



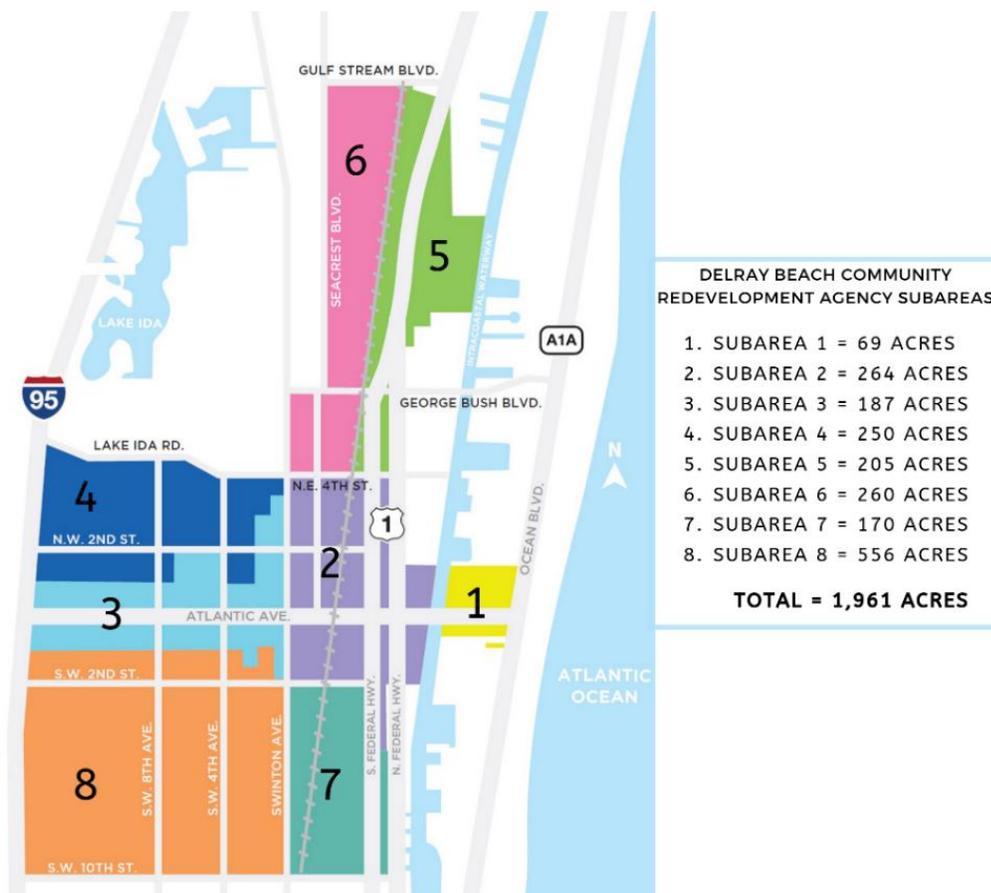
# Delray Beach Community Redevelopment Agency

## August 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.



## Overview of Projects by CRA Sub-Area

<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> <li>• 22 N. Swinton Avenue Rehabilitation</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> : a Land Use Amendment (Residential to Commercial): Approved. A 60 day extension was requested and approved by the CRA Board on 11-19-19. Class V Site Plan and Conditional Use submitted to the City on February 2-27-20. The City issued comments to the Developer. The CRA has obtained a consultant to review and access the Developer's plans and City comments. Virtual Workshop: 6-18-20. Developer is addressing comments from the City and from the Virtual Workshop.
98 NW 5 <sup>th</sup> Avenue Renovation <u>CRA GL #: 6208</u>	Design	3	<u>Site Plan Approval</u> : Certificate of Appropriateness (COA) Class III (Site Plan Modification) and Waiver request. Consultant has worked to address remaining minor Technical Advisory Committee (TAC) comments. CRA resubmitted to Development Services (TAC) on 8-7-20 for review. Once plans are deemed technically compliant, construction drawings will be submitted to the Building Department for review. Historic Preservation Board tentatively scheduled: 9-2-2020 (Waiver Request). City Commission tentatively scheduled: 9-22-20 (Waiver Request). Historic Preservation Board tentatively scheduled: 10-7-20 (Site Plan).
95 SW 5 <sup>th</sup> Avenue Design <u>CRA GL #: 6214</u>	Design	3	<u>Site Plan Approval</u> : Certificate of Appropriateness (COA) Class V (Site Plan Approval) request. <u>Downtown Development Authority Board</u> : Approved 5-11-20. Consultant has worked to address the Technical Advisory Committee (TAC) comments. CRA resubmitted to Development Services (TAC) on 8-7-20 for review. Once plans are deemed technically compliant, project will be placed on a Board agenda and construction plans will be submitted to building department for review.
Carver Square <u>CRA GL #: 6621</u>	Design	8	<u>Building Permits</u> : Construction plans for the four (4) single family models submitted to building department for preliminary vertical construction review: 3-17-20. Building department provided comments: 5-20-20. Consultant addressing comments and finalizing civil drawings. Preparing to submit for individual building permits. Coordination with consultant and utility companies to modify service from overhead to underground ongoing. Right-of-Way (ROW) Dedications (17): City Commission: Approved: 7-21-20.
Corey Isle <u>CRA GL#: 6621</u>	Design	8	<u>Development Agreement</u> : Agreements with the CLT were Approved at the 11-19-19 CRA Board meeting. Amendment Approved at the 7-28-20 CRA Board meeting. <u>Re-Platting</u> : Plat recorded on 11-27-19 OR BK129/PG142. <u>Site</u> : Site work/pad preparation completed 3-31-20. <u>Construction Documents</u> : Master permit for vertical construction was approved. Individual permits for the first three (3) homes submitted to Building Department for plan review: 3-10-20.

			Consultant addressed comments. CRA resubmitted corrections for permit issuance on 7-28-20, as well as, the seven (7) remaining permits (10 SF permits are in review at the Building Department). Ongoing coordination with City related to neighborhood improvements. Right-of-Way (ROW) Dedications and General Utility Easements (8): City Commission: Approved: 7-7-20; recorded 7-17-20.
22 N. Swinton Avenue Renovation Historic House House Relocation <u>CRA GL #: 8405</u>	Design	3	<u>Historic Designation</u> : Application/Report submitted: 1-24-20. Historic Preservation Board: Approved 7-1-2020. City Commission: 8-18-20 (first reading); 9-10-20 (second reading). <u>Renovation</u> : Submitted Change of Use and (COA) Class IV Site Plan Modification: 6-5-2020. Received Comments: 7-9-20. Consultant working to address comments. <u>Downtown Development Authority</u> : Approved 7-13-2020. <u>Construction</u> : Permits and RFP for Renovation: TBD. Temporary Construction Fence installed. Temporary ADA ramp approved and pending installation once CRA office reopens to the public.
NW 600 Block Redevelopment <u>CRA GL #: 5120</u>	Conceptual Design	3	<u>Future Land Use Map Amendment (FLUM) and Rezoning (RZ)</u> : Planning and Zoning Board: Approved: 1-27-2020. City Commission: Approved: 3-3-2020 (first reading). City Commission: Scheduled for 8-18-20 (second reading). <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> : CRA Board discussed project and directed staff to proceed with Site Plan Option A. Architectural and Design Services: RFQ OTB: August. <u>Hatcher Construction-Ground Lease Conceptual Design</u> : Architect provided proposed elevations to the CRA for review on 11-19-19. The Developer has submitted formal site plan package to the Development Services Department for review. The City has issued comments to the Developer and is addressing comments and preparing to resubmit.

## Projects Completed

Historic Wellbrock House Relocation <u>CRA GL#: 8405</u>	Corey Isle Replat (Lot 1 and Lot 2) <u>CRA GL#: 6621</u>
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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	On 6-23-20, the CRA Board approved a pause due to the nature of the Project and the concerns surrounding public gatherings in light of the COVID-19 pandemic.
Wayfinding Signage <u>CRA GL #: 5236</u>	Design & Implementation	1-3	N/A	On 7-28-20, the CRA Board approved the final sign array. This project moves on to the next step elaboration of bid documents.
Fixed-Route Transportation Services <u>CRA GL #: 5320</u>	N/A	1-3	N/A	Look out for the new look of the shuttles once service resumes.
Point-to-Point Transportation Services <u>CRA GL #: 5320</u>	N/A	1-8	N/A	Freebee is reaching out to local and non-local businesses to advertise on Freebee vehicles. Regular service hours and safety precautions for the drivers and riders are still in effect. Additional information is available on the website: <a href="https://delraycra.org/transportation/">https://delraycra.org/transportation/</a>
SW Neighborhood Alleys City Project #: 17-103 <u>CRA GL #: 5361</u> <u>CIP Proj. Map #: 7</u>	3 Alleys – Design	8	N/A	3 Alleys – AT&T, Comcast and CRA staff are resolving pole location issues.
324 & 325 NE 3 <sup>rd</sup> Ave Infrastructure Improvement Grant Water Main Project <u>CRA GL #: 5251</u>	N/A	2	N/A	<u>Grant Amount: \$250,000.00</u> Construction is almost completed. Contractor is waiting to receive urban boxes to be installed as per City's requirements. The progress of this project is approximately 85%.

### Projects Completed

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

## City Managed

Project Name	Phase	CRA Sub-Area	Percentage Complete	Update
NW Neighborhood Improvements <u>City Project #: 17-020</u> <u>CRA GL #: 5622</u>	Design	4	N/A	<u>Craig A. Smith &amp; Associates (CAS)</u> was awarded an agreement for the design of the NW Neighborhood Improvements for \$1,590,860.00. -Q/A on the CAS portion of our Draft Conceptual Design report. Unfortunately, the Traffic counterparts are running 1-2 weeks behind schedule. 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>	Construction	8	Construction – TBD	<u>Baxter Woodman</u> was awarded an agreement for construction, engineering and inspection services (CEI) for \$587,416.00. <u>Ric-Man</u> was awarded an agreement for general contractor construction services (GC) for \$5,648,785.00. Project Commenced in June. Work Completed: -Reclaimed Water Main – Crews installed the 8” PVC RWM on SW 7th Ave between SW 4th St to SW 3rd St. -Drainage Structures – Crews installed new drainage structures and pipe at the intersection of SW 4th St and SW 7th Ave. -Alleyway 4 – Crews finished pouring the new 8” Pervious Concrete Pavement. -Alleyway 6 – Crews finished placing the 6” Base Rock and started framing up and pouring the 12” Header Curbs. -Alleyway 2 – Crews began televising the existing Sanitary Sewer mainline and installation of new Sewer Clean Outs have been completed. -SW 7th Ave/Corey Isle Future Site – Existing Sanitary Sewer Laterals were extended to the new Right of Way for future connections. -SW 7th Ave/Corey Isle Future Site – adding new 2” water service lines to the Right of Way for future connections. -SW 4th Street between SW 10th Ave to SW 12th Ave - Crews finished pouring the Sidewalks that were removed during installation of the RWM. Additional information is available on the website: <a href="http://sw4thstreet.com/">http://sw4thstreet.com/</a> Social Media Page Links Below: <a href="https://www.facebook.com/SW4thStreet/">https://www.facebook.com/SW4thStreet/</a> <a href="https://twitter.com/sw4th">https://twitter.com/sw4th</a>
Osceola Park Neighborhood Imp. <u>City Project #: 16-095</u> <u>CRA GL #: 5510</u>	Construction	7	Construction – TBD	<u>Baxter Woodman</u> was awarded an agreement for construction, engineering and inspection services (CEI) for \$495,953.00

				<p><u>Ric-Man</u> was awarded an agreement for general contractor construction services (GC) for \$4,056,327.00.</p> <ul style="list-style-type: none"> <li>-Commence construction: Mid July 2020.</li> <li>-CEI notifying neighbors that construction will begin soon.</li> <li>-Contractor preparing staging area for construction.</li> <li>-Tentative completion date for Phase I: Spring 2021.</li> </ul> <p>Contractor to continue clearing and grubbing in alleyways. A storage yard has been secured.</p> <p>Additional information is available on the website:  <a href="http://osceolaparkproject.com/">http://osceolaparkproject.com/</a>          Social Media Page Links Below:  <a href="https://www.facebook.com/OsceolaPark/">https://www.facebook.com/OsceolaPark/</a>  <a href="https://twitter.com/osceola_park">https://twitter.com/osceola_park</a></p>
Swinton & Atlantic Intersection <u>City Project #:</u> <u>CRA GL #: 5253</u>	N/A	2 & 3	N/A	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. City PM scheduled progress meeting to discuss the final conceptual design with Staff: 10-30-19. Staff is waiting on direction from City Manager (CM). Upon approval from the CM, public outreach support will begin.
NE 3rd Street Improvements <u>City Project #: 11-024</u> <u>CRA GL #: 5251</u>	N/A	2	N/A	City is managing project. Coordination is ongoing. At this time, the City is writing the Service Authorization in order to have the consultant manage the project. City is waiting for 100% design plans from consultant. City is working in a design build RFQ.
Old School Square Building Maintenance <u>City Project #: 17-092</u> <u>CRA GL #: 5201</u>	N/A	3	N/A	Waiting on the final re-inspection from Juan (Public Works) to approve the changes from Shiff Construction.

## Projects Completed

Block 63 Alley City Project #: 15-001 <u>CRA GL #: 5360</u> NW 5th Avenue Alleys - Block 17 <u>City Project #: 15-040</u>	Sidewalks in CRA District Project <u>City Project #:16-002</u>	SW Neighborhood Alleys <u>CRA GL #:5361</u>
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## Parks & Recreation Projects

### City Managed

Project Name	Phase	CRA Sub-Area	Percentage Complete	Update
Pompey Park Master Plan <a href="#">City Project #: 16-102</a> <a href="#">CRA GL #: 5661</a>	Design	4	Schematic Designs – 100%	Anticipated construction start date: Mid-2021. An RFQ for Design Services to prepare the Construction Documents was advertised. Four (4) proposals were received. Direction was given on 7/14/20 to move forward in the process. Negotiations with the top ranked firm is currently in process.

### Projects Completed

Merritt Park Playground <a href="#">CRA GL #: 5355</a>
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## Development Services Projects

### City Managed

### Projects Completed

Osceola Park Master Plan
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