



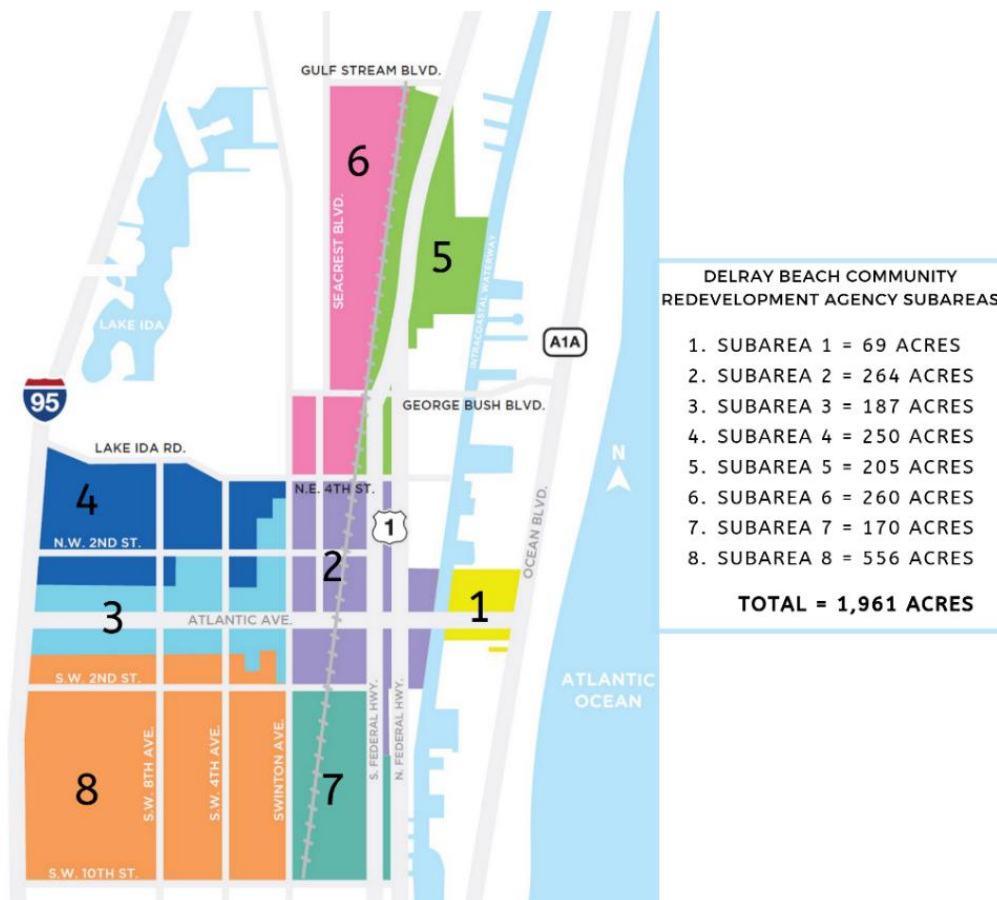
# Delray Beach Community Redevelopment Agency

## February 2020 Monthly Work Plan Report

### OVERVIEW

On October 1, 2019, the CRA Board of Commissioners adopted the Work Plan and Budget for Fiscal Year 2019-2020. The Work Plan and Budget include projects and programs that emphasize the elimination of slum and blight through street beautification, improved mobility, preservation and development of affordable housing, commercial development, planning initiatives, historic preservation, and economic development initiatives within the CRA District which is divided into 8 Sub-Areas.

This report provides an overview of the status of the projects and programs in the Work Plan and other CRA activities within the CRA District Sub-Areas.



<u>Overview of Projects by CRA Sub-Area</u>	
<u>Sub-Area 1</u> N/A	<u>Sub-Area 5</u> N/A
<u>Sub-Area 2</u> <ul style="list-style-type: none"> <li>• NE 3rd Street/NE 3rd Avenue Improvements</li> </ul>	<u>Sub-Area 6</u> N/A
<u>Sub-Area 3</u> <ul style="list-style-type: none"> <li>• SW 600-800 W. Atlantic Avenue Development</li> <li>• NW 600 Block Redevelopment</li> <li>• 98 NW 5<sup>th</sup> Avenue Rehabilitation</li> <li>• 95 SW 5<sup>th</sup> Avenue Development</li> </ul>	<u>Sub-Area 7</u> <ul style="list-style-type: none"> <li>• Osceola Park Neighborhood Imp. (CIP)</li> </ul>
<u>Sub-Area 4</u> <ul style="list-style-type: none"> <li>• Pompey Park Master Plan (CIP)</li> <li>• NW Neighborhood Improvements (CIP)</li> </ul>	<u>Sub-Area 8</u> <ul style="list-style-type: none"> <li>• SW 3<sup>rd</sup> Court, SW 4<sup>th</sup> Street, SW 6<sup>th</sup> Street, and SW 7<sup>th</sup> Avenue (CIP)</li> <li>• SW Neighborhood Alleys (CIP)</li> <li>• Merritt Park Playground (CIP)</li> <li>• Corey Isle Workforce Housing</li> <li>• Carver Square Workforce Housing</li> </ul>
<u>Projects in Multiple Sub-Areas</u>	
<u>Sub-Areas 1-3</u> <ul style="list-style-type: none"> <li>• Connect Delray Beach – Downtown Connect</li> </ul>	<u>Sub-Areas 1-8</u> <ul style="list-style-type: none"> <li>• Connect Delray Beach - Freebee</li> <li>• Wayfinding Signage</li> <li>• CRA Redevelopment Plan</li> </ul>

## Redevelopment Projects/Improvements

Project Name	Phase	CRA Sub-Area	Update
Request for Proposals 600-800 Blocks of W. Atlantic Avenue	N/A	3	<u>Small Scale Land Use Map Amendment and Rezoning</u> : Request from Residential to Commercial: Approved on 10-15-19 by City Commission. The City transmitted the application to the State and the State had no objection. A 60 day extension was requested for additional time to obtain governmental approvals and was approved by the CRA Board on 11-19-19. Deadline to submit application: 1-17-20. At the January 28th CRA Board meeting, the developer was provided a 30 day notice to comply.
98 NW 5 <sup>th</sup> Avenue Renovation <u>CRA GL #: 6208</u>	Design	3	<u>Site Plan Approval: Certificate of Appropriateness (COA) Class III (Site Plan Modification) Technical Advisory Committee (TAC) resubmittal and Variance submitted 2-6-2020 to the City for review</u> . Anticipate Development Services review to be completed in three (3) to four (4) weeks. Once review is deemed technically compliant, the Building Permit for construction will be submitted for review.
95 SW 5 <sup>th</sup> Avenue Design <u>CRA GL #: 6214</u>	Design	3	<u>Site Plan Approval</u> : Met with the City Development Services Department regarding the design of the proposed project. Architect modifying exterior of the building to include certain elements to comply with the City's Design Guidelines. Finalizing design and preparing to submit to the City for Certificate of Appropriateness (COA) Class V (Site Plan Approval) Technical Advisory Committee Review (TAC) by February 21, 2019.
Carver Square <u>CRA GL #: 6621</u>	Design	8	<u>Building Permits</u> : Construction documents are 90% complete, to be complete at 100% in March 2020. 17 Right of Way (ROW) Sketch and Legal Documents submitted to the City Engineering Department for review 2-18-20. Process will require City Commission approval (consent). Building Permit for single family vertical construction review to be submitted by 2-25-20.
Corey Isle CRA GL#: 6621	Design	8	<u>Development Agreement</u> : Agreements with the CLT were Approved at the 11-19-19 CRA Board Meeting. <u>Re-Platting</u> : Approved by Planning and Zoning Board on 10-21-2019 and City Commission on 11-19-19. Plat recorded on 11-27-19 OR BK129/PG142. All addresses assigned. <u>Site</u> : Temporary Fence installed to prevent illegal dumping. Coordination of Site Work preparation. Contractor executed Contract on 2-13-20 for Site Work. Permits submitted 2-18-2020. Site Work to commence in February/March 2020. <u>Construction Documents</u> : Surveys 100% complete. Master permit for vertical construction is approved. Ongoing coordination with City related to infrastructure improvements and to discuss scheduling and coordination of construction. Individual permits pending submittal. Anticipate individual permit submittal and construction commencement of single family homes in March 2020.

<p>Historic House House Relocation CRA GL #: 8405</p>	<p>Design</p>	<p>3</p>	<p><u>Historic Structure Relocation</u>: Relocated on <u>11-17-19</u>. <u>Site Work</u>: Permit Closed Out (C/O): <u>Closed 1-14-20</u>. <u>Foundation</u>: Permit issued: 11-21-19. House placed on foundation: 1-15-20. Permit Closed out (C/O): <u>Closed 2-14-20</u>. <u>Entitlements</u>: Historic Preservation Board approved Relocation: 7-3-19. City Commission approved: 8-20-19. <u>Local Historic Designation Application and Report submitted on 1-24-20</u>. <u>Scheduled for the 3-4-20 Historic Preservation Board Meeting</u> for a recommendation of approval. Requires two (2) City Commission meetings (first and second reading) for final approval. Preparing to submit Certificate of Appropriateness (COA) Class III Site Plan Modification in March 2020. Estimate 2-3 Months for review and approval. <u>Renovation</u>: Design - Work Assignment: Synalovski, Romanik, Saye prepared. Executed 1-13-20. Documents Due: 3-6-20. <u>Construction</u>: Permits and RFP for Renovation: TBD.</p>
<p>NW 600 Block Redevelopment CRA GL #: 5120</p>	<p>Conceptual Design</p>	<p>3</p>	<p><u>Entitlements</u>: <u>Future Land Use Map Amendment (FLUM) and Rezoning (RZ)</u>: Planning and Zoning Board Approved on 1-27-2020. <u>Scheduled for the 3-3-2020 City Commission meeting for approval</u>. Requires two (2) City Commission meetings (first and second reading) for final approval. <u>Conditional Use</u>: Proposed use beyond 150 feet from Atlantic Avenue requires a Conditional Use. Cannot submit for review until FLUM and Rezoning are approved. Submittal: TBD. <u>CRA Conceptual Design</u>: Architect completed conceptual design and presented at the 11-19-19 CRA Board meeting. Received positive feedback. <u>Hatcher Construction-Ground Lease Conceptual Design</u>: Architect provided proposed elevations to the CRA for review on 11-19-19. Comments received to reduce proposed square footage and height of building. Architect redesigning and preparing to present revised elevations at the 12-10-19 CRA Board meeting. Received positive feedback. The Developer has submitted to the Development Services Department for review.</p>

## Projects Completed

<p>Historic Wellbrock House Relocation CRA GL#: 8405</p>	<p>Corey Isle Replat (Lot 1 and Lot 2) CRA GL#: 6621</p>
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## Capital Improvement Projects

### CRA Managed

Project Name	Phase	CRA Sub-Area	Percentage Complete	Update
CRA Redevelopment Plan Amendment <u>CRA GL #: 8409</u>	N/A	1-8	N/A	Two public outreach meetings are scheduled for: <ul style="list-style-type: none"> <li>• 2-27-20 at the Arts Warehouse at 313 NE 3<sup>rd</sup> Street Delray Beach, FL 33444</li> <li>• 3-4-20 at Pompey Park at 1101 NW 2<sup>nd</sup> Street Delray Beach FL 33444.</li> </ul> Meetings begin at 6 pm, and the same information will be presented at both locations.
Wayfinding Signage <u>CRA GL #: 5236</u>	Design & Implementation	1-3	N/A	This project is anticipated to be discussed at the 3-24-20 CRA Board Meeting.
Fixed-Route Transportation Services <u>CRA GL #: 5320</u>	N/A	1-3	N/A	An update is anticipated to be discussed at the 2-25-20 CRA Board Meeting.
Point-to-Point Transportation Services <u>CRA GL #: 5320</u>	N/A	1-8	N/A	The proposed extended service area will take place before March 15, 2020.
SW Neighborhood Alleys <u>City Project #: 17-103</u> <u>CRA GL #: 5361</u> <u>CIP Proj. Map #: 7</u>	3 Alleys – Design	8	N/A	3 Alleys – FPL will resubmit two alley permits that needed modifications. One alley permit has been approved by City staff.
NE 3rd Street/NE 3rd Ave. Improvements <u>City Project #: 11-024</u> <u>CRA GL #: 5251</u> <u>CIP Proj. Map #: 2</u>	Design & Procurement	2	100%	This project will be managed by the City.

### Projects Completed

Fixed Route Transportation Services (Procured and Services Started) CRA GL #: 5320	Point to Point Transportation Services (Procured and Services Started) CRA GL #:5320
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## Capital Improvement Projects

### City Managed

Project Name	Phase	CRA Sub-Area	Percentage Complete	Update
Block 63 Alley <u>City Project #: 15-001</u> <u>CRA GL #: 5360</u> <u>CIP Proj. Map #: 6</u>  NW 5th Avenue Alleys Block 17 <u>City Project #: 15-040</u> <u>CRA GL #: 6206</u> <u>CIP Proj. Map #: 12</u>	Purchasing	8	Construction - Near Completion	City Commission adopted City Resolution No. 75-19 and awarded an agreement to Continental Construction USA for alley construction in Block 63 and Block 17 (NW 5 <sup>th</sup> Ave) in the amount of \$519,442. Construction is 90% done. Pending Completion: Pave block 17, swales needs to be done, bollards and stripping Block 63 they need to put the first lift and asphalt, bollards, swales and stripping. Second lift of asphalt anticipated by the 3 <sup>rd</sup> week of January. Final walk 1-24-20. Contractor is working on punch list items. Contract will be final when all punch list items completed. Project 99% done. Contractor finishing this week with punch list. Final walk on 2/25/20.
SW Neighborhood Alleys <u>City Project #: 17-103</u> <u>CRA GL #: 5361</u> <u>CIP Proj. Map #: 7</u>	2 Alleys – Construction	8	2 Alleys – Construction – 100%	Construction is 100% complete. Last pay application sent to City on 12-3-19. City needs to pay to the contractor and closeout the project. Last payment went to finance on 1-6-20. Sent purchasing all documentation for closeout. City needs to reimburse CRA with amount \$48,438.64 regarding the SW Neighborhood Alley Project(PN 17-103). Project closed.
NW Neighborhood Improvements <u>City Project #: 17-020</u> <u>CRA GL #: 5622</u> <u>CIP Proj. Map #: 9</u>	Design	4	N/A	At the 8-20-19 City Commission Meeting, Craig A. Smith & Associates (CAS) was awarded an agreement for the design of the NW Neighborhood Improvements for \$1,590,860. This project consists of improvements to the roads, alleys, sidewalks, street lighting, and sanitary and stormwater sewers, as well as, implementation of traffic calming and beautification. Kick off meeting: 9-10-19. PM waiting for schedule from CAS. CAS working on Survey, and subconsultant is cleaning drainage pipes. Additional information is available on the website: <a href="http://nwneighborhoodproject.com/">http://nwneighborhoodproject.com/</a>
SW 3rd Court, SW 4th Street, SW 6th Street, and SW 7th Avenue <u>City Project #: 17-108</u> <u>CRA GL #: 5351</u> <u>CIP Proj. Map #: 4</u>	Purchasing	8	Designs – 100%	The solicitations for both the Construction Engineering Inspector (CEI) Services and Construction were advertised for Construction Engineering Inspector (CEI) and Construction bid. CEI RFQ and ITBC went to City Commission on 2-11-20 and awarded to Baxter Woodman (CEI) and Ric-Man (GC). First payment for design of FPL lights went to FPL on January. Additional information is available on the website: <a href="http://sw4thstreet.com/">http://sw4thstreet.com/</a>

<p>Osceola Park Neighborhood Imp. <u>City Project #: 16-095</u> <u>CRA GL #: 5510</u> <u>CIP Proj. Map #: 8</u></p>	Purchasing	7	Designs – 100%	<p>Consultant provided the city with 100% set the end of August 2019. Planning and Zoning Board approved on 10-21-19. Project Manager sent plans to Purchasing for advertise ITBC. Construction Engineering Inspector (CEI) RFQ advertised on 9-24-19, due: 10-23-19. ITBC bid opening on 11-26-19. Purchasing sent to consultant and PM: All bid tabulations and submittal from bidders to check and give recommendation. FPL is still in the design phase for the relocation work and design phase for the decorative lighting. FPL agenda for design and construction for the money is going to City Commission after City Attorney review and approve agenda. CEI RFQ was advertise on September 23,19. RFQ closing date is 10-23-19. Technical Evaluation on 11-26-19. City and CEI had negotiation meeting on 1-10-20, Still negotiation with CEI. After City will go with CEI and ITBC to City Commission recommended for award of the project. FPL agenda for the design and construction of the LED lighting and alley lighting was approved by commission in February. City is going to Commission on March 3, 2020 to award the contract with the CEI and the Contractor. Additional information is available on the website: <a href="http://osceolaparkproject.com/">http://osceolaparkproject.com/</a></p>
<p>Swinton &amp; Atlantic Intersection <u>City Project #:</u> <u>CRA GL #: 5253</u> <u>CIP Proj. Map #: 3</u></p>	N/A	2 & 3	N/A	<p>Consultant (TY Lin) is working on the design. T.Y. Linn designed four (4) conceptual drawings for the improvements. Staff and T.Y. Linn submitted the conceptual drawings to FDOT for initial approvals in July 2019. T.Y. Linn presented proposals to the City Commission (individually) and is creating a new conceptual drawing based on their input. T.Y. Linn met with individual City Commissioners to get their ideas of what the intersection should look like and is modifying the drawings accordingly. City PM have a scheduled progress meeting to discuss the final conceptual design with Staff on 10-30-19. Staff is planning to present the final design concept after the new year to the new City Manager and Assistant City Manager. Upon approval from the CM, public outreach support will begin.</p>
<p>Old School Square Building Maintenance <u>City Project #: 17-010</u> <u>CRA GL #: 5201</u> <u>CIP Proj. Map #: 1</u></p>	Construction	2	N/A	<p>A requisition has been entered into Tyler for the 3 phase electrical upgrade work. Shiff Construction received the permit from the City Building Dept. to install the 3 phase electrical upgrades, commencement tentatively scheduled for November 2019. Shiff Construction received the building permit. Shiff installed temporary 3 phase service to the carousel for this holiday season. Shiff will install the permanent 3 phase upgrades in January 2020. Kone has fallen behind schedule (+/- 6 weeks) with the first unit; unit (2) is 95% complete. Work on Elevator No. (1) delayed until the first unit is completed. Overall projected completion date March 2020.</p>

## Projects Completed

Block 63 Alley City Project #: 15-001 CRA GL #: 5360 NW 5th Avenue Alleys - Block 17 City Project #: 15-040 CRA GL #: 6206	Old School Square Building Maintenance City Project #: 17-092 CRA GL #: 5201
SW Neighborhood Alleys City Project #: 17-103 CRA GL #: 5361	Sidewalks in CRA District Project City Project #: 16-002

## Parks & Recreation Projects

### City Managed

Project Name	Phase	CRA Sub-Area	Percentage Complete	Update
Merritt Park Playground <u>City Project #:</u> <u>CRA GL #: 5355</u> <u>CIP Proj. Map #: 5</u>	N/A	8	N/A	The new playground was completed at the end of January and a ribbon cutting ceremony took place on 2-10-20.
Pompey Park Master Plan <u>City Project #: 16-102</u> <u>CRA GL #: 5661</u> <u>CIP Proj. Map #: 10</u>	Design	4	Schematic Designs – 100%	Schematic Designs 100%. The anticipated construction start date for this project is Mid-2021. An RFQ for Design Services to prepare the Construction Documents will be advertised later this year. The anticipated construction start date for this project is Mid-2021. The proposals for the final design were received on 10-11-19. An RFQ for Design Services was advertised on 9-11-19. The solicitation date ended on 10-11-19. Four (4) proposals were received. The Technical Evaluations of the proposals were conducted on 11-20-19, with the Proposer's interviews/presentation scheduled for 12-9-19. The City is currently reviewing the top ranked Proposer's fee schedule. The anticipated construction start date for this project is Mid-2021.



## Development Services Projects

### City Managed

Project Name	Phase	CRA Sub-Area	Percentage Complete	Update
Osceola Park Master Plan	N/A	7	N/A	The plan was adopted by City Commission on 2-11-20.