



## Cover Memorandum/Staff Report

File #: 25-094 CRA

Agenda Date: 5/29/2025

Item #: 7H.

**TO:** CRA Board of Commissioners  
**FROM:** Ivan J. Cabrera, AICP, Redevelopment Manager  
**THROUGH:** Renée A. Jadusingh, Executive Director  
**DATE:** May 29, 2025

**APPROVE WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES WITH TAMARA PEACOCK COMPANY ARCHITECTS OF FLORIDA, INC. dba PEACOCK ARCHITECTS FOR A DUE DILIGENCE STUDY FOR THE PROPERTIES LOCATED AT 2400 and 2410 NORTH FEDERAL HIGHWAY IN AN AMOUNT NOT TO EXCEED \$7,550**

### **Recommended Action:**

Approve the Work Assignment for Architect Services with The Tamara Peacock Company Architects of Florida, Inc. dba Peacock Architects (Peacock) for the properties located at 2400 and 2410 North Federal Highway in an amount not to exceed \$7,550, and authorize the CRA Board Chair to execute any and all related documents.

### **Background:**

The Subject Properties (Properties) are located at 2400 and 2410 North Federal Highway within the CRA-Subarea No. 5. They are generally bounded by North Federal Highway (US1) to the east, Old Dixie Highway to the west, private properties to the north and south.

The Properties currently consist of two single-story commercial buildings with surface parking lots each with the land totaling approximately 3.04 acres (132,700 SF); the Properties are zoned General Commercial and have future land use designation of General Commercial. The Properties are currently owned by Federal 2400, LLC, and 2410 N Federal, LLC, respectively.

At the April 30, 2025, CRA Board meeting, the CRA Board expressed its desire to potentially acquire the Properties for the development of affordable/workforce housing.

Under Section 163.387 of the Florida Statutes, the CRA is authorized to acquire "real property in the redevelopment area" and to expend CRA funds for the "development of affordable housing within the community redevelopment area." The CRA Community Redevelopment Plan, Part Two, Section (C), p. 33, identifies Affordable Housing and Downtown Housing as two of the Overall Needs within the Community Redevelopment Area. Furthermore, Project 2.9 "Affordable/Workforce Housing Program" in the CRA Community Redevelopment Plan includes stabilizing and preserving neighborhoods through redevelopment and the elimination of blight, and creating housing opportunities for a mix of ages and income levels. Moreover, through the State's Live Local Act, there is an opportunity for increased density when affordable housing is developed on commercially zoned properties.

CRA Staff reached out to Peacock Architects, who is a consulting firm in the CRA professional consulting services pool to provide a proposal to assist the CRA in assessing the feasibility of potential development of the Properties.

The Scope of Services for the Work Assignment will include a due diligence package which includes a summary of the code research and feasibility of the development for the Properties. The research will specifically focus on housing for these properties, in conjunction with understanding the bonus units allowed per the Live Local Act, and a general overall site plan of the lots, depicting the required property information, setbacks, and basic building footprint to understand the relationship between the site and the potential development.

At this time, CRA staff is seeking approval of the Work Assignment with Peacock Architects for the Properties located at 2400 and 2410 North Federal Highway in an amount not to exceed \$7,550, in order to provide the supporting code research and feasibility study on the Properties to understand the best and highest use of the land for future development.

Attachment(s): Exhibit A - Location Map; Exhibit B - Continuing Consulting Services Agreement with Peacock Architects; Exhibit C - Work Assignment and Proposal

### **CRA Attorney Review:**

The CRA Legal Counsel has reviewed the Work Assignment for legal sufficiency and form and determined it to be acceptable.

### **Funding Source/Financial Impact:**

Funding is available in the amount of \$7,550 - GL# 5615 - Project Development/Implementation

### **Overall need within the Community Redevelopment Area from Delray Beach CRA**

#### **Redevelopment Plan:**

Removal of Slum And Blight

Land Use

Economic Development

#### **Affordable Housing**

Downtown Housing

Infrastructure

Recreation and Cultural Facilities