



Cover Memorandum/Staff Report

File #: 26-0109 CRA

Agenda Date: 7/23/2026

Item #: 7J.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: July 23, 2026

APPROVAL OF A SECOND 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 \$25,840, FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$676,790.

Recommended Action:

Approve a Second 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 Synalovski, Romanik, & Saye Architects, LLC, for additional services related to the development of additional plan sheets and the management and oversight of additional application submittals in an amount not to exceed \$25,840, for a total contract amount not to exceed \$676,790, 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 Delray Beach Community Redevelopment Agency (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) for a total contract amount not to exceed \$639,000, without the written agreement of both parties.

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.

On February 26, 2026, the CRA Board approved a First Amendment to the Agreement for Professional Architectural and Engineering Services for updated surveys, traffic statements, and Palm Beach County concurrency review letters needed for both the residential and commercial portions of the Project in an amount not to exceed \$11,950.

Based on a requirements of the City's Land Development Regulations, it was determined that the most efficient way of moving forward with the Project was to develop two (2) separate Site Plans - one for the residential portion of the Project, and one for the commercial portion of the Project, submit two (2) Site Plan applications and, afterwards, develop two (2) sets of construction drawings to submit for two (2) building permit approvals.

At this time, additional services are needed to accomplish the additional work related to the development of additional plan sheets for the design and construction documents, and the management and oversight of the additional City application submittals for the residential and commercial portions of the Project. SRS submitted a proposal to perform the additional services in the amount of \$25,840.

CRA Staff is requesting the CRA Board accept the proposal to perform the additional services in an amount not to exceed \$25,840, approve a Second 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 perform additional services related to the development of additional plan sheets and the management and oversight of additional application submittals, thereby adjusting the total contract amount not to exceed \$676,790, for professional architectural and engineering services for 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 and Amendment, LLC.; Exhibit C - Proposal for Additional Services; Exhibit D - Second Amendment to the Agreement with Synalovski, Romanik, & Saye, LLC

CRA Attorney Review:

The CRA Legal Counsel has prepared and reviewed the Second 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