



Cover Memorandum/Staff Report

File #: 26-0131 CRA

Agenda Date: 8/27/2026

Item #: 7G.

TO: CRA Board of Commissioners
FROM: Ivan J. Cabrera, Redevelopment Manager
THROUGH: Renée A. Jadusingh, Executive Director
DATE: August 27, 2026

APPROVAL OF A WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES WITH THE TAMARA PEACOCK COMPANY ARCHITECTS OF FLORIDA, INC. DBA PEACOCK ARCHITECTS, FOR SITE PLAN MODIFICATION, MAJOR PLAT APPLICATION, AND DEVELOPMENT OF ARCHITECTURAL DESIGN AND CONSTRUCTION DOCUMENTS FOR THE CRA-OWNED PROPERTY LOCATED AT THE CORNER OF ROOSEVELT AVENUE AND LAKE IDA ROAD IN AN AMOUNT NOT TO EXCEED \$243,500.

Recommended Action:

Approve the Work Assignment for Architectural Services between the Delray Beach Community Redevelopment Agency and The Tamara Peacock Company Architects of Florida, Inc dba Peacock Architects for a Level I Site Plan Modification, Major Plat application, and the development of architectural design and construction documents for the CRA-owned property located at the corner of Roosevelt Avenue and Lake Ida Road in an amount not to exceed \$243,500, and authorize the CRA Board Chair to execute any and all related documents for said purpose in a form that is acceptable to CRA Legal Counsel.

Background:

The Delray Beach Community Redevelopment Agency (CRA) purchased the Property located at the corner of Roosevelt Avenue and Lake Ida Road in April 2025. The Property was an underutilized portion of the east parking lot of Lake Ida Church of Christ (Church) which is located at 1300 Lake Ida Road.

The Property is located within the Northwest Neighborhood of The Set (CRA Sub- Area #4) and has an approximate north/south length of 372 feet and an approximate east/west width of 106 feet. It is zoned R-1-A - Single Family Residential and has a future land use designation of Low Density.

The location of the Subject Property provides an opportunity to continue revitalization and stabilization efforts through infill development of affordable/workforce housing, as indicated in the objectives of the CRA Redevelopment Plan. Furthermore, as identified in the CRA's Redevelopment Plan and Set Transformation Plan, developing the Property would also fall in line with the redevelopment strategy for the residential neighborhoods north and south of West Atlantic Avenue (Northwest and Southwest Neighborhoods of The Set) which includes construction of infill single-family housing.

At this time, the next phase of developing the Property includes the following steps:

1. Submitting a Level I Site Plan Modification for the Church campus.
 - a. The Site Plan Modification would amend the Church's current, approved Site Plan to remove the Property that is now owned by the CRA, while maintaining the continued operation of the Church on the property that is currently owned by the Church.

- b. Additionally, at the time of the purchase of the Property, and as part of the approval of the Minor Plat necessary to separate the Property from the overall Church campus, City Staff required an access agreement between the CRA and Church. Currently, one of the Church's ingress and egress access points is through the Property. The Site Plan Modification would aim to address the Church's ingress and egress points.
2. Submitting a Major Plat Application for the Property.
 - a. The Major Plat would subdivide the Property and aim to establish approximately seven (7) to eight (8) single-family affordable/workforce housing lots.
3. Developing architectural design and construction documents.
 - a. After the Major Plat is approved, architectural designs and construction documents for two (2) prototype affordable/workforce single-family housing units for the newly platted single-family housing lots will be developed.
 - b. The Architect of Record will also assist with permitting, bidding and construction administration.

CRA Staff reached out to multiple architects in the CRA's professional continuing consulting services pool to provide proposals to assist the CRA in completing a Level I Site Plan Modification, a Major Plat Application, and Architectural Design and Construction Documents, along with providing continued assistance through permitting, bidding, and construction administration through project closeout.

After reviewing the proposals, The Tamara Peacock Company Architects of Florida, Inc dba Peacock Architects (Peacock), was selected based on the comprehensive scope of services provided and its ability to meet the CRA's scope of work requirements.

The scope of services includes providing the architectural services necessary to complete the following:

Phase I - Level I Site Plan Modification

- Includes planning, application, preparation, consultant coordination, meetings with CRA and City Staff, and support throughout the City's administrative review and approval process.

Phase II - Major Plat (Subdivision)

- Includes subdivision planning, consultant coordination, governmental agency coordination, preparation of application materials and supporting documentation, and assistance throughout the subdivision review and approval process.

Phase III - Architectural Design and Construction Documents

- Includes preparation of permit-ready construction documents, development of individual permit packages for each approved lot, through project closeout.

The full scope of services, which will include assistance with permitting, bidding, and construction administration through project closeout, for the Work Assignment is attached as Exhibit C.

At this time, CRA Staff is seeking approval of the Work Assignment for Architectural Services between the Delray Beach Community Redevelopment Agency and The Tamara Peacock Company Architects of Florida, Inc dba Peacock Architects for a Level I Site Plan Modification, Major Plat application, and the development of Architectural Design and Construction Documents for the CRA-owned property located at the corner of Roosevelt Avenue and Lake Ida Road in an amount not to exceed \$243,500, and authorize the CRA Board Chair to execute any and all related documents for said purpose in a form that is acceptable to CRA Legal Counsel.

Attachment(s): Exhibit A - Location Map; Exhibit B - Continuing Consulting Services Agreement with Peacock Architects; Exhibit C - Peacock Architects Proposal; Exhibit D - Work Assignment - Peacock Architects - Roosevelt Avenue Affordable/Workforce Housing

CRA Attorney Review:

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

Funding Source/Financial Impact:

Funding has been allocated from GL#6530.

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