



Cover Memorandum/Staff Report

File #: 26-0107 CRA

Agenda Date: 7/23/2026

Item #: 7H.

TO: CRA Board of Commissioners
FROM: Teshana King, Project Manager
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: July 23, 2026

APPROVAL OF A FIRST AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL ARCHITECTURAL SERVICES WITH JUSTIN ARCHITECTS, P.A., FOR EXTERIOR IMPROVEMENTS OF A PARKING LOT SERVING THE CRA-OWNED BUILDING LOCATED AT 102 NW 5 AVENUE, FOR ADDITIONAL SERVICES IN AN AMOUNT NOT TO EXCEED \$13,780, FOR A TOTAL CONTRACT AMOUNT IN AN AMOUNT NOT TO EXCEED \$99,929.40

Recommended Action:

Approve a First Amendment to the Agreement for Professional Architectural Services between the Delray Beach Community Redevelopment Agency and Justin Architects, P.A., for the exterior improvements of a parking lot serving the CRA-owned building located at 102 NW 5th Avenue, for additional services related exfiltration testing and landscaping in an amount not to exceed \$13,780, for a total contract amount not to exceed \$99,929.40, and to 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 102 NW 5th Avenue (Commercial Property) and the two (2) vacant lots (Vacant Properties) to the west of the commercial building in March 2024.

The Commercial Property has a one-story building with five (5) tenant bays, and a small parking area to the south; it is zoned CBD - Central Business District and is within the West Settlers Historic District of The Set (CRA Sub-Area #3). The building is currently occupied by three (3) tenants, while Suites 108/110 are in the design phase for the interior renovation as a full-service restaurant to preserve the Commercial Property's historic commercial use and meet the needs of the community. A restaurant tenant was selected in December 2025, and lease negotiations are underway. The Vacant Properties are two (2) vacant lots to the west of the Commercial Property which formerly served as the parking lot for the commercial building. However, the parking lot has deteriorated and only remnants of the parking lot remain.

Since the CRA's purchase, the following exterior repairs and improvements have been completed for the Commercial Building: complete roof replacement, stucco repairs, new hurricane impact rated windows and doors, new tenant signage, electrical repairs, and new lighting.

Improving the exterior of the Commercial Building and Vacant Properties eliminates slum and blight and contributes to creating additional affordable commercial spaces and economic opportunities within the CRA District/West Settlers Historic District as indicated in the objectives of the CRA Redevelopment Plan and West Atlantic Masterplan/The Set Transformation Plan.

The next phase of exterior improvements is to rehabilitate the Vacant Properties into a functioning parking lot that would serve the tenants of the Commercial Building and visitors to Historic NW/SW 5th Avenue Commercial Corridor.

On February 26, 2026, the CRA Board approved a Work Assignment with Justin Architects, P.A., to provide the necessary architectural services for the development of the design and construction plans for the parking lot and associated site improvements. The scope of work includes the parking lot layout, pedestrian circulation and access, accessible parking spaces, dumpster relocation, permitting, bidding assistance, and construction administration services.

At this time, additional services are needed to complete the necessary design and construction plans. The additional services are: 1) exfiltration site testing needed for drainage calculations in an amount not to exceed \$2,900; and 2) landscape architectural services needed for necessary landscape improvements as required by the City's Land Development Regulations in an amount not to exceed \$10,880. The additional services proposal is included as Exhibit C.

CRA Staff is requesting that the CRA Board accept the proposal for additional services for the exfiltration site testing and landscape services in an amount not to exceed \$13,780, and approve a First Amendment to the Agreement for Professional Architectural Services between the Delray Beach Community Redevelopment Agency and Justin Architects P.A. for exterior improvements of a parking lot serving the CRA-owned property located at 102 NW 5th Avenue for a total contract amount not to exceed \$99,929.40; and authorize the CRA Board Chair to execute any and all related documents in a form acceptable to CRA Legal Counsel

Attachment(s): Exhibit A - Location Map; Exhibit B - Work Assignment with Justin Architects (Exterior); Exhibit C - Justin Architects Additional Exterior Services Proposal; Exhibit D - First Amendment to Work Assignment with Justin Architects (Exterior)

CRA Attorney Review:

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

Funding Source/Financial Impact:

Funding has been allocated from GL #6222.

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