



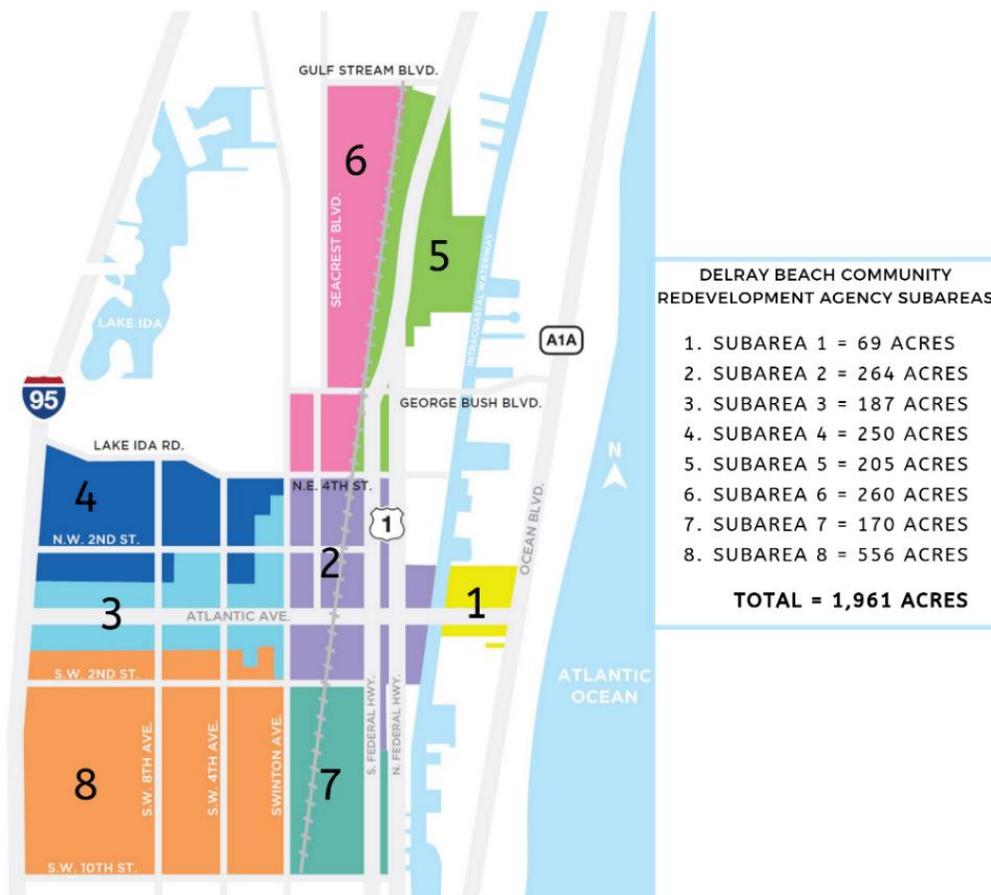
Delray Beach Community Redevelopment Agency

January 2021 Monthly Work Plan Report

OVERVIEW

On September 29, 2020, the CRA Board of Commissioners adopted the Work Plan and Budget for Fiscal Year 2020-21. 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"> • N/A 	<u>Sub-Area 6</u> N/A
<u>Sub-Area 3</u> <ul style="list-style-type: none"> • SW 600-800 W. Atlantic Avenue Development • NW 600 Block Redevelopment • 98 NW 5th Avenue Rehabilitation • 95 SW 5th Avenue Development • 22 N. Swinton Avenue Rehabilitation 	<u>Sub-Area 7</u> <ul style="list-style-type: none"> • Osceola Park Neighborhood Imp. (CIP)
<u>Sub-Area 4</u> <ul style="list-style-type: none"> • Pompey Park Master Plan (CIP) • NW Neighborhood Improvements (CIP) 	<u>Sub-Area 8</u> <ul style="list-style-type: none"> • SW 3rd Court, SW 4th Street, SW 6th Street, and SW 7th Avenue (CIP) • SW Neighborhood Alleys (CIP) • Merritt Park Playground (CIP) • Corey Jones Isle Workforce Housing • Carver Square Workforce Housing
<u>Projects in Multiple Sub-Areas</u>	
<u>Sub-Areas 1-8</u> <ul style="list-style-type: none"> • Connect Delray Beach - Freebee • Wayfinding Signage • CRA Redevelopment Plan 	

Redevelopment Projects/Improvements

Project Name	Phase	CRA Sub-Area	Update
Request for Proposals 600-800 Blocks of W. Atlantic Avenue – BH3 Management, LLC	N/A	3	<u>Small Scale Land Use Map Amendment and Rezoning</u> : a Land Use Amendment (Residential to Commercial): Approved. At the 12-17-2020 Special Set CRA Board Meeting, the Board approved CRA Staff entering into negotiations with BH3 with the purpose of bringing before the CRA Board a Fourth Amendment for the CRA Board's review at the January 26, 2021, CRA Board Meeting.
98 NW 5 th Avenue Renovation <u>CRA GL #: 6208</u>	Design	3	Site Plan & Waiver Approved. Class III (Site Plan) and Waiver request. <u>Historic Preservation Board</u> (Waiver): Approved: 9-2-2020. <u>City Commission</u> (Waiver): Approved: 9-22-20. <u>Historic Preservation Board</u> (Site Plan) Approved: 10-7-20. Consultant is working on Site Plan Certification. <u>Construction Documents</u> : Construction drawings are being finalized for submission to the Building Department for review.
95 SW 5 th Avenue Design <u>CRA GL #: 6214</u>	Design	3	<u>Site Plan Approval</u> : Class V (Site Plan) request. <u>Downtown Development Authority Board</u> : Approved 5-11-20. CRA Consultant resubmitted project to address TAC comments. Once plans are deemed technically compliant, project will be placed SPRAB 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> : Consultant provided individual permits sets for building permit submittal. Submittal on hold. <u>Bid #CRA No. 2020-01 Development & Disposition of Properties</u> RFP Issued: 9-28-20; Submittal Deadline: 10-30-20. RFP Award: 1-26-21 CRA Board Meeting. Information related to the above RFP can be found here: https://delraycra.org/bids/
Corey Jones Isle <u>CRA GL#: 6621</u>	Design	8	<u>Consultant Agreement</u> : Pasquale Kuritzky Architects Consultant Contract First Amendment: 1-26-21 CRA Board Meeting. <u>Building Permits/Construction Status</u> : All ten (10) single family homes are under construction. Progress is at various stages. Three (3) homes to be completed by early March 2021. Overall project to be completed by May 2021. The adjacent City/CRA neighborhood improvement project is scheduled to be complete by the end of April 2021.
Historic Wellbrock House Historic Preservation Project <u>CRA GL #: 8405</u>	Design	3	Site Plan Approved. Historic Designation Approved. Renovation: <u>Downtown Development Authority</u> : Approved 7-13-2020. Class IV (Site Plan) request: <u>Historic Preservation Board</u> : Approved: 10-7-2020. Consultant is working on TAC conditions for Site Plan Certification. Construction documents are being finalized.

			<u>Construction Documents:</u> Construction drawings are being finalized for submission to the Building Department for review.
NW 600 Block Redevelopment <u>CRA GL #: 5120</u>	Conceptual Design	3	FLUM and Rezoning Approved. <u>Conditional Use:</u> Proposed use beyond 150 feet from Atlantic Avenue requires a Conditional Use depending on use. Submittal: TBD. <u>CRA Conceptual Design:</u> CRA Board: Selected Site Plan Option A. Architectural and Design Services: RFQ: TBD. <u>Hatcher Construction-Ground Lease Conceptual Design:</u> Developer has submitted formal site plan package to the Development Services Department for review. Conditional Use: Approved 1-5-2021. SPRAB Approval: Scheduled: 2-10-21.

Projects Completed

Historic Wellbrock House Relocation <u>CRA GL#: 8405</u>	Corey Jones Isle Replat (Lot 1 and Lot 2) <u>CRA GL#: 6621</u>
Historic Wellbrock House Local Historic Designation <u>CRA GL#: 8405</u>	NW 600 Block Future Land Use Map Amendment and Rezoning <u>CRA GL#: 5120</u>

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	Consultant is working on the following: <ul style="list-style-type: none"> • Bid documents • Refining the map of sign locations and content
Fixed-Route Transportation Services <u>CRA GL #: 5320</u>	N/A	1-3	N/A	The last day of Notice of Termination of Agreement for Transportation Services was on 1-12-21.
Point-to-Point Transportation Services <u>CRA GL #: 5320</u>	N/A	1-8	N/A	Freebee continues to reach 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: https://delraycra.org/transportation/
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 and CRA staff are resolving pole location issues.

Projects Completed

324 & 325 NE 3 rd Ave/Water Main Infrastructure Improvement Grant <u>CRA GL #: 5251</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 & Associates (CAS)</u> was awarded an agreement for the design of the NW Neighborhood Improvements for \$1,590,860. -CAS and the City had meeting on comments for QA/QC the conceptual design report: 10-1-20. Final Report to City on November 13 . City is evaluating how to proceed with design (RFQ). Additional information is available on the website: http://nwneighborhoodproject.com/
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. <u>Ric-Man</u> was awarded an agreement for general contractor construction services (GC) for \$5,648,785. Project commenced in June. Monthly project status: <u>Work Completed:</u> -SW 6 th St between SW 7 th Ave to SW 8 th Ave – crews began installing new drainage pipe and structures. -SW 6 th St between SW 5 th Ave to SW 8 th Ave – Crews continue with installing new drainage pipe and structures. -SW 7 th Ave between SW 2 nd St to SW 1 st St – Crews to finished adding new sanitary sewer laterals to empty lot. Additional information is available on the website: http://sw4thstreet.com/ Social Media Page Links Below: https://www.facebook.com/SW4thStreet/ https://twitter.com/sw4th
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. <u>Ric-Man</u> was awarded an agreement for general contractor construction services (GC) for \$4,056,327. - Commence construction: Mid July 2020. Project Status: <u>Work completed:</u> -SE 4 th Ave between SE 7 th St to SE 9 th St – Crews continued installing new concrete sidewalks & driveways. -SE 4 th Ave between SE 7 th St to SE 9 th St – Pavement Reconstruction continues with installing new Sidewalks & Driveways. -SE 4 th Ave between SE 9 th St to SE 10 th St – Pavement Reconstruction continues with excavation for the new road base and installation of the 8” Rock Base.

				<p>-Alleyway 3 – Installation of the 12” Concrete Header Curbs to begin.</p> <p>Additional information is available on the website: http://osceolaparkproject.com/</p> <p>Social Media Page Links Below:</p> <p>https://www.facebook.com/OsceolaPark/</p> <p>https://twitter.com/osceola_park</p>
<p>NE 3rd Street Improvements</p> <p>City Project #: <u>11-024</u></p> <p>CRA GL #: <u>5251</u></p>	N/A	2	N/A	<p>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. City is waiting for 100% design plans from consultant. City is negotiating a design build contract.</p>