



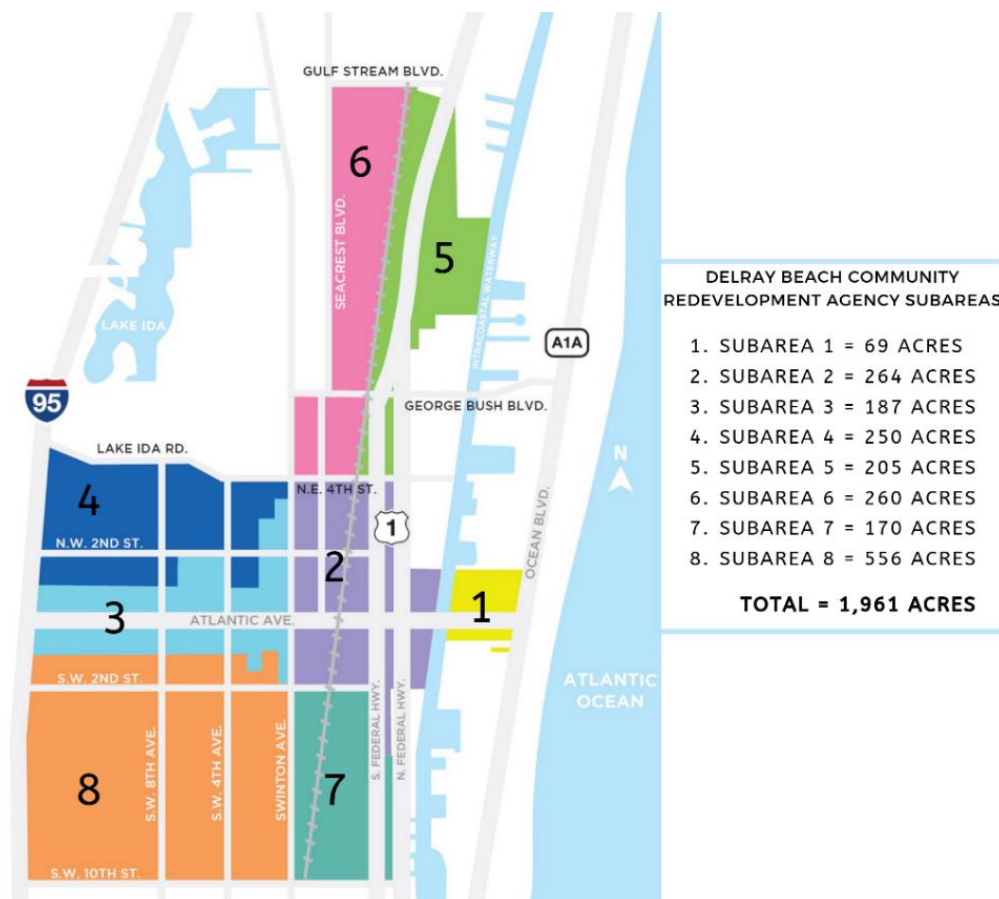
Delray Beach Community Redevelopment Agency

May 2022 Monthly Work Plan Report

OVERVIEW

On September 28, 2021, the CRA Board of Commissioners adopted the Work Plan and Budget for Fiscal Year 2021-22. 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> • N/A	<u>Sub-Area 6</u> N/A
<u>Sub-Area 3</u> - SW 600-800 W. Atlantic Avenue Development - NW 600 Block Redevelopment - NW 800 Block Redevelopment 98 NW 5th Avenue Rehabilitation 95 SW 5th Avenue Development 22 N. Swinton Avenue Rehabilitation	<u>Sub-Area 7</u> Osceola Park Neighborhood Imp. (CIP)
<u>Sub-Area 4</u> - NW Neighborhood Improvements (CIP) - Pompey Park	<u>Sub-Area 8</u> - SW 3rd Court, SW 4th Street, SW 6th Street, and SW 7th Avenue (CIP) - SW Neighborhood Alleys (CIP) - Carver Square Workforce Housing - Rev. J.H.W Thomas Jr. Park
<u>Projects in Multiple Sub-Areas</u>	
<u>Sub-Areas 1-8</u> - 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	The CRA Board approved a Fourth Amendment to the PSA on 2-23-21. The CRA Board approved to Terminate the PSA on 7-15-21. Formal notice has been provided.
98 NW 5 th Avenue Renovation <u>CRA GL #: 6208</u>	Construction	3	<u>Class III (Site Plan) and Waiver request</u> : Approved. <u>Site Plan Certification Submitted</u> : Approved. <u>Right of Way Dedications</u> : Approved and Recorded. <u>Easements & Agreements</u> : Approved and Recorded. <u>Building Permit</u> : Pending Issuance. <u>Contract with Waypoint Construction (GC) Approved</u> : 10-20-21. Change order Approved: 1-25-22. The Groundbreaking ceremony on 3-25-22 was well attended. Construction is ongoing.
95 SW 5 th Avenue Design <u>CRA GL #: 6214</u>	Permitting	3	<u>Downtown Development Authority Board</u> : Approved. <u>Waiver Request</u> : SPRAB: Approved 4-28-21. <u>City Commission (Waiver)</u> : Approved: 5-18-21. <u>Class V (Site Plan)</u> : SPRAB: Approved 8-25-21. <u>Easements & Agreements</u> : Approved and Recorded. <u>Site Plan Certification</u> : Approved. <u>Building Permit Submittal</u> : 1-10-22. In review. ITB: TBD.
Carver Square <u>CRA GL #: 6621</u>	Permitting	8	<u>Bid #CRA No. 2020-01 Development & Disposition of Properties RFP</u> : Awarded to Pulte Home Company: 1-26-21. <u>The CRA Board Approved the Agreement</u> : 4-27-21. <u>Purchase & Sale Agreement</u> : Entered into Agreement: 5-4-21. <u>Ratification 1st Amendment</u> : CRA Board Approved: 7-15-21. Carver Square First Time Home Buyer Orientation: 10-21-21. <u>Building Permits for 20 SF Homes</u> : Pulte closed on properties: 1-27-22. Construction is ongoing. The first 5 homes were released on March 17, 2022. The remaining 15 homes were released on April 13, 2022. The Celebration event on 4-22-22 was well attended.
Historic Wellbrock House Historic Preservation Project <u>CRA GL #: 8405</u>	Construction	3	<u>Class IV (Site Plan) request</u> : <u>Downtown Development Authority</u> : Approved. <u>Historic Designation</u> : Approved. <u>Site Plan</u> : Received Historic Preservation Board Approval. <u>Site Plan Certification</u> : Approved: 3-5-21. Interior/Exterior Renovation: <u>Construction Documents</u> : City approved Early Work Start. Pending permit issuance. <u>Contract with Waypoint Construction (GC) Approved</u> : 10-20-21. NTP Issued: 11-19-21. Construction commenced. Anticipated completion: June 2022.
NW 600 Block Redevelopment <u>CRA GL #: 5120</u>	Conceptual Design	3	FLUM and Rezoning Approved. <u>CRA Conceptual Design</u> : CRA Board: Selected Site Plan Option A.

			<u>Architectural and Design Services</u>: RFQ: Published: 3-8-21. RFQ awarded at the 8-31-21 CRA Board meeting. Pending executed contract. <u>Hatcher Construction-Ground Lease Conceptual Design</u>: Conditional Use: Approved 1-5-2021. Site Plan Approved: 2-10-21. Easements, right of way deed and landscape maintenance agreement approved: 4-6-21. At the 7-15-21 CRA Board Meeting, CRA Staff presented a purchase and sale agreement (PSA) to the Board. Hatcher and CRA staff are finalizing details of the PSA. Building Permit Application approved in October. At the 10-20-21 CRA Board Meeting, CRA Board approved a Loan Commitment Letter to provide Hatcher a \$1.4 million loan from the CRA to bridge their private financing gap. Construction commenced. The Groundbreaking ceremony on 12-9-21 was well attended. Construction is ongoing.
NW 800 Block of West Atlantic Avenue <u>CRA GL #: 5124</u>	Conceptual Design	3	<u>Site</u>: Limerock removed: 8-23-21. Fence removal and sod installed. Pending State/County determination of median remediation. <u>Conceptual Design</u>: CRA Board approved the proposed next steps at 1-25-22 CRA Board Meeting. CRA staff and consultant are working on the next tasks.
Rev. J.W.H. Thomas Jr. Park <u>SWA Grant</u> <u>CRA GL #: 5366</u>	Design	8	<u>Site Plan Amendment</u>: New playground equipment installation: Resolution and Contract with Rep Services, Inc. approved by CRA Board: 11-17-21. Site Plan Amendment and Permit submitted for City review. The project is completed.

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>
Historic Wellbrock House Certified Site Plan Approval <u>CRA GL#: 8405</u>	Rev. J.W.H. Thomas Jr. Park – Landscaping Upgrades <u>SWA Grant</u>
Corey Jones Isle Workforce Housing <u>CRA GL#:6621</u>	98 NW 5 th Avenue Renovation – Certified Site Plan Approval <u>CRA GL #: 6208</u>
95 SW 5 th Avenue Design – Certified Site Plan Approval <u>CRA GL #: 6214</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	CRA Board approved the resuming of the project at 1-25-22 CRA Board Meeting. Interviews are ongoing. A public outreach meeting is scheduled for 5-19-22 at the Arts Warehouse at 313 NE 3 rd Street from 6 to 8 pm. There is an option to attend the meeting virtually and an online survey to provide input are available: https://www.surveymonkey.com/r/CRAPlanSurvey
Point-to-Point Transportation Services <u>CRA GL #: 5320</u>	N/A	1-8	N/A	A joint City/CRA Workshop was held at the 1-25-22 CRA Board Meeting. City Commission and CRA Board provided direction to City/CRA staff on the transition of the operation to City staff. 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, except for holiday hours. Additional information is available on the website: https://delraycra.org/transportation/
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 – CRA staff is exploring options on how to approach the alley improvements.

Projects Completed

324 & 325 NE 3 rd Ave/Water Main Infrastructure Improvement Grant <u>CRA GL #: 5251</u>	Fixed-Route Transportation Services <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	Craig A. Smith & Associates (CAS) was awarded an agreement for the design of the NW Neighborhood Improvements for \$1,590,860.00. -CAS and the City had a meeting on comments for QA/QC the conceptual design report: 10-1-20. Final Report to City on November 13. <u>Design Services:</u> NTP for the design: 11-15-21. First Public Outreach: 1-27-22 at 6 p.m. Pompey Park. Public outreach the residents want the city to on Traffic Calming, Neighborhood Identification Signs, alleyways. The city started the Charettes on April 6 and will end on May 5th. The City finished the 8 Charettes with the different Neighborhoods, and is going to identify the needs from the NW neighborhoods. After the City answers all the comments and questions from the neighbors, the city will have one more meeting with all the neighborhoods in the project area and present the final design. 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 – 90%	<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. The project commenced in June. Monthly project status: Project is in the process of being closed out. 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 \$495,953.00 <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: The project is in the process of being closed out. Phase II Status: Road reconstruction continues on Se 2nd Ave & Se 9th St.

				New sidewalk and driveway aprons being backfilled on Se 3rd Ave. Pads for new curb being constructed on Se 3rd Ave @ Se 7th & Se 8th St. Contractor provided communication regarding concrete supply issues. Due to this problem, the project has been delayed and disrupted. Additional information is available on the website: http://osceolaparkproject.com/ Social Media Page Links Below: https://www.facebook.com/OsceolaPark/ https://twitter.com/osceola_park
NE 3rd Street Improvements <u>City Project #: 11-024</u> <u>CRA GL #: 5251</u>	Design	2	N/A	The city is managing the project. Job Order Contracting (JOC) is the preferred method to procure these services to streamline the process and complete the project efficiently. Sourcewell's procurement process satisfies the City's competitive bid requirements. The Gordian Group's expert field personnel guide owners through each step of the process, providing oversight to ensure cost and timing efficiencies are maximized right from the start. City issue NTP to DMSI for Design Phase (90 Days): 6-14-21. Public Outreach Meeting #1: 6-16-21. Public Outreach Meeting #2: 7-15-21. 90% of design plans were sent to the City on 9-15-2021. Preconstruction/Public outreach meeting on 9-23-21. Preconstruction meeting on 10-21-21. - Concrete work continued with installing more of the Decorative Concrete Sidewalks along both the East and West Sides. More than half of the new sidewalks have now been installed. - Electrical Contractor was also onsite this week and began pulling the electrical wires thru the conduits for the new Street Lighting. Due to concrete supply issues, this project has been delayed.
Wayfinding Signage <u>CRA GL #: 5236</u>	Design & Implementation	1-3	N/A	On 4-27-21 the CRA Board Meeting approved an interlocal agreement between the City and CRA. The city staff is engaging a consultant to continue working on the project. The city is negotiating SA with the consultant for permits submittal to FDOT and construction services. Negotiating SA with the consultant at this time. City processing PO with KH for the permit with FDOT. Kick-off meeting with KH 11-1-21. KH is processing a permit with FDOT. Permit # 2021-M-496-00001 - CAF (Community Aesthetic Feature) Gateway Signs -FDOT approved the CAF concept on 11-4-21 -Kimley-Horn submitted the full CAF application on 11-5-21 -Kimley-Horn received a completeness review approval on 12-1-21 for the CAF application -FDOT requested additional information on 12-1-21 – to start the process of filling out the CAF forms and coordinate resolution language Permit # 2021-N-496-00003 - Guide Signs Permit Post Mount Signs

				-Kimley-Horn will submit the post-mount "Guide Signs" application on 11-2-21 -Kimley-Horn received a completeness review approval on 11-18-21 for the Guide Sign application – technical review started this date. -Kimley-Horn received technical permit review comments on 12-6-21 -On 11-7-21, FDOT notified us by email that the Guide Signs (post-mounted signs) will only require a permit and that an MMOA will not be required. Pending issuance of construction bid in the first half of 2022. FDOT requested additional information on 12-1-21 – to start the process of filling out the CAF forms and coordinate resolution language. Kimley-Horn to prepare draft CAF Agreement, provide draft resolution for City to review. On 1-3-22 PM sent the Draft for review and approval to City Attorney. City Attorney approves the contract with FDOT. The permit is at FDOT central office for final approval before goes to commission. The CAFA and the MMOA (MMOA will be required) are different documents, tied to separate approvals. Considering that the Guide Signs seem to be closer to being approved than the CAFA, they will likely go to commission separately. FDOT is preparing the Guide Signs MMOA and the consultant is going to send a draft for review once FDOT has it prepared. Once received, we will add the maintenance plan. FDOT gave comments back on the second review of the Guide Sign destinations Permit # 2021-N-496-00003. The city is going to review the comments and send the comments to FDOT for approval.
Pompey Park Master Plan City Project #: 16-102 CRA GL #: 5661	Design	4	N/A	The City of Delray Beach's Parks and Recreation Department will be hosted a public meeting on 9-22-21. A Pre-Site Plan approval application meeting with the Planning & Zoning Department was conducted on 12-20-21. The SPRAB application will be submitted within the next 4-6 weeks. The designer has progressed beyond the schematic design (SD) phase into the design development (DD) phase. Please refer to the project website for additional information. Design is ongoing. The design development is ongoing. The Technical Advisory Committee's (TAC) review comments on the SPRAB application were received on 4/12/22. The design consultant is currently addressing the comments. Please refer to the project website for additional information. Additional information is available on the website: http://pompeyparkproject.com