII. General Terms and Conditions, Paragraph B. Financial Capacity & Performance and Payment Bond, it states that the Proposer is required to submit evidence of their financial capacity to commence and complete the proposed development project.

If a Proposer is electing for an in-camera inspection of the required Proposer's Financial Information stated on Page 37 of the RFP, under Tab #8 – Proposer's Financial Information, sub-paragraph c, the Proposer shall include such an election within Tab #8.

Question 38:
In-camera financial statement inspection Addendum No. 2 permits the financial information identified in Tab 8(c) to be made available for in-camera inspection rather than submitted with the proposal. Tab 8(c) | For proposers electing this option, please clarify whether the initial proposal must include written notice identifying the entity whose financial statements will be made available, and specify the procedure and timing for arranging the inspection with the CRA.

Answer 38:
If a Proposer is electing for an in-camera inspection of the required Proposer's Financial Information stated on Page 37 of the RFP, under Tab #8 – Proposer's Financial Information, sub-paragraph c, the Proposer shall include such an election within Tab #8.

The in-camera inspection shall be made within a reasonable timeframe at a location designated by the CRA.

Question 39:
Conflict-of-interest disclosure scope: Should proposers disclose every direct or indirect CRA-employee ownership interest, consistent with Tab 2, or apply the "more than five percent" threshold stated in the Conflict of Interest Disclosure Form? Please confirm whether supplemental disclosure of all such interests satisfies both provisions (RFP, pp. 28, 60).

Answer 39:
On Page 28 of the RFP, under Tab #2 – Proposer's Information, Qualification, and Experience, sub-paragraph j. Conflict of Interest, Proposers are required to disclose the name of any principal, partner, officer, director, employee, staff member, agent, or key personnel of the Proposer who is also an employee of the CRA. Disclose the name of any CRA employee who owns, directly or indirectly, any interest in the Proposer, or any of the Proposer's partners or Affiliated Firms.

Additionally, the Proposer shall submit the Conflict of Interest Form contained in Section X, Required Forms, of the RFP.

Question 40:
Clarify how the 24" × 36" drawings should be packaged: Please confirm how the required 24" × 36" site plans, exterior elevations and floor plans should be incorporated into the hard-copy proposal. Should the full-size sheets be folded and placed within the hard-cover binder, provided separately within the sealed proposal package, or submitted in another format?

Answer 40:
For the required full-sized plan sheets, please package the plan sheets separately within the sealed Proposal package. Where appropriate within the required Proposal Submission Format, Order and Requirements, please state that the required full-sized plan sheets are separately included.

Question 41:
Clarify whether full-size drawings need to be included in the PDF. Please confirm whether the searchable electronic PDF should contain both the full-size 24" × 36" drawings and the reduced 8.5" × 11" or 11" × 17" versions, or whether only the reduced-size drawings are required within the proposal PDF.

Answer 41:
On Page 15 of the RFP, it requires that the electronic, searchable portable document format (PDF) file shall be of the full Proposal on a USB drive.

Question 42:
Addendum 2 now requires proposers to disclose Live Local use. Will the CRA, as owner, sign a Live Local application, and does the RFP's four-story cap still bind such a project?

Answer 42:
The CRA shall not sign any application before any Agreement is finalized and executed.

On page 19 of the RFP, Section IV. Development Objectives, Paragraph. A. Development Requirements, sub-paragraph Building Height, it states that the maximum building height of the of the proposed development project shall be no more than the maximum four (4) story building height allowed on West Atlantic Avenue (See City's Land Development Regulations).

Additionally, please see Clarifications and Modifications #3 included within Addendum No.02 requiring the Proposer to disclose whether the proposed development project requires an amendment to the City's Land Development Regulations and whether the proposed development project seeks to utilize the Live Local Act.

Question 43:
Is a proposal whose unit count depends on density relief, a code amendment or a Comprehensive Plan amendment responsive? Will the CRA support that application?

Answer 43:
Please see the Evaluation Criteria & Selection Procedures included within the RFP starting on Page 41, under Section VI. Evaluation Criteria & Selection Procedures.

Additionally, please see Clarifications and Modifications #6 included within Addendum No. 02.

Question 44:
May a proposal state a base-case unit count under current entitlements and a higher count contingent on relief, without violating the one-proposal rule?

Answer 44:
No.

Question 45:
Will evaluators score a compliant four-story scheme below a three-story one, or a higher unit count below a lower one?

Answer 45:
Please see the Evaluation Criteria & Selection Procedures included within the RFP starting on Page 41, under Section VI. Evaluation Criteria & Selection Procedures.

Additionally, please see Clarifications and Modifications #6 included within Addendum No. 02.

Question 46:
Is the 0.42-acre alley parcel a fee parcel or a public alley needing abandonment, will the CRA join an abandonment application, and does the CRA agree its area counts toward density? It is worth about 12–17 units.

Answer 46:
Please see Addendum No.02 where this question is answered via Question 89.

Question 47:
Will the CRA support treating the three blocks as one unified site, so density is calculated in aggregate and can be clustered on one block?

Answer 47:
The CRA is seeking Proposals from qualified and experienced developers, to lease or purchase, and redevelop the Subject Properties. The proposed development project shall include a mix of residential and commercial uses.

Additionally, please see the City's Land Development Regulations which can be accessed here:
https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Question 48:
Since the 100% active-use rule applies to Atlantic Avenue only, are ground-floor residential units acceptable on the side streets and rear? Does a residential lobby on Atlantic violate the rule?

Answer 48:
On Page 10 of the RFP, it requires the proposed development project to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities as defined within the City's Land Development Regulations.

Please see Addendum No.01 where Question 10 where it clarified that the requirement to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities applies to West Atlantic Avenue.

Please refer to the City's Land Development Regulations that can be accessed here: https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Additionally, please see Addendum No.02 Question 45.

Question 49:
Is there a minimum commercial square footage or depth the CRA expects?

Answer 49:
On Page 10 of the RFP, it requires the proposed development project to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities as defined within the City's Land Development Regulations.

Please see Addendum No.01 where Question 10 where it clarified that the requirement to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities applies to West Atlantic Avenue.

Question 50:
Will on-street, shared or off-site parking count toward the requirement?

Answer 50:
On Page 31 of the RFP, under Tab #3 – Proposed Development Project, sub-paragraph d. Use Plan Submittal, ii. Parking, the RFP requires the proposed development project to provide the parking spaces required under the City's Land Development Regulations to support the residential and commercial uses proposed. Parking may be provided as on-street parking along the public rights-of-way, on-site surface parking lots, or an on-site multi-level parking structure.

Proposers shall specify number of parking spaces accommodating the commercial uses and residential uses and if any of those parking spaces will be shared within the proposed development project.

Please see the City's Land Development Regulations which can be accessed here: https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Question 51:
Does the CRA have a preferred unit-mix or minimum-size beyond the code that will be scored?

Answer 51:
The RFP and any issued Addendum provide all applicable requirements for a Proposer and a proposed development project.

Question 52:
The RFP states that SW 7th and SW 8th Avenues shall remain open public streets and shall not be closed or abandoned. Recognizing this requirement, would the CRA consider a proposal that explores modest adjustments to the existing street alignments and configurations to create a more cohesive, pedestrian-oriented environment that better integrates with the surrounding development? Potential strategies could include traffic-calming measures, such as introducing a chicane, lane/sidewalk reconfigurations with enhanced pedestrian crossings, or shared-street elements to slow vehicular traffic, encourage pedestrian activity, and strengthen connectivity and continuity throughout the site and surrounding neighborhood.

Answer 52:
On Page 20 of the RFP, Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Public Right-of-Ways, the Proposer shall not close and/or abandon SW 7th and 8th Avenues to accommodate the proposed development project.

The Proposer shall detail their treatment of alleys, rights-of-way, dedications, and excluded parcels as it relates to their proposed development project while keeping in mind the City's Land Development Regulations, City's Comprehensive Plan, and the requirements of the RFP.

Question 53:
Can you confirm that the project is not abutting a residential district?

Answer 53:
Please refer to the City's Zoning Map which can be accessed here: https://www.delraybeachfl.gov/government/city-departments/development-services/maps-and-data

Question 54:
For an affordable housing deal financed through Florida Housing Finance Corporation, would the CRA be willing to provide the necessary funding to be eligible for an award of 9% LIHTC to qualify for the Local Government Areas of Opportunity Goal?

Answer 54:
Please see Addendum No.02 where this question was answered via Question 93.

Question 55:
Affordable housing unit distribution – if the developer wants to include above the required 40% minimum affordable housing units, do the additional units need to be evenly distributed between income levels or can the developer enter into a separate agreement outlining different terms?

Answer 55:

On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that no less than forty percent (40%) of the proposed residential units shall be low-income and moderate-income units.

Each low-income and moderate-income housing unit shall follow the City's Land Development Regulations as stated within Article 4.4.13, Incentive Program, and Article 4.7, Family and Workforce Housing requirements.

The distribution of the low income and moderate-income units, and requirements as to the specific income levels to be served, size of the housing units, price of the housing units, etc. shall follow the Incentive Program requirements within the City's Land Development Regulations Article 4.4.13.

Question 56:
Please provide examples of site improvements that count towards the eligible cost test.

Answer 56:
Please review the guidelines for the CRA's Development Infrastructure Assistance Program and the Land Value Investment Program which can be found on the CRA website at www.delraycra.org/bids and at www.delraycra.org/funding-assistance.

Question 57:
The RFP calls for 100% of the frontage along Atlantic Ave to be devoted to retail. Can that frontage also be utilized for lobby/amenity space?

Answer 57:
On Page 10 of the RFP, it requires the proposed development project to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities as defined within the City's Land Development Regulations.

Please see Addendum No.01 where Question 10 where it clarified that the requirement to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities applies to West Atlantic Avenue.

Please refer to the City's Land Development Regulations that can be accessed here: https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Additionally, please see Addendum No.02 Question 45.

Question 58:
Civic Space requirement: Can the allocation be concentrated to one parcel/block?

Answer 58:
The CRA is seeking Proposals from qualified and experienced developers, to lease or purchase, and redevelop the Subject Properties. The proposed development project shall include a mix of residential and commercial uses.

Please see the City's Land Development Regulations which can be accessed here: https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Question 59:
Does the requirement for 100% active ground-floor uses apply only to the West Atlantic Avenue frontage, or also to the side-street frontages on SW 6th, 7th, 8th and 9th Avenues? Do residential lobbies and leasing offices count as active uses?

Answer 59:
On Page 10 of the RFP, it requires the proposed development project to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities as defined within the City's Land Development Regulations.

Please see Addendum No.01 where Question 10 where it clarified that the requirement to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities applies to West Atlantic Avenue.

Please refer to the City's Land Development Regulations that can be accessed here: https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Additionally, please see Addendum No.02 Question 45.

Question 60:
Is the minimum 40% low- and moderate-income requirement measured against the total number of units in the project, including any off-site units? Which income tiers apply to each category?

Answer 60:
Please see Addendum No.02 where this question is answered via Question 18, Question 19, Question 20, Question 23, Question 24, Question 31 and Question 32.

Question 61:
Does the CRA have a preference between a fee simple purchase and a ground lease?

Answer 61:
On Page 38 of the RFP, under Tab #10 – Proposer's Purchase Price or Lease Amount, it states that the "Proposer shall state their purchase price or lease amount." Proposers are encouraged to submit their best offer.

Question 62:
May the Land Value Investment Program apply to a project whose upper floors are residential rather than office?

Answer 62:
Please review the guidelines for the CRA's Development Infrastructure Assistance Program and the Land Value Investment Program which can be found on the CRA website at www.delraycra.org/bids and at www.delraycra.org/funding-assistance.

Question 63:
The RFP describes the Development Infrastructure Assistance Program reimbursement as both "seventy-five percent " and "(50%) " of eligible costs. Please confirm which percentage applies.

Answer 63:
Please see Addendum No.01 where this question is answered via Question 6.

Question 64:
May the 0.42-acre alley parcel in the SW 600 block (Lot 15) be built over or incorporated into the development site?

Answer 64:
Please see Addendum No.02 where this question is answered via Question 89.

Question 65:
When will Exhibit D (the draft agreement) be issued? If it is issued close to the submission date, will the due date be extended?

Answer 65:
Exhibit D – Draft Purchase and Sale Agreement was included with Addendum No.01 that was issued on October 30.

As it relates to an extension to the Proposal Submission Deadline, please see Clarifications and Modifications #2, within Addendum No.03.

Question 66:
Will the minutes or sign-in sheet from the October 19 pre-proposal meeting be published?

Answer 66:
The recording and the sign-in sheet for the October 19, 2026, Voluntary Pre-Proposal meeting was published on the CRA's website on October 19, 2026, and can be accessed at www.delraycra.org/bids.

Question 67:
May a newly formed joint venture entity with no employees execute the E-Verify form, or should the entity enroll in E-Verify before submitting its Proposal?

Answer 67:
The E-Verify Affidavit shall be included within a Proposer's submitted Proposal. Please review the E-Verify Affidavit included within the RFP.

Question 68:
Tab 2, item d.ii requires a copy of the Joint Venture Agreement. May a Proposer submit a signed memorandum summarizing the joint venture's members, ownership, functional responsibilities and signing authority, with the full Operating Agreement made available to the CRA upon execution of a non-disclosure agreement?

Answer 68:
On Page 26 of the RFP, under Tab #2 – Proposer's Information, Qualification, and Experience, sub-paragraph d.ii., it states that if the Proposer is a Joint Venture, all Joint Venture partners must have functional responsibilities for the development project. A copy of the Joint Venture Agreement will need to be included with the Corporate Structure Questionnaire.

Question 69:
May a Proposer's members make their financial statements available to the CRA upon execution of a non-disclosure agreement, rather than including them in the Proposal?

Answer 69:
Please see Clarifications and Modifications #4 within Addendum No.02.

If a Proposer is electing for an in-camera inspection of the required Proposer's Financial Information stated on Page 37 of the RFP, under Tab #8 – Proposer's Financial Information, sub-paragraph c, the Proposer shall include such an election within Tab #8.

Question 70:
Would the CRA object to the project applying for property tax exemptions available to qualifying affordable housing under Section 196.1978, Florida Statutes (the Live Local Act)?

Answer 70:
The CRA shall not sign any application before any Agreement is finalized and executed.

Please see Clarifications and Modifications #3 included within Addendum No.02 requiring the Proposer to disclose whether the proposed development project seeks to utilize the Live Local Act.

Question 71:
For the rent limits in LDR Table 4.7.6-A, should Proposers use HUD's Small Area Fair Market Rents for ZIP code 33444 or the metropolitan-area Fair Market Rents? Is a utility allowance deducted from the maximum rent?

Answer 71:
Please see Addendum No.02 where this question is answered via Question 32.

Question 72:
Would the CRA support a Proposer's request to the City to abandon any alleys within the SW 700 and SW 800 blocks as part of the proposed development?

Answer 72:
Please see Addendum No.02 where this question is answered via Question 89.

Question 73:
The RFP states that SW 7th and SW 8th Avenues may not be closed or abandoned. With appropriate clearance heights and protections, may a Proposer build elevated pedestrian walkways over SW 7th and SW 8th Avenues to connect the blocks?

Answer 73:
On Page 20 of the RFP, Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Public Right-of-Ways, the Proposer shall not close and/or abandon SW 7th and 8th Avenues to accommodate the proposed development project.

The Proposer shall detail their treatment of alleys, rights-of-way, dedications, and excluded parcels as it relates to their proposed development project while keeping in mind the City's Land Development Regulations, City's Comprehensive Plan, and the requirements of the RFP.

Question 74:
Where the Subject Properties front both sides of SW 7th or SW 8th Avenue, may the adjacent portions of those rights-of-way be included in the site area used to calculate permitted density?

Answer 74:
Please see the City's Land Development Regulations which can be accessed here: https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Question 75:
Please confirm the permitted hours of operation for restaurant and bar uses within the project.

Answer 75:
Please see the City's Land Development Regulations which can be accessed here: https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Question 76:
For a newly formed joint venture involving an established developer and local partners, would an executed joint venture agreement outlining ownership, responsibilities, and financial commitments be sufficient at submission, or must the joint venture entity itself already be formally established and registered?

Additionally, may the ownership percentages or organizational structure be refined following selection, provided the qualifying development partner and its responsibilities remain unchanged?

Answer 76:
On Page 26 of the RFP, under Tab #2 – Proposer's Information, Qualification, and Experience, sub-paragraph d., it states that a description of the legal organizational structure of the Proposer including state of organization or incorporation must be provided. Additionally, it states that if the Proposer is a Joint Venture, all Joint Venture partners must have functional responsibilities for the development project. A copy of the Joint Venture Agreement will need to be included with the Corporate Structure Questionnaire.

Question 77:
Would the CRA consider a fee-simple acquisition structured with separate closings for the three blocks, potentially tied to agreed development milestones, rather than requiring all properties to close simultaneously?

Answer 77:
As it relates to closing terms, Exhibit D provides the ***Draft*** Purchase and Sale Agreement. Additional terms shall be negotiated with the Successful Proposer.

Question 78:
Could you please clarify whether the bond must cover the entire anticipated construction cost of all three blocks at the time of closing, or whether bonding may be provided separately for approved construction phases as they commence?
Additionally, would a bond issued by the project's licensed general contractor satisfy this requirement, or must the developer/purchaser independently provide the bond?

Answer 78:
As it relates to the Performance and Payment Bond coverage and timing, please see Addendum No.02 where the question is answered via Question 52.

As it relates to who must provide the Performance and Payment Bond, on Page 37 of the RFP, under Tab #8 – Proposer's Financial Information, sub-paragraph e. Performance and Payment Bond, it states that the Proposer must provide evidence of its ability to secure and submit a Performance and Payment Bond.

Question 79:
One of the concepts we're exploring includes landscaped pedestrian passageways from West Atlantic Avenue into interior courtyards, creating opportunities for outdoor dining, gathering spaces, and additional small businesses.
Would pedestrian archways or publicly accessible passageways interrupting the street-facing commercial frontage be permitted within the 100% active-use frontage requirement?
Similarly, could commercial spaces fronting an interior pedestrian courtyard qualify as active commercial uses within the overall development?
To further enhance pedestrian connectivity and create a cohesive experience across all three blocks, would the CRA and City consider permitting elevated pedestrian bridges or walkways at the second-floor level, connecting the developments across SW 7th Avenue and SW 8th Avenue?
We envision these connections as architecturally integrated elements that would complement the overall development while allowing both streets to remain fully open to vehicular traffic below.
Additionally, would decorative architectural gateway arches spanning SW 7th Avenue and SW 8th Avenue near their intersections with West Atlantic Avenue be considered, subject to appropriate vehicular clearances, structural requirements, and City and public right-of-way approvals?

Answer 79:
On Page 10 of the RFP, it requires the proposed development project to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities as defined within the City's Land Development Regulations.

Please see Addendum No.01 where Question 10 where it clarified that the requirement to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities applies to West Atlantic Avenue.

Please refer to the City's Land Development Regulations that can be accessed here:

https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Additionally, please see Addendum No.02 Question 45.

Question 80:
We understand that multilevel parking structures are permitted, subject to the applicable development approvals.
Would the City consider a coordinated parking strategy across all three blocks, including shared parking arrangements between residential, retail, restaurant, and other commercial uses?
If so, are there specific shared-parking provisions or calculation methodologies the CRA recommends we reference when developing our proposal?
Additionally, would the CRA and City consider a site configuration in which the buildings are set back slightly from West Atlantic Avenue to accommodate a narrow, landscaped parking area with angled parking spaces and potentially a centralized valet stand serving the three-block development?
Our vision would be to separate this parking area from Atlantic Avenue traffic through appropriate landscaping and circulation design, while maintaining pedestrian-friendly access to the commercial frontage and keeping the primary multilevel parking structures toward the rear of each block.
Would this type of configuration be permissible under the applicable frontage, setback, parking, and pedestrian-oriented design requirements, provided that appropriate access and circulation are maintained?

Answer 80:
On Page 31 of the RFP, under Tab #3 – Proposed Development Project, sub-paragraph d. Use Plan Submittal, ii. Parking, the RFP requires the proposed development project to provide the parking spaces required under the City's Land Development Regulations to support the residential and commercial uses proposed. Parking may be provided as on-street parking along the public rights-of-way, on-site surface parking lots, or an on-site multi-level parking structure.

Proposers shall specify number of parking spaces accommodating the commercial uses and residential uses and if any of those parking spaces will be shared within the proposed development project.

Additionally, please see the City's Land Development Regulations which can be accessed here:
https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Question 81:
Would the CRA consider supporting the abandonment, relocation, or incorporation of existing public alleys into a unified development plan, subject to City approval and preservation of any necessary utility access?
We're particularly interested in creating a cohesive pedestrian environment while maintaining appropriate service and emergency access.

Answer 81:
Please see Addendum No.02 where this question is answered via Question 89.

Question 82:
We noticed that the agreement contemplates an earnest-money deposit equal to 10% of the purchase price, inclusive of the initial $25,000 proposal deposit.
Are the length of the inspection period, approval milestones, and timing of the additional earnest-money deposit negotiable with the selected proposer?

Answer 82:
Please see Addendum No.02 where this question is answered via Question 80 and Question 86.

Question 83:
Are there any known limitations in existing water, sewer, stormwater, electrical, or roadway infrastructure that the CRA anticipates could materially affect development across the three blocks?
We understand that the selected developer will ultimately be responsible for verifying capacity, but any existing studies or assessments would be extremely helpful during preliminary planning.

Answer 83:
Available utility information as of November 5, 2026, from the City for the Subject Properties is posted on the CRA website at www.delraycra.org/bids (Document titled: Utility Information for Subject Properties 11-5-26). This document is provided for information only and is subject to change.

Submitted Proposals shall demonstrate that the Subject Properties have water and sewer capacity for the proposed development project, or Proposals shall include infrastructure upgrades and improvements to be constructed by the Proposer to accommodate the proposed development project.

Question 84:
We understand that the available CRA incentive programs are subject to Board approval and that the Development Infrastructure Assistance Program has an overall $1 million cap.
Would the CRA consider other project-specific assistance or public-private financing arrangements for infrastructure, public improvements, or affordable housing beyond the currently published programs?
If so, should those requests be included in the initial financial proposal, or would they be evaluated separately following selection?

Answer 84:
The Proposer would need to propose incentives and opportunities within their submitted Proposal for consideration.

On Page 22 of the RFP, Section IV. Development Objectives, Paragraph B. CRA Incentives & Opportunities, it lists various incentives and opportunities that Proposers may utilize in their RFP response if they choose to do so including that the "CRA is open to discussing additional incentives and opportunities with the Successful Proposer." Any requested CRA Incentives & Opportunities included in the Successful Proposer's Proposal are subject to CRA Board approval.

Question 85:
Development standards and shared facilities
Unified treatment across open streets
a. Section 4.6.9(C)(8)(a) expressly refers to a unified "site or sites" for shared parking. With SW 7th and SW 8th Avenues remaining open, please clarify whether the RFP permits a proposal using a single coordinated development and recorded common-facility rights, and which of residential density, lot coverage, landscape/pervious area and civic open space must nevertheless be demonstrated separately by block or legal lot. Please identify the controlling provision for each standard rather than infer that shared parking authorizes every other form of pooling. See LDR §4.6.9(C)(8)(a) and Addendum 2, Answers 38–40, pp. 17–18.

Answer 85:
The CRA is seeking Proposals from qualified and experienced developers, to lease or purchase, and redevelop the Subject Properties. The proposed development project shall include a mix of residential and commercial uses.

Please see the City's Land Development Regulations which can be accessed here:
https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Question 86:
b. If campus-wide civic-space treatment is permitted under §4.4.13(G), may its qualifying spaces be distributed across separate blocks while observing the provision's number, dimensional and public-access requirements? Please identify any additional recorded public-access or maintenance instrument required with the proposal, rather than at a later approval milestone. We will separately report private residential amenities and exclusive daycare play space; see LDR §4.4.13(G).

Answer 86:
The CRA is seeking Proposals from qualified and experienced developers, to lease or purchase, and redevelop the Subject Properties. The proposed development project shall include a mix of residential and commercial uses.

Please see the City's Land Development Regulations which can be accessed here:
https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Question 87:
c. For the CRA-owned alley parcel and the proposed privately acquired Block B infill parcel, please identify any RFP-specific restriction on using otherwise countable land in the regulatory area calculation. We will supply a surveyed/reconciled land schedule applying the relevant LDR rule; we are not asking CRA to select an acreage from competing approximate schedules.

Answer 87:
As it relates to the CRA-owned alley Subject Property, please see Addendum No.02 where this question is answered via Question 89.

As it relates to utilizing land not owned by the CRA and not owned by the Proposer to fulfill the requirements of the RFP, on Page 29 and 30 of the RFP under Tab #3, Proposed Development Project, sub-paragraph b. Site Plan Submittal, it states that if additional property/properties is/are to be incorporated into the proposed development that are not owned by the CRA and specifically listed within this RFP, the RFP response must include proof of ownership of that property by the Proposer (or its Partner or Affiliated Firm). If the property is not owned by the Proposer at the time of submitted its Proposal, the Proposer must include a notarized letter of intent to sell from the current property owner or executed purchase and sale agreement between the current property owner and Proposer stating that they will be selling the land to the Proposer. In the absence of such documentation, the additional property/properties will not be considered in evaluating the Proposal.

Question 88:
Garage roof parking and the independent RFP height limit
a. Section 4.4.13(D)(1)(a)9 counts garage levels exposed to a street or civic open space and distinguishes levels fully lined and concealed by an active-use story. We will apply that rule rather than assume that screening or a ground-floor liner exempts upper levels; see LDR §4.4.13(D)(1)(a)9. For the RFP's separate four-story maximum, is compliance determined solely by that zoning story count, or does the RFP impose an independent restriction on parking at ground level, three covered levels above it, and an open roof parking surface?

Answer 88:
On Page 19 of the RFP, Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Public Parking, it states that the RFP requires the proposed development project to provide the parking spaces required under the City's Land Development Regulations to support the residential and commercial uses proposed. Parking may be provided as on-street parking along the public rights-of-way, on-site surface parking lots, or an on-site multi-level parking structure.

On Page 10 of the RFP, it requires the proposed development project to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities as defined within the City's Land Development Regulations.

Please see Addendum No.01 where Question 10 where it clarified that the requirement to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities applies to West Atlantic Avenue.

Please refer to the City's Land Development Regulations that can be accessed here: https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Additionally, please see Addendum No.02 Question 45.

Question 89:
b. Please identify the exact drawing evidence required with the proposal to resolve that distinction, including whether a dimensioned section with every parking surface, exposed elevation, liner and roof appurtenance labeled is sufficient. If the concept exceeds an independent RFP limit, must the submitted proposal be redesigned to comply notwithstanding a possible later City approval? See RFP §IV.A, Building Height, p. 19 and Addendum 2, Answer 41, p. 18, and Answer 91, p. 31.

Answer 89:
On Page 19 of the RFP, Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Public Parking, it states that the RFP requires the proposed development project to provide the parking spaces required under the City's Land Development Regulations to support the residential and commercial uses proposed. Parking may be provided as on-street parking along the public rights-of-way, on-site surface parking lots, or an on-site multi-level parking structure.

On Page 10 of the RFP, it requires the proposed development project to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities as defined within the City's Land Development Regulations.

Please see Addendum No.01 where Question 10 where it clarified that the requirement to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities applies to West Atlantic Avenue.

Please refer to the City's Land Development Regulations that can be accessed here: https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Additionally, please see Addendum No.02 Question 45.

The RFP requires submission of proposed development project – a conceptual design – that follows the development requirements as stated within the RFP and Addendums.

Please see Clarifications and Modifications #6 included within Addendum No. 02 that states that Proposers must provide in their proposed development project overview if waivers, variances, or any other requests for relief, such as density relief, from the City's Land Development Regulations will be requested to accommodate the proposed development project (and if so, specify the request(s)); and if an amendment to the City's Land Development Regulations will be requested to accommodate the proposed development project (and if so, specify the amendment(s)).

Additionally, please see the Evaluation Criteria & Selection Procedures included within the RFP starting on Page 41, under Section VI. Evaluation Criteria & Selection Procedures. And, please see Clarifications and Modifications #6 included within Addendum No. 02.

Question 90:
Shared-parking evidence and enforceable cross-block rights
a. We will submit the five-period matrix and highest combined demand under §4.6.9(C)(8)(a), with at least one reserved space per apartment included at 100% utilization in "Other" and no double counting of those spaces. For 136 apartments, that means at least 136 reserved residential spaces; see LDR §4.6.9(C)(8)(a). Does the RFP require this submission-stage analysis to be signed/sealed or approved by the City before filing, or is a professionally prepared matrix with stated operating assumptions sufficient pending development review?

Answer 90:
Signed and sealed plans are not required.

The RFP requires submission of proposed development project – a conceptual design – that follows the development requirements as stated within the RFP and Addendums.

On Page 31 of the RFP, under Tab #3 – Proposed Development Project, sub-paragraph d. Use Plan Submittal, ii. Parking, the RFP requires the proposed development project to provide the parking spaces required under the City's Land Development Regulations to support the residential and commercial uses proposed. Parking may be provided as on-street parking along the public rights-of-way, on-site surface parking lots, or an on-site multi-level parking structure.

Proposers shall specify number of parking spaces accommodating the commercial uses and residential uses and if any of those parking spaces will be shared within the proposed development project.

Additionally, please see the City's Land Development Regulations which can be accessed here:
https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Starting on Page 28 of the RFP, under Tab #3 - Proposed Development Project, Proposers are required to submit Site Plans which should include, at a minimum, the location and square footage of all buildings, location and square footage of all tenant bays and residential units, location of parking and number of parking spaces (indicate if parking will be a multi-level structure, and if so, how many levels), indicate additional parking spaces beyond the minimum requirements established by the City Land Development Regulations (if applicable), traffic circulation and emergency access points, main entrance and additional site access points, setbacks, retainage area, civic open space, major landscaping features, waste facilities, amenity and support spaces, and the public right of ways (sidewalks, streets) surrounding the proposed development. The Site Plan must indicate the height(s) of all proposed buildings.

Proposers are also required to submit Floor Plans for each floor of each multi-level building on a sheet or sheets measuring 24” by 36”, primarily for the purpose of indicating the square footage of each use. Proposers may choose an architectural scale appropriate to communicate the concept of the proposed development project. In addition, the Proposer(s) should reduce the floor plans to a format measuring 8 ½” by 11” or 11” by 17” for ease of distribution, and include an electronic version of the same within the submitted PDF of the Proposal.

Proposers are also required to submit a Use Plan that states the uses within the proposed development project and specify the total square footage of the proposed development project and the breakdown of each proposed use.
Greater detail is provided within the RFP. It is the responsibility of the Proposer to review the RFP, Addendums, and the City of Delray Beach’s Land Development Regulations in their entirety to individually prepare a response to the RFP.

Question 91:
b. Which reciprocal parking/access instruments must be executed with the proposal, rather than submitted as proposed terms for later recording, when parking serves separately financed components across the open streets? Please specify any filing-stage requirement for duration, operating hours, enforcement and survival after component conveyance or lender enforcement.

Answer 91:
As it relates to utilizing land not owned by the CRA and not owned by the Proposer to fulfill the requirements of the RFP, on Page 30 of the RFP under Tab #3, Proposed Development Project, sub-paragraph b. Site Plan Submittal, it states that if additional property/properties is/are to be incorporated into the proposed development, used to develop meet the minimum requirements for parking that are not owned by the CRA and specifically listed within this RFP, the RFP response must include proof of ownership of that property by the Proposer (or its Partner or Affiliated Firm). If the property is not owned by the Proposer at the time of submitting its Proposal, the Proposer must include a notarized letter of intent to sell from the current property owner or executed purchase and sale agreement between the current property owner and Proposer stating that they will be selling the land to the Proposer, or a valid, signed agreement for the use of the property in compliance with the City’s Land Development Regulations must be included in the Proposal. In the absence of such documentation, the additional property/properties or parking will not be considered in evaluating the Proposal.

Additionally, on Page 30 of the RFP under Tab #3, Proposed Development Project, sub-paragraph d. Use Plan Submittal, provides further details on what must be included in a submitted Proposal as it relates to parking.

Additional terms or additional agreements shall be negotiated with the Successful Proposer.

Question 92:
c. The residential pro forma allocates common parking cost using 1.5 space-equivalents per apartment, or 204 cost-equivalents; that allocation is not a claim that all those stalls

are exclusively assigned. We will separately schedule actual reserved and shared spaces and demonstrate walking routes. Please identify any additional RFP disclosure needed to distinguish the financial allocation from the enforceable parking rights.

Answer 92:
The RFP and any issued Addendum provide all applicable requirements for a Proposer and a proposed development project.

Question 93:
Classification of the actual community-hub liner
a. After applying the regulating-plan street classifications and the relevant liner provisions, does the proposed east-side program qualify as an active-use liner: 1,500 SF gym, 500 SF coworking, 200 SF leasing and 700 SF associated circulation/support? Please distinguish occupied qualifying use from support area when measuring required liner depth and frontage; see LDR §§4.4.13(C)(2)(b), 4.4.13(F)(8)(d)2 and 4.4.13(I)(3)(a)4.

Answer 93:
On Page 10 of the RFP, it requires the proposed development project to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities as defined within the City's Land Development Regulations.

Please see Addendum No.01 where Question 10 where it clarified that the requirement to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities applies to West Atlantic Avenue.

Please refer to the City's Land Development Regulations that can be accessed here: https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Additionally, please see Addendum No.02 Question 45.

Question 94:
b. Does the determination differ if the gym/coworking is resident-only, publicly available by membership, or available for scheduled free community use? Please identify the specific access or operating condition necessary for the applicable classification; we are not assuming that a ground-floor hub conceals upper garage levels for height purposes.

Answer 94:
On Page 10 of the RFP, it requires the proposed development project to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities as defined within the City's Land Development Regulations.

Please see Addendum No.01 where Question 10 where it clarified that the requirement to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities applies to West Atlantic Avenue.

Please refer to the City's Land Development Regulations that can be accessed here: https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Additionally, please see Addendum No.02 Question 45.

Question 95:
Housing and Atlantic Avenue services
Required housing count and income-band allocation
a. Forty percent of 136 units is 54.4, yielding 55 whole restricted units. Where the applicable CBD incentive requires equal low- and moderate-income distribution, is 28 low/27 moderate or 27 low/28 moderate acceptable, or must the minimum become 56 with 28 in each band? Please state the required order of rounding rather than refer generally to both requirements. See RFP §IV.A, Residential Component, pp. 20–22 and LDR §4.4.13(H)(2).

Answer 95:
On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that no less than forty percent (40%) of the proposed residential units shall be low-income and moderate-income units.

The 40% requirement includes residential units proposed on the Subject Properties, Additional Properties, and/or other off-site properties, shall be low income and moderate-income units (as defined in the City's Land Development Regulations Article 4.7).

Each low-income and moderate-income housing unit shall follow the City's Land Development Regulations as stated within Article 4.4.13, Incentive Program, and Article 4.7, Family and Workforce Housing requirements.

The distribution of the low income and moderate-income units, and requirements as to the specific income levels to be served, size of the housing units, price of the housing units, etc. shall follow the Incentive Program requirements within the City's Land Development Regulations Article 4.4.13.

Question 96:
b. The LDR separately defines very-low-, low- and moderate-income categories; see LDR §4.7.2. For this RFP, may a home restricted at or below 60% AMI satisfy part of the stated low/moderate requirement, and if so, which band receives the credit and what substitution limit applies? Please distinguish this RFP credit from eligibility for SAIL or another funding program.

Answer 96:
On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that no less than forty percent (40%) of the proposed residential units shall be low-income and moderate-income units.

The 40% requirement includes residential units proposed on the Subject Properties, Additional Properties, and/or other off-site properties, shall be low income and moderate-income units (as defined in the City's Land Development Regulations Article 4.7).

Each low-income and moderate-income housing unit shall follow the City's Land Development Regulations as stated within Article 4.4.13, Incentive Program, and Article 4.7, Family and Workforce Housing requirements.

The distribution of the low income and moderate-income units, and requirements as to the specific income levels to be served, size of the housing units, price of the housing units, etc. shall follow the Incentive Program requirements within the City's Land Development Regulations Article 4.4.13.

Question 97:

CBD bedroom allowance and workforce proportionality
a. CBD §4.4.13(D)(1)(d)1 permits up to 55% one-bedroom units without studios, while §4.7.3(K) and Table 4.7.3-A state a 30% limit but introduce the mix rules with "unless otherwise regulated in a particular workforce housing area." Does that qualifier make the CBD no-studio allowance applicable to this proposed workforce development, including 45 one-bedrooms out of 136 units, or does the 30% limit still govern? Please identify how the two provisions operate together; see LDR §4.4.13(D)(1)(d)1 and LDR §4.7.3(K) and Table 4.7.3-A.

Answer 97:

On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that no less than forty percent (40%) of the proposed residential units shall be low-income and moderate-income units.

The 40% requirement includes residential units proposed on the Subject Properties, Additional Properties, and/or other off-site properties, shall be low income and moderate-income units (as defined in the City's Land Development Regulations Article 4.7).

Each low-income and moderate-income housing unit shall follow the City's Land Development Regulations as stated within Article 4.4.13, Incentive Program, and Article 4.7, Family and Workforce Housing requirements.

The distribution of the low income and moderate-income units, and requirements as to the specific income levels to be served, size of the housing units, price of the housing units, etc. shall follow the Incentive Program requirements within the City's Land Development Regulations Article 4.4.13.

Question 98:

b. We will prepare the market-rate, low-income and moderate-income allocation ourselves. For a project containing only one- and two-bedroom units, Table 4.7.3-A states proportionality limits for both bedroom categories; see LDR Table 4.7.3-A. When exact proportions cannot be achieved with whole units, what prescribed rounding or tolerance applies, and is the proportionality test applied to all workforce units together or separately

to each income band? Please identify the required treatment if the otherwise applicable minimum of 55 or 56 workforce units cannot meet an exact proportional split.

Answer 98:
On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that no less than forty percent (40%) of the proposed residential units shall be low-income and moderate-income units.

The 40% requirement includes residential units proposed on the Subject Properties, Additional Properties, and/or other off-site properties, shall be low income and moderate-income units (as defined in the City's Land Development Regulations Article 4.7).

Each low-income and moderate-income housing unit shall follow the City's Land Development Regulations as stated within Article 4.4.13, Incentive Program, and Article 4.7, Family and Workforce Housing requirements.

The distribution of the low income and moderate-income units, and requirements as to the specific income levels to be served, size of the housing units, price of the housing units, etc. shall follow the Incentive Program requirements within the City's Land Development Regulations Article 4.4.13.

Additionally, please see Question 21 and Question 28 within Addendum No.02.

Question 99:
Rent charges and RFP-specific affordability administration
a. We recognize the HUD fair-market-rent percentage method in §4.7.5(B) and will separately test all financing-program requirements; see LDR §4.7.5(B). For the covenant required by this RFP, what utility-allowance schedule and mandatory-charge treatment must be used when deriving permissible base rent, specifically for parking, amenity fees, internet/cable and administrative charges? Please identify an existing published schedule or prescribed covenant language.

Answer 99:
The Workforce Housing Covenant is required by the City as stated within Article 4.7, Family and Workforce Housing of the Land Development Regulations, is drafted by the City, and would be provided during the building permit approval process.

On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that the Workforce Housing Covenant would need to be accepted by and recorded by the City prior to receiving building permit approval.

As it relates to schedules, please see Addendum No.02 where this question is answered via Question 31 and Question 32.

Question 100:
General submission statement
b. Beyond the LDR's written comparability, reporting and vacancy provisions, must the initial restricted units be permanently designated, or may comparable units be substituted under an approved schedule? Please identify any additional prescribed monitoring/administration fee and any unit-identification schedule required with the proposal, distinguishing these from terms developed during permitting.

Answer 100:
Each low-income and moderate-income housing unit shall follow the City's Land Development Regulations as stated within Article 4.4.13, Incentive Program, and Article 4.7, Family and Workforce Housing requirements.

The Workforce Housing Covenant is required by the City as stated within Article 4.7, Family and Workforce Housing of the Land Development Regulations, is drafted by the City, and would be provided during the building permit approval process.

On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that the Workforce Housing Covenant would need to be accepted by and recorded by the City prior to receiving building permit approval.

Question 101:
Necessary Atlantic frontage elements
a. We understand the RFP's sidewalk-level active building-frontage requirement and the Atlantic Avenue limitation clarified in Addendum 1, Answer 10. For a dimensioned frontage exhibit, how must a necessary common upper-floor office entrance, accessible entry, required egress and service/utility frontage be treated: qualifying active frontage, a permitted exclusion, or an element that must be relocated? Please distinguish the RFP treatment from any less restrictive zoning allowance. See RFP §IV.A, Commercial Component, p. 20 and Addendum 1, Answer 10, p. 6, and Addendum 2, Answer 45, p. 19.

Answer 101:
On Page 10 of the RFP, it requires the proposed development project to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities as defined within the City's Land Development Regulations.

Please see Addendum No.01 where Question 10 where it clarified that the requirement to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities applies to West Atlantic Avenue.

Please refer to the City's Land Development Regulations that can be accessed here: https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Additionally, please see Addendum No.02 Question 45.

Question 102:
b. Where separate Atlantic retail/office buildings are divided by a pedestrian passage or plaza, does the RFP impose an additional frontage-continuity requirement beyond the active frontage of the buildings themselves? Please identify any applicable minimum continuity, maximum gap or proposal-stage exhibit not already prescribed by the LDR.

Answer 102:
On Page 10 of the RFP, it requires the proposed development project to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities as defined within the City's Land Development Regulations.

Please see Addendum No.01 where Question 10 where it clarified that the requirement to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities applies to West Atlantic Avenue.

Please refer to the City's Land Development Regulations that can be accessed here: https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Additionally, please see Addendum No.02 Question 45.

Question 103:
Evidence for priority services and the daycare
a. For the RFP's priority services, are there prescribed distinctions between a pharmacy and delivery/referral service; a deposit-taking bank branch and loan-production office; and a dedicated entertainment establishment and funded public family programming? May an otherwise qualifying bank or primary-care practice occupy an upper floor with direct public access while qualifying active uses occupy Atlantic's ground floor? See RFP §IV, p. 18; §IV.A, Commercial Component, p. 20; and §VI.B, Proposed Development Project, p. 44.

Answer 103:
On Page 17 of the RFP, it states the definition for Prioritized Use.

On Page 18 of the RFP, it states a summary of the identified community needs and Prioritized Uses The Set community would like to see developed within their community.

On Page 10 of the RFP, it requires the proposed development project to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities as defined within the City's Land Development Regulations.

Please see Addendum No.01 where Question 10 where it clarified that the requirement to have 100% of the building frontage at the sidewalk level dedicated to active uses that are limited to general retail or services/facilities applies to West Atlantic Avenue.

Please refer to the City's Land Development Regulations that can be accessed here:

https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Additionally, please see Addendum No.02 Question 45.

Question 104:
b. Would daycare combined with a funded, publicly accessible family-activity program address the family/social-entertainment priority, or is a separate dedicated use required? If no fixed test is prescribed, please state that the proposal will be evaluated on its described program rather than imply automatic credit.

Answer 104:
On Page 17 of the RFP, it states the definition for Prioritized Use.

On Page 18 of the RFP, it states a summary of the identified community needs and Prioritized Uses The Set community would like to see developed within their community.

Please see the Evaluation Criteria & Selection Procedures included within the RFP starting on Page 41, under Section VI. Evaluation Criteria & Selection Procedures. And, please see Clarifications and Modifications #6 included within Addendum No. 02.

Question 105:
c. For the proposed 2,720-gross-SF daycare, we will calculate capacity from qualifying indoor and exclusive outdoor areas under §4.3.3(E), not gross building area alone; see LDR §4.3.3(E). What operator, proposed licensed-capacity and exclusive-play-area evidence must accompany the RFP submission, as distinct from subsequent licensing? If the daycare occupies a separately owned condominium component, is an exclusive same-lot play-area right sufficient for proposal evaluation pending City review of the legal arrangement?

Answer 105:
On Page 20 of the RFP, Section IV., Development Objectives, Paragraph A. Development Requirements, sub-paragraph Development and construction plans will include: it states that if available, Proposers may include Letters of Intent dated within four (4) months of the Proposal Submission Due Date from any companies that will operate a 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.

Please refer to the City's Land Development Regulations that can be accessed here:
https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Question 106:
Existing medical and banking LOIs
a. We have signed LOIs for a 4,000-SF FIMM Health practice and Waterman Bank and will update their dates and required information as necessary. If the operator letter names

Banyan Group but the proposer is a disclosed project affiliate, is an operator-signed acknowledgment naming that proposer sufficient, or must the LOI be reissued in the proposer's name?

Answer 106:
On Page 20 of the RFP, Section IV., Development Objectives, Paragraph A. Development Requirements, sub-paragraph Development and construction plans will include:, it states that if available, Proposers may include Letters of Intent dated within four (4) months of the Proposal Submission Due Date from any companies that will operate a 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.

Additionally, please see Clarifications and Modifications #8 within Addendum No. 02 for the substituted Corporate Structure Questionnaire.

Question 107:
Tenant LOI
b. May the anticipated opening be stated as a defined number of months after delivery of the premises or certificate of occupancy, and may the proposed premises be a stated area range pending final design? Please identify any required greater specificity; we recognize the RFP's nonbinding LOI definition. See RFP §III.G, p. 17, and §V.A, Tab 3(e), p. 32.

Answer 107:
Additional terms or additional agreements shall be negotiated with the Successful Proposer.

Question 108:
Ownership, financing and submission evidence
Separate components and parent-company qualifications
a. May a single qualified proposer remain responsible for the entire development while establishing separately financed retail/office, multifamily and daycare condominium or affiliated ownership components with enforceable shared parking and common-area rights? Which structure chart, proposed declaration/reciprocal rights, guaranty or CRA consent must accompany the proposal, and which may be resolved after selection? See RFP §V.A, Tabs 1–2, pp. 25–28; Tab 4, pp. 33–34; and Tab 10, p. 38.

Answer 108:
On Page 25 of the RFP, Under Tab #2- Proposer’s Information, Qualification, and Experience, please review the required documentation for what is required to be submitted of the Proposer.

Additionally, please see Clarifications and Modifications #1, #2, #4, and #8.

Question 109:
b. If a project subsidiary is the proposer, may its disclosed parent's completed-project experience satisfy entity-level qualifications without making the parent a formal JV proposer? If so, please identify the enforceable parent responsibility and evidence required. We will disclose actual financial participants and separately label unexecuted community-participation proposals; see Addendum 2, Modifications 1–2, pp. 1–2, and Answers 63–66, pp. 24–25.

Answer 109:
On Page 25 of the RFP, Under Tab #2- Proposer's Information, Qualification, and Experience, please review the required documentation for what is required to be submitted of the Proposer.

Additionally, please see Clarifications and Modifications #1, #2, #4, and #8.

Question 110:
Bank evidence and unawarded funding
a. Does "letter of credit" in Section VII.B require an issued bank credit instrument, or a bank letter verifying available funds/credit? If an instrument is required, please specify its amount or calculation basis, beneficiary, term and draw conditions. Please distinguish that requirement from Tab 4's preliminary financing letter; see RFP §V.A, Tab 4(d), p. 34, and §VII.B, pp. 47–48.

Answer 110:
On Page 37 of the RFP, under Tab #8 – Proposer's Financial Information, sub-paragraph d. Financial Capacity, and on Page 47 of the RFP, Section VII. General Terms and Conditions, Paragraph B. Financial Capacity & Performance and Payment Bond, it states that the Proposer is required to submit evidence of their financial capacity to commence and complete the proposed development project.

Question 111:
b. When funds belong to a disclosed parent or JV member rather than the named proposer, what enforceable commitment and identification in the bank evidence are required at filing?

Answer 111:
On Page 37 of the RFP, under Tab #8 – Proposer's Financial Information, sub-paragraph d. Financial Capacity, and on Page 47 of the RFP, Section VII. General Terms and Conditions, Paragraph B. Financial Capacity & Performance and Payment Bond, it states that the Proposer is required to submit evidence of their financial capacity to commence and complete the proposed development project.

Additionally, please see Clarifications and Modifications #1, #2, #4, and #8.

Question 112:
c. For unawarded SAIL, NMTC-related financing or other subordinate debt, what evidence of application status, availability and timing is required with the proposal? Must a separate

fully funded no-award or delayed-award case be submitted, or may the source remain expressly contingent with documented mitigation? We are not seeking a tax-eligibility ruling, a CRA contribution or a pre-agreement support commitment.

Answer 112:
On Page 37 of the RFP, under Tab #8 – Proposer's Financial Information, sub-paragraph d. Financial Capacity, and on Page 47 of the RFP, Section VII. General Terms and Conditions, Paragraph B. Financial Capacity & Performance and Payment Bond, it states that the Proposer is required to submit evidence of their financial capacity to commence and complete the proposed development project.

On Page 47 of the RFP, Section VII. General Terms and Conditions, Paragraph A. General Information, it states any Agreement for the development of the Subject Properties will state the CRA will close after all necessary approvals and permits have been received.

Additionally, page 34 of the RFP, under Tab #4 – Financial Structure, sub- paragraph d. Financing Plan, states a firm financing commitment from a lending institution or other source of investment financing will be required prior to the closing of the sale of the land, or as otherwise stipulated in negotiated Agreement between the proposer and the CRA.

Question 113:
Performance/payment bond basis and responsibility
a. We acknowledge the required 100% bond and CRA obligee. Does the bonded "entire proposed development project" mean total construction contract value or total development cost including land, professional fees, financing costs and developer fee? Please identify the treatment of separately contracted tenant work and off-site improvements. See Addendum 2, Answers 52–53, p. 21.

Answer 113:
A 100% Performance and Payment Bond is required for the entire proposed development project.

Question 114:
b. At submission, may the proposed contractor's surety capability letter establish the required capacity, and must it name the proposer, contractor, project and amount? If there are component construction contracts, may coordinated bonds collectively cover all required work, or is one project-wide instrument required? Please distinguish filing evidence from the instrument required before the applicable closing/construction milestone.

Answer 114:
On Page 37 of the RFP, under Tab #8 – Proposer's Financial Information, sub-paragraph e. Performance and Payment Bond, and on Page 47 of the RFP, Section VII. General Terms and Conditions, Paragraph B. Financial Capacity & Performance and Payment Bond, it states that the Proposer must provide evidence of its ability to secure and submit a Performance and Payment Bond (which will need to be obtained prior to the Successful Proposer executing the Agreement.)

The CRA may consider delivery of the Performance and Payment Bond as a condition precedent to closing which may be negotiated with the Successful Proposer.

A 100% Performance and Payment Bond is required for the entire proposed development project. There is no substitute for the Performance and Payment Bond.

Question 115:
a. Is the required proposal-stage utility demonstration a civil engineer's demand/capacity memorandum using the published information, or must an agency-issued availability/capacity letter also be obtained before filing? Please specify the required certification and identify separately any proposal-stage stormwater/outfall evidence. We will analyze demands, proposed upgrades, cost and schedule ourselves; see Addendum 2, Answer 4, pp. 5–6; Answer 47, p. 20; and Answer 82, p. 29.

Answer 115:
Available utility information as of November 5, 2026, from the City for the Subject Properties is posted on the CRA website at www.delraycra.org/bids (Document titled: Utility Information for Subject Properties 11-5-26). This document is provided for information only and is subject to change.

Submitted Proposals shall demonstrate that the Subject Properties have water and sewer capacity for the proposed development project, or Proposals shall include infrastructure upgrades and improvements to be constructed by the Proposer to accommodate the proposed development project.

Question 116:
b. What authorized process should the applicant use for missing City capacity data or, if needed, pre-submission environmental sampling/site access? Please distinguish permission to investigate from responsibility for future remediation.

Answer 116:
Available environmental assessments that were previously conducted for the Subject Properties and the Additional Properties are posted on the website at www.delraycra.org/bids.

The responsibility for additional environmental investigation and/or remediation shall be negotiated with the Successful Proposer.

Question 117:
Required drawing coverage and certifications
a. May the required 1 inch = 20 feet plan be provided as coordinated block match-line sheets with an overall reduced key plan, rather than a single sheet covering all three blocks? We will use the RFP's prescribed sheet dimensions.

Answer 117:
Yes. However, an overall site plan showing all the Subject Properties is still required as the RFP on Page 29 under Tab #3 – Proposed Development Project, b. Site Plan Submittal, requires that the Site Plan must indicate development of all Subject Properties.

Question 118:
b. Does the requirement for two exterior elevations apply to the entire development, each block or each separate building, including the retail/office buildings, residences, garage and daycare? Must proposal-stage drawings or supporting parking/civil/housing calculations be signed/sealed, or may coordinated conceptual exhibits be submitted pending formal applications? See RFP §V.A, Tab 3(b)–(c), pp. 29–30.

Answer 118:
On Page 29 of the RFP under Tab #3 – Proposed Development Project, b. Site Plan Submittal, requires that the Site Plan must indicate development of all Subject Properties. The Site Plan should include, at a minimum, the location and square footage of all buildings, location and square footage of all tenant bays and residential units, location of parking and number of parking spaces (indicate if parking will be a multi-level structure, and if so, how many levels), indicate additional parking spaces beyond the minimum requirements established by the City Land Development Regulations (if applicable), traffic circulation and emergency access points, main entrance and additional site access points, setbacks, retainage area, civic open space, major landscaping features, waste facilities, amenity and support spaces, and the public right of ways (sidewalks, streets) surrounding the proposed development. The Site Plan must indicate the height(s) of all proposed buildings.

Signed and sealed plans are not required.

The RFP requires submission of proposed development project – a conceptual design – that follows the development requirements as stated within the RFP and Addendums.

Question 119:
Conditional private acquisition supporting Block B parking
a. If the proposal includes the required notarized seller LOI or executed purchase agreement for the private Block B infill parcel, with closing conditioned on award or entitlements, may the evaluated garage plan rely on that parcel? Please identify any prescribed minimum control term, exclusivity or condition disclosure; see RFP §V.A, Tab 3(b)(iii) and (v), pp. 29–30.

Answer 119:
As it relates to utilizing land not owned by the CRA and not owned by the Proposer to fulfill the requirements of the RFP, on Page 30 of the RFP under Tab #3, Proposed Development Project, sub-paragraph b. Site Plan Submittal, it states that if additional property/properties is/are to be incorporated into the proposed development, used to develop meet the minimum requirements for parking that are not owned by the CRA and specifically listed within this RFP, the RFP response must include proof of ownership of that property by the Proposer (or its Partner or Affiliated Firm). If the property is not owned by the Proposer at the time of submitting its Proposal, the Proposer must include a

notarized letter of intent to sell from the current property owner or executed purchase and sale agreement between the current property owner and Proposer stating that they will be selling the land to the Proposer, or a valid, signed agreement for the use of the property in compliance with the City's Land Development Regulations must be included in the Proposal. In the absence of such documentation, the additional property/properties or parking will not be considered in evaluating the Proposal.

Additionally, starting on Page 30 of the RFP under Tab #3, Proposed Development Project, sub-paragraph d. Use Plan Submittal, provides further details on what must be included in a submitted Proposal as it relates to parking.

Additional terms or additional agreements shall be negotiated with the Successful Proposer.

Question 120:

b. Must the proposal also include a fully dimensioned, independently compliant no-acquisition alternative, or is a quantified acquisition-risk and mitigation statement sufficient? We will not count land or parking supported only by an undocumented acquisition assumption.

Answer 120:

As it relates to utilizing land not owned by the CRA and not owned by the Proposer to fulfill the requirements of the RFP, on Page 29 of the RFP under Tab #3, Proposed Development Project, sub-paragraph b. Site Plan Submittal, it states that if additional property/properties is/are to be incorporated into the proposed development that are not owned by the CRA and specifically listed within this RFP, the RFP response must include proof of ownership of that property by the Proposer (or its Partner or Affiliated Firm). If the property is not owned by the Proposer at the time of submitted its Proposal, the Proposer must include a notarized letter of intent to sell from the current property owner or executed purchase and sale agreement between the current property owner and Proposer stating that they will be selling the land to the Proposer. In the absence of such documentation, the additional property/properties will not be considered in evaluating the Proposal.

As it relates to utilizing land not owned by the CRA and not owned by the Proposer to fulfill the minimum parking requirements of the RFP, on Page 30 of the RFP under Tab #3, Proposed Development Project, sub-paragraph b. Site Plan Submittal, it states that if additional property/properties is/are to be used to meet the minimum requirements for parking that are not owned by the CRA and specifically listed within this RFP, the RFP response must include proof of ownership of that property by the Proposer (or its Partner or Affiliated Firm). If the property is not owned by the Proposer at the time of submitting its Proposal, the Proposer must include a notarized letter of intent to sell from the current property owner or executed purchase and sale agreement between the current property owner and Proposer stating that they will be selling the land to the Proposer, or a valid, signed agreement for the use of the property in compliance with the City's Land Development Regulations must be included in the Proposal. In the absence of such documentation, the additional property/properties or parking will not be considered in evaluating the Proposal.

Additionally, starting on Page 30 of the RFP under Tab #3, Proposed Development Project, sub-paragraph d. Use Plan Submittal, provides further details on what must be included in a submitted Proposal as it relates to parking.

Question 121:
Originals, financial inspection and replacement materials
a. Please distinguish blue-ink originals required for proposer forms from executed electronic copies of third-party tenant LOIs, lender/surety letters and corporate authorizations. Identify any third-party document that must also be an original wet-signed instrument.

Answer 121:
Proposers are required to submit one (1) original Hard Copy of their full Proposal (all required documents, information, and forms with wet signatures in blue ink only) in a hard cover binder and an electronic, searchable PDF Copy of the full Proposal on a USB drive.

Question 122:
b. For the permitted in-camera financial inspection, what identifying description or certification must appear in Tab 8 so the financial exhibits are not treated as omitted? Must an inspection date be arranged before filing?

Answer 122:
If a Proposer is electing for an in-camera inspection of the required Proposer's Financial Information stated on Page 37 of the RFP, under Tab #8 – Proposer's Financial Information, sub-paragraph c, the Proposer shall include such an election within Tab #8.

Question 123:
c. Under the revised modification procedure, is email to Christine notice only, with physical replacement materials also due by the specified cutoff? For a partial replacement, is a complete replacement binder required or only the identified physical pages accompanied by a fully replaced electronic PDF? See Addendum 2, Modifications 4–5, p. 3, and Modifications 7–8, p. 4; amending RFP §V.A, Tab 8(c), p. 37, §V.D, p. 40, and the submission-format provisions.

Answer 123:
Any written modifications to a submitted Proposal shall be submitted to the CRA in the same manner the Proposal was submitted.

A full replacement of the entire Proposal - one (1) original hard copy of their full Proposal (all required documents, information, and forms with wet signatures in blue ink only) in a hard cover binder, and one (1) electronic, searchable portable document format (PDF) file of the full Proposal on a USB – will be required if modifying a Proposal no later than one (1) hour prior to the Proposal Submission Due Date.

Question 124:

Authorized technical channel and newly arising issues

a. Where a question requires Planning, Housing, Building, Engineering or Utilities interpretation, will CRA coordinate the written answer, or is another expressly authorized channel available? Please identify that channel and whether CRA must be copied.

Answer 124:

It is the responsibility of the Proposer to review the RFP, Addendums, and the City of Delray Beach's Land Development Regulations in their entirety to individually prepare a response to the RFP.

Cone of Silence/No Lobbying

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.

Question 125:

b. If an answer issued after the question deadline creates a new material ambiguity, is there an authorized process for a narrowly limited follow-up? We will rely on published procurement instructions and will not assume an extension or a post-deadline cure opportunity; see RFP §VII.G–I, pp. 49–50, and Addendum 1, Modification 1, p. 1.

Answer 125:

The Question Submittal Deadline has been extended to Friday, December 4, 2026, at 5:00PM EST.

Question 126:
For purposes of the Civic Open Space requirements of LDR Section 4.4.13(G), may the 600, 700 and 800 Blocks be considered a single development site such that the civic open-space requirement is calculated on the aggregate site area and satisfied through one consolidated civic open space, notwithstanding SW 7th and SW 8th Avenues separating the blocks?

Answer 126:
The CRA is seeking Proposals from qualified and experienced developers, to lease or purchase, and redevelop the Subject Properties. The proposed development project shall include a mix of residential and commercial uses.

Please see the City's Land Development Regulations which can be accessed here: https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Question 127:
Would the other 5 parcels be available to utilize for surface parking to support the overall development (especially the 3 parcels closest to the main RFP parcels) or, if they are developed as a part of this project, would they be required to have the affordable/workforce housing on those parcels?

Answer 127:
Please see Page 21 of the RFP, Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component where it states the Additional Properties shall only be used to assist a Proposer with meeting the low income and moderate-income residential requirements contained within this RFP. Proposers should not include the use of the Additional Properties for any other purpose and/or use.