



Cover Memorandum/Staff Report

File #: 26-0074 CRA

Agenda Date: 4/28/2026

Item #: 9B.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: April 28, 2026

APPROVE A WORK ASSIGNMENT WITH THE TAMARA PEACOCK COMPANY ARCHITECTS OF FLORIDA INC., DBA PEACOCK ARCHITECTS IN AN AMOUNT NOT TO EXCEED \$8,750 REGARDING THE CRA-OWNED PUBLIC PARKING LOT LOCATED AT 362 NORTHEAST 3RD AVENUE

Recommended Action:

Approve a work assignment between the Delray Beach Community Redevelopment Agency and The Tamara Peacock Company Architects of Florida Inc., dba Peacock Architects, in order to analyze the potential for a public parking structure at 362 NE 3rd Avenue in an amount not to exceed \$8,750, for a due diligence package and authorize the CRA Board Chair to execute any and all related documents for said purpose in a form acceptable to the CRA Legal Counsel.

Background:

HISTORY - INFRASTRUCTURE IMPROVEMENTS ALONG NE 3RD AVENUE:

The CRA acquired 362 NE 3rd Avenue (Parking Lot), a dilapidated parking lot, in 2010 to add public parking to support the surrounding businesses and visitors, and to support the parking needs for the CRA-owned building Arts Warehouse, located at 313 NE 3rd Street, that would later open in 2017.

In 2011, the Parking Lot was improved by the CRA; the improvements consisted of resurfacing and restriping the surface parking lot to accommodate 42 parking spaces, installation of a driveway connection to the abutting alley, landscaping and irrigation, decorative LED site lighting, and site furnishings (bicycle rack, trash receptacle.)

In 2014, the City of Delray Beach initiated the design of the NE 3rd Street, NE 3rd Avenue, and Artists Alley Streetscape Improvements Project (Project). The Project consisted of streetscape improvements including decorative sidewalks, lighting, landscaping, drainage, water and sewer main upgrades, and on-street parking along NE 3rd Avenue.

In 2018, through an Interlocal Agreement with the City, the CRA facilitated the completion of necessary design revisions to complete the design plans and construction documents for the Project. The construction of the Project would be funded by the CRA and managed by the City.

In 2019, to further facilitate infrastructure improvements in the area, the CRA Board approved an Infrastructure Improvement Grant with the owners of 324 and 325 NW 3rd Avenue for the construction of a larger watermain that would tie into the overall improvements that would be constructed in the area.

In 2020, the City completed minor road improvements to Artists Alley portion of the Project and in 2022, the City completed the improvements to NE 3rd Avenue and NE 3rd Street portions of the Project.

In 2024, additional public infrastructure improvements, including the installation of a new drainage system, in Artists Alley were funded by the CRA and completed by the City. These improvements resolved one of the main challenges that affected local businesses - the continued flooding in the alley even after the 2020 improvements were completed.

Since 2010, the CRA has been committed to stabilizing and improving the area in the NE 3rd Avenue, NE 3rd Street, and Artists Alley are through the renovation of the parking lot, the renovation and activation of the Arts Warehouse, and the continued investment in improving the area's infrastructure to better support all area businesses. During this time, the area has seen tremendous growth as new businesses have opened and attracted a growing number of employees and visitors and that growth has highlighted the need for additional parking spaces.

DUE DILIGENCE PACKAGE

To help resolve the parking challenge in the area, CRA reached out to the Tamara Peacock Company Architects of Florida, Inc. dba Peacock Architects (Peacock Architects), a consulting firm in the CRA professional consulting services pool, to discuss a potential work assignment to assist the CRA in assessing the Property for the development of a parking structure.

The work assignment would include the development of one (1) due diligence package for the Property. The scope of work would include a summary of applicable code and zoning requirements, along with a high-level evaluation of the feasibility of developing the Property as a public parking structure. This preliminary review will assess the practical parking yield, including an estimated number of spaces, and will include a conceptual layout illustrating key components such as vehicular circulation, stair towers, elevators, and required support spaces (e.g., mechanical and service areas). A conceptual 3D massing model will also be prepared to study the overall scale, height, and form of the proposed structure in relation to the site and surrounding context. This effort is intended to provide a high-level planning assessment to assist in evaluating overall development feasibility of the proposed parking structure.

The work assignment for the scope of work to be performed by Peacock Architects is included as Exhibit B and is in an amount not to exceed \$8,750.

INTERIM PARKING SOLUTIONS

Currently, along Northeast 3rd Avenue, there are a limited number of on-street public parking spaces, a City-owned public parking lot with 14 spaces, and the CRA-owned surface parking lot with 42 spaces to serve the area businesses and visitors. With the recent growth in the number of active businesses and visitors to the area, the public parking spaces are frequently filled to capacity. To assist with the current parking challenge being experienced in the area as the due diligence research into the possibility of developing a parking structure at 362 NE 3rd Avenue is being completed, CRA Staff will research and explore potential interim parking solutions for the Property.

At this time, CRA Staff is seeking direction to approve a work assignment between the Delray Beach Community Redevelopment Agency and The Tamara Peacock Company Architects of Florida Inc., dba Peacock Architects, in order to understand the potential for a public parking structure at 362 NE 3rd Avenue in an amount not to exceed \$8,750, for a due diligence package and authorize the CRA Board Chair to execute any and all related documents for said purpose in a form acceptable to the CRA Legal Counsel.

Attachment(s): Exhibit A - Location Map; Exhibit B - Peacock Architects Work Assignment - 362 NE 3rd Avenue Due Diligence Package

CRA Attorney Review:

The CRA Attorney 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#6305.

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