



Cover Memorandum/Staff Report

File #: 25-017 CRA

Agenda Date: 1/28/2025

Item #: 7J.

TO: CRA Board of Commissioners
FROM: Ivan Cabrera, AICP, Redevelopment Manager
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: January 28, 2025

RATIFY THE CONSULTING WORK ASSIGNMENT WITH THE TAMARA PEACOCK COMPANY ARCHITECTS OF FLORIDA, INC. DBA PEACOCK ARCHITECTS FOR ARCHITECTURAL SERVICES FOR 1300 LAKE IDA ROAD IN AN AMOUNT NOT TO EXCEED \$7,500

Recommended Action:

Ratify the Work Assignment with the Tamara Peacock Company Architects of Florida, Inc. dba Peacock Architects (Peacock) for architectural services for the property located at 1300 Lake Ida Road (Subject Property) in an amount not to exceed \$7,500.

Background:

The Subject Property is a portion of the property located at 1300 Lake Ida Road, Delray Beach, Florida, within the Northwest Neighborhood of The Set (CRA Sub- Area #4). The Subject Property is currently owned by Lake Ida Church of Christ (Church) and comprises a portion of the east parking lot of the Church campus. It 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 future land use designation of Low Density.

The CRA currently has a Purchase and Sale Agreement with the Church for the Subject Property which includes performing work necessary to divide the Subject Property and Church. 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.

In October 2024, CRA staff submitted a Class I Site Plan Modification application to the City of Delray Beach to modify the original Site Plan of the Church and allow the CRA to purchase the Subject Property. The CRA received comments from City staff and the comments related to parking and open space calculations required the assistance of a licensed architect to address.

CRA staff contacted consultants within our architectural consultants pool to provide a proposal for architectural services for the Subject Property and to address the remaining open comments from City staff. Of the consultants contacted, Peacock was the sole consultant that returned a proposal on November 27, 2024, with the services required. The proposal amount is not to exceed \$7,500. See exhibit C.

Given the scheduled February 15, 2025, closing date for the Subject Property, and the need to move the Class I Site Plan Modification application forward prior to the closing date, the engagement of Peacock was necessary.

At this time, CRA staff is seeking ratification of the Work Assignment with Peacock Architects to provide parking and open space calculations and addressing any open comments related to the Class I Site Plan Modification application.

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 Attorney has prepared the Work Assignment for legal sufficiency and form and determined it to be acceptable.

Finance Review:

N/A

Funding Source/Financial Impact:

Funding is available in the amount of \$7,500 - GL# - Project Development/Implementation and GL# 8409 - Contractual Services

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