



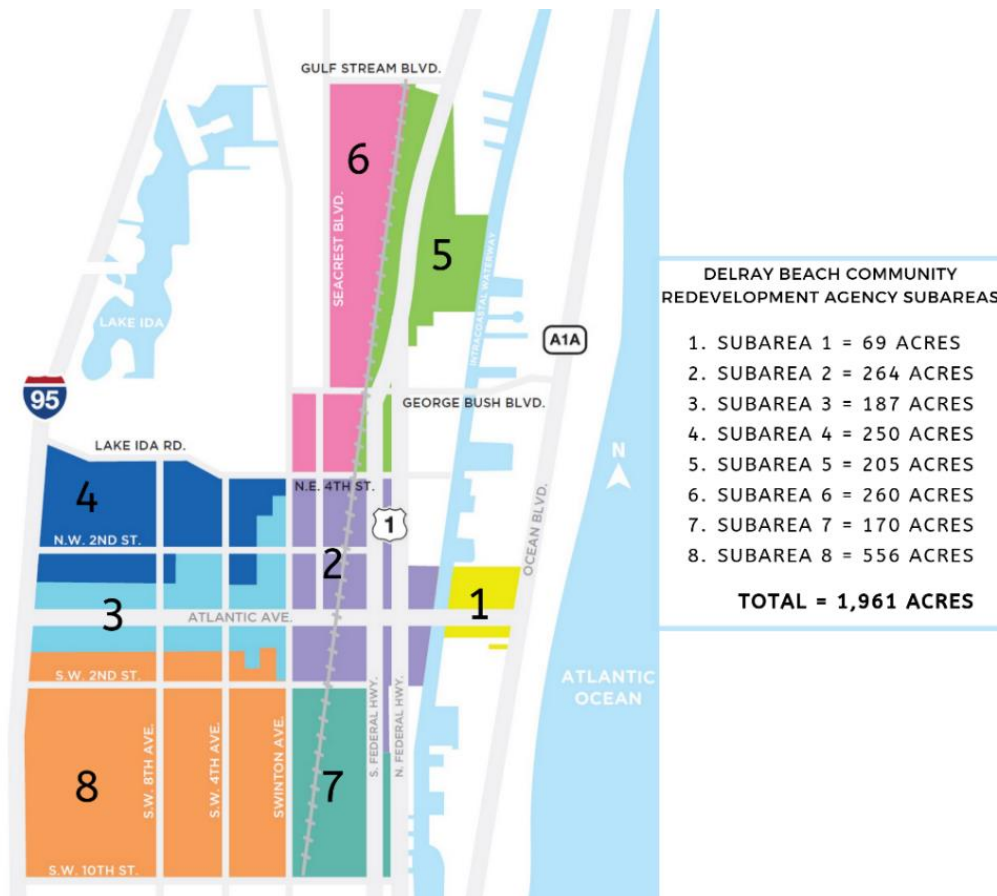
# Delray Beach Community Redevelopment Agency

## September 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> <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. <b>Historic Preservation Board (Waiver): Approved: 9-2-2020.</b> <b>City Commission (Waiver): Approved: 9-22-20.</b> <b>**Waiver Approved.</b> <u>Historic Preservation Board (Site Plan)</u> Scheduled: 10-7-20. <u>Construction Documents</u> : Consultant has worked to address remaining minor Technical Advisory Committee (TAC) comments. Once Board approves Site Plan, construction drawings will be finalized and submitted to the Building Department for review. Tentative submittal date: 11-1-2020.
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; Received additional TAC comments: 9-15-20. Consultant addressing 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> : Construction plans for the four (4) single family models were submitted to building department for preliminary vertical construction review. 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. <u>City Commission</u> : Right-of-Way Dedications: Approved: 7-21-20; recorded 7-31-2020.
Corey Isle <u>CRA GL#: 6621</u>	Design	8	<u>Development Agreement (CLT)</u> : Approved: 11-19-19. <u>Agreement Amendment</u> : Approved: 7-28-20. <u>Re-Platting</u> : Plat recorded on 11-27-19 OR BK129/PG142. <u>Site</u> : Site work/pad preparation completed 3-31-20. <b>Sold/Closed (CLT): Three (3) Lots: 9-10-20.</b> <u>Construction Documents</u> :

			<p><b>Building Permit Issued: Three (3) Lots: 8-31-20. Construction has begun on the first three (3) lots.</b></p> <p>Building Permits Pending: Seven (7) Lots: Resubmitted corrections for the remaining lots on 9-16-20. In review.</p> <p>Ongoing coordination with City related to neighborhood improvements.</p> <p><u>City Commission:</u> Right-of-Way Dedications and General Utility Easements: Approved: 7-7-20; recorded 7-17-20.</p>
22 N. Swinton Avenue Renovation Historic House House Relocation <u>CRA GL #: 8405</u>	Design	3	<p><u>Historic Designation:</u> Application/Report submitted: 1-24-20.</p> <p><u>Historic Preservation Board:</u> Approved 7-1-2020.</p> <p><u>City Commission:</u> 8-18-20 (first reading); Approved.</p> <p><b><u>City Commission: 9-10-20 (second reading); Approved.</u></b></p> <p><b>**Historic Designation Approved.</b></p> <p><u>Renovation:</u> Submitted Change of Use and (COA) Class IV Site Plan Modification: 6-5-2020. Resubmitted to Development Services for Technical Advisory Committee (TAC) approval. Pending City Approval.</p> <p><u>Downtown Development Authority:</u> Approved 7-13-2020.</p> <p><u>Historic Preservation Board:</u> Tentative: 10-7-2020.</p> <p><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.</p>
NW 600 Block Redevelopment <u>CRA GL #: 5120</u>	Conceptual Design	3	<p><u>Future Land Use Map Amendment (FLUM) and Rezoning (RZ):</u></p> <p><u>Planning and Zoning Board:</u> Approved: 1-27-2020.</p> <p><u>City Commission:</u> 3-3-2020 (first reading).; Approved.</p> <p><b><u>City Commission: 8-18-20 (second reading); Approved.</u></b></p> <p><b>**FLUM and Rezoning Approved.</b></p> <p><u>Conditional Use:</u> Proposed use beyond 150 feet from Atlantic Avenue requires a Conditional Use depending on use. Submittal: TBD.</p> <p><u>CRA Conceptual Design:</u> CRA Board: Selected Site Plan Option A.</p> <p>Architectural and Design Services: RFQ OTB: October.</p> <p><u>Hatcher Construction-Ground Lease Conceptual Design:</u> Developer has submitted formal site plan package to the Development Services Department for review. The City has issued comments. Developer has resubmitted to Development Services to address comments. Pending City review.</p>

## Projects Completed

Historic Wellbrock House Relocation <u>CRA GL#: 8405</u>	Corey 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"> <li>• Bid documents</li> <li>• Final pantone selection</li> <li>• Refining the map of sign locations and content.</li> </ul>
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 continues to reach out to local and non-local businesses to advertise on Freebee vehicles. Lionfish Delray Beach is the 1 <sup>st</sup> advertiser using a Freebee vehicle. 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 <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.
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 still waiting to receive the urban boxes lids which are expected to ship on 9-20-20 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. -CAS sent conceptual design report on August 28, 2020. PM sent report review and comment. City reviewing conceptual design report, will send comments to CAS: 9-23- 2020. 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: - SW 7 <sup>th</sup> Ave from SW 2 <sup>nd</sup> St to SW 3 <sup>rd</sup> St – Sanitary Sewer Main Replacement to be completed: 9-11-20. - SW 4 <sup>th</sup> Street from SW 8 <sup>th</sup> Ave to SW 10 <sup>th</sup> Ave – Sidewalk and Driveway removal and replacement started. - Alleyway 7 South Section – Pervious Concrete completed. - - Alleyway 7 North Section – Crews installed 6” Rock Base and begun framing up and pouring 12” Header Curbs. - SW 7 <sup>th</sup> Ave between SW 2 <sup>nd</sup> Street to SW 3 <sup>rd</sup> Street – Installing new drainage structures and pipes to begin. - SW 4 <sup>th</sup> Street between SW 8 <sup>th</sup> Ave to SW 10 <sup>th</sup> Ave – Sidewalk and Driveway Removal and Replacement to continue. - SW 4 <sup>th</sup> Street between SW 7 <sup>th</sup> Ave to SW 8 <sup>th</sup> Ave – Roadway excavation for the Pavement Reconstruction to begin. - Alleyway 7 North Section – Complete the installation of the 12” Header Curbs and possibly begin Pervious Concrete. 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 <u>Ric-Man</u> was awarded an agreement for general contractor construction services (GC) for \$4,056,327.00. -Commence construction: Mid July 2020. Work Completed: -Crossing SE 2nd Street with replacing the gravity sewer.

				<p>-Installed temporary asphalt where crossed SE 2nd Street.</p> <p>-Clearing and grubbing alleyway 3.</p> <p>-Pre-Inspection: Crews began to CCTV existing gravity sewer.</p> <p>-Alleyway 6: SE 2<sup>nd</sup> Street (S): Replacing the gravity sewer.</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	<b>The project is completed and final payment has been processed. This project is closed out.</b>

## Projects Completed

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

## Parks & Recreation Projects

### City Managed

Project Name	Phase	CRA Sub-Area	Percentage Complete	Update
Pompey Park Master Plan City Project #: 16-102 <u>CRA GL #: 5661</u>	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. Negotiation Meeting No. 1 with said firm is scheduled for 9-1-20.

### Projects Completed

Merritt Park Playground <u>CRA GL #: 5355</u>
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## Development Services Projects

### City Managed

### Projects Completed

Osceola Park Master Plan
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