

Corey Isle Workforce Housing Development Project Update



July 2020

Contract for Architectural Services with Pasquale Kuritzky, Inc.:

- Executed (3-year term): January 11, 2018
- Notice to Proceed Issued: January 17, 2018

Contract Negotiations with Delray Beach Community Land Trust:

Purchase and Sale Agreement: ten (10) vacant single-family residential lots (\$5,000.00)

- Executed: January 15, 2020

Amendment to Purchase and Sale Agreement:

- CRA Board Agenda Item: July 28, 2020

Construction Loan Agreement: ten (10) single-family workforce housing units (\$2,454,350.00)

- Pending

Mortgage and Security Agreement: \$2,454,350.00

- Pending

A Promissory Note: \$2,454,350.00

- Pending

Replat: Lots 1 & 2

- CRA Processed & Completed: Recorded on November 27, 2019

Property Address Assignment:

CRA Coordination with City & County – Completed

- Completed: City assigned addresses
- Completed: County assigned parcel control numbers

Florida Power & Light:

CRA Coordination with Utility Provider – Completed

- Met with FPL to discuss project
- FPL installed additional equipment to support project demands

City Infrastructure Improvements:

CRA Coordination with City Engineering Department

- City SW Infrastructure Project – Project Commencement: June 2020.
- Ongoing Coordination with City
- CEI Baxter Woodman/GC Ric Man

Temporary Water for Construction:

CRA Coordination with City Utility Department – Completed

Site Permits/Site Prep:

- CRA submitted and processed: Ten (10) separate permits – Completed
- Pad Preparation: Completed by GC

Building Permits:

- CRA submitted and processed Master Permit: Approved
- CRA submitted and processing: Permits for Lots 1, 2 & 3 - Submitted to the Building Department for review
- Consultant working with City to address outstanding Building Permit Comments for Lots 1, 2 & 3
- CRA will submit and process: Seven (7) remaining single family residential permits will be submitted to the Building Department once all comments have been addressed for Lots 1, 2 & 3
- CRA Paid: Water and sewer impact fees paid for Lots 1, 2 & 3 (July: \$7,491.00)

Building Permit Plan Review Status:

Planning and Zoning	Disapproved Status: Requires Engineering approval to sign off on permit
Public Utilities	Approved
Engineering	Disapproved Status: Consultant & GC addressing comments
Environmental Services	Disapproved Status: Consultant & GC addressing comments
Building/Planning Review	Disapproved Status: Consultant & GC addressing comments. Requires all disciplines to approve prior to signing off on permit.
Mechanical	Approved
Plumbing	Approved
Electrical	Approved
Landscaping	Approved
Irrigation	Approved

CRA Processing: Required Dedications and Easements:

Right of Way – 2' Alley Dedication (8 Lots)

- City Commission Approved: July 7, 2020

10' General Utility Easement (8 Lots)

- City Commission Approved: July 7, 2020