



Cover Memorandum/Staff Report

File #: 25-095 CRA

Agenda Date: 5/29/2025

Item #: 71.

TO: CRA Board of Commissioners
FROM: Ivan J. Cabrera, AICP, Redevelopment Manager
THROUGH: Renée A. Jadusingh, Executive Director
DATE: May 29, 2025

APPROVE WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES WITH TAMARA PEACOCK COMPANY ARCHITECTS OF FLORIDA, INC. DBA PEACOCK ARCHITECTS FOR A DUE DILIGENCE STUDY FOR THE PROPERTIES LOCATED AT 330, 350, AND 358 NE 4TH STREET IN AN AMOUNT NOT TO EXCEED \$7,550

Recommended Action:

Approve the Work Assignment for Architectural Services with The Tamara Peacock Company Architects of Florida, Inc. dba Peacock Architects (Peacock) for the properties located at 330, 350, AND 358 NE 4th Street (Properties) in an amount not to exceed \$7,550 and authorize the CRA Board Chair to execute any and all related documents.

Background:

The Properties are located at 330, 352 and 358 NE 4th Street, Delray Beach, Florida (CRA Sub-Area #2). They are generally bounded by the Florida East Coast (F.E.C.) Railway to the east, Artist Alley to the west, NE 4th Street to the north, and the CRA-owned Arts Warehouse (located at 313 NE 3rd Street) to the south.

The Properties currently consist of four single-story commercial and warehouse buildings that total approximately 32,636 SF, with the land totaling approximately 1.91 acres (83,200 SF); the Properties are zoned Central Business District, are currently vacant, and are all owned by SW Delray Artist Alley, LLC ("Seller").

In August 2014, the Properties were foreclosed upon and were set to be sold at public auction in November 2014, which was later rescheduled to February 2015. In an attempt to acquire the Properties to execute the CRA's Community Redevelopment Plan retail strategy to redevelop NE 3rd Street and Artist Alley in order to provide better access and character to the area, the CRA obtained an appraisal of the Properties. Ultimately, the CRA was not able to purchase the Properties at the time of public auction, nor at the time when the Properties were later sold to the Seller.

In May 2024, the Seller's representative contacted CRA Staff and stated that the Properties were available and listed for sale. Subsequently, CRA Staff requested two appraisals in 2024, and the Seller's representative provided a third appraisal in 2025.

At the March 25, 2025, CRA Board meeting, the CRA Board expressed its desire to potentially acquire the Properties for the development of affordable/workforce housing.

Under Section 163.387 of the Florida Statutes, the CRA is authorized to acquire “real property in the redevelopment area” and to expend CRA funds for the “development of affordable housing within the community redevelopment area.” The CRA Community Redevelopment Plan, Part Two, Section (C), p. 33, identifies Affordable Housing and Downtown Housing as two of the Overall Needs within the Community Redevelopment Area. Furthermore, Project 2.9 “Affordable/Workforce Housing Program” in the CRA Community Redevelopment Plan includes stabilizing and preserving neighborhoods through redevelopment and the elimination of blight, and creating housing opportunities for a mix of ages and income levels. Moreover, through the State’s Live Local Act, there is an opportunity for increased density when affordable housing is developed on commercially zoned properties.

At the April 30, 2025, CRA Board meeting, the CRA Board discussed the Properties and directed staff to explore the development potential of the Properties.

CRA Staff reached out to Peacock Architects, an architectural firm in the CRA professional consulting services pool to provide a proposal to assist the CRA in assessing the Properties and their development potential.

The Scope of Services for the Work Assignment will include a due diligence package which includes a summary of the code and ordinances research, and reviewing the overall layout and site to determine the feasibility of the development of the Properties. The research will specifically focus on the development of housing, looking at the City of Delray Beach Land Development Regulations in alongside the Live Local Act.

At this time, CRA staff is seeking approval of the Work Assignment with Peacock Architects for the Properties located at 330, 352 and 358 NE 4th Street in an amount not to exceed \$7,550, in order to provide the supporting code and ordinances research and feasibility study on the Properties to understand their development potential.

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 Legal Counsel has reviewed the Work Assignment for legal sufficiency and form and determined it to be acceptable.

Funding Source/Financial Impact:

Funding is available in the amount of \$7,550 - GL# 5615 - Project Development/Implementation

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