



Cover Memorandum/Staff Report

File #: 26-0033 CRA

Agenda Date: 2/26/2026

Item #: 7G.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: February 26, 2026

APPROVAL OF A FIRST AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES FOR THE NW 600 BLOCK OF WEST ATLANTIC AVENUE MIXED-USED REDEVELOPMENT PROJECT WITH SYNALOVSKI, ROMANIK & SAYE ARCHITECTS, LLC FOR ADDITIONAL SERVICES IN AN AMOUNT NOT TO EXCEED \$11,950, FOR A TOTAL CONTRACT PRICE IN AN AMOUNT NOT TO EXCEED \$650,950.

Recommended Action:

Approve a First Amendment to the Agreement for Professional Architectural and Engineering Services for the NW 600 Block Mixed-Used Redevelopment Project with Synalovski, Romanik, & Saye Architects, LLC, for additional survey and traffic study related services in an amount not to exceed \$11,950, for a total Contract Price not to exceed \$650,950, and to authorize the CRA Board Chair to execute any and all documents related to said purpose for said purpose in a form that is acceptable to CRA Legal Counsel.

Background:

On November 16, 2023, the CRA Board approved an Agreement with Synalovski, Romanik, & Saye Architects, LLC (SRS) to provide professional architectural and engineering services for a mixed-use redevelopment project to be constructed within the NW 600 Block of West Atlantic Avenue (Project) an amount not to exceed \$639,000.

On October 29, 2024, CRA Staff presented, and the CRA Board approved, the Project which included the development of a commercial cottage located at 34 NW 6th Avenue and ten (10) townhomes along NW 7th Avenue. Each townhome was designed to have a two-story main building, an internal courtyard, detached garage with vehicle entrance from the abutting alley to the east, and an accessory dwelling unit on top of the garage. At that time, the CRA did not own one (1) key vacant parcel along NW 7th Avenue and this meant that the row of townhomes was noncontiguous in design.

In January 2025, the CRA was able to purchase the one (1) key vacant parcel along NW 7th Avenue. This acquisition provided the opportunity to improve the design of the residential portion of the Project and develop two (2) additional townhomes, for a total of 12 contiguous townhomes along NW 7th Avenue.

Since that time, CRA Staff has worked with SRS to finalize the design and site plan for the Project. Additionally, CRA Staff and SRS has worked with City Staff to identify the necessary applications and approvals needed in order to move forward with the Project and ensure coordination with the City's Northwest Infrastructure Improvements Project.

For the residential portion of the Project, CRA Staff is awaiting the final approval of the City's Amendment to the Land Development Regulations to include Accessory Dwelling Units prior to submitting the Site Plan application for this portion of the Project to the City for approval. For the commercial portion of the Project, CRA Staff is currently preparing a Site Plan application for submission to the City for approval.

At this time, additional services are needed for both the residential and commercial portions of the Project to prepare items that are required by the City for a complete Site Plan application. Two separate, updated surveys are needed, one (1) for the residential portion of the Project, and one (1) for the commercial portion of the Project; and traffic statements and Palm Beach County concurrency review letters need to be prepared for each Site Plan application. SRS submitted a proposal to perform the additional services in the amount of \$11,950.

CRA Staff is requesting the CRA Board accept the proposal to perform the additional services in an amount not to exceed \$11,950, approve a First Amendment to the Agreement for Professional Architectural and Engineering Services for the NW 600 Block Mixed-Used Redevelopment Project between the Delray Beach Community Redevelopment Agency and SRS, to include obtaining updated surveys and prepare traffic statements and Palm Beach County concurrency review letters, thereby adjusting the total Contract Price to an amount not to exceed \$650,950, for design of the mixed-use redevelopment project to be constructed within the NW 600 Block of West Atlantic Avenue, and authorize the CRA Board Chair to execute any and all related documents for said purpose in a form that is acceptable to the CRA Legal Counsel.

Attachment(s): Exhibit A - Location Map; Exhibit B -Agreement with Synalovski, Romanik, & Saye, LLC.; Exhibit C - Proposal for Additional Services; Exhibit D - First Amendment to the Agreement with Synalovski, Romanik, & Saye, LLC

CRA Attorney Review:

The CRA Legal Counsel has prepared and reviewed the First Amendment to the Construction Services Agreement for legal sufficiency and form and determined it to be acceptable.

Funding Source/Financial Impact:

Funding has been allocated from GL #5123.

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