



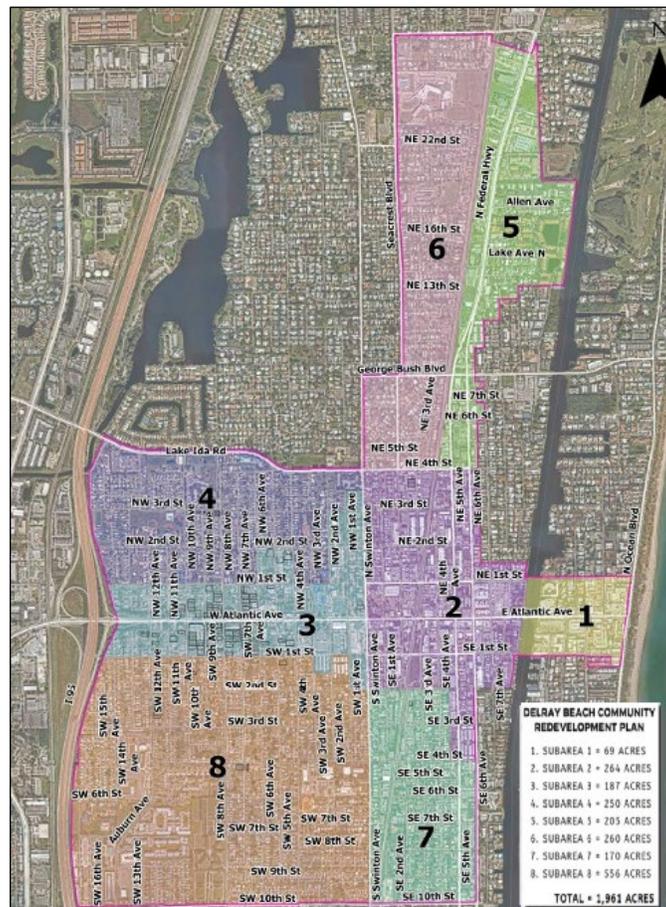
Delray Beach Community Redevelopment Agency

February 2026 Monthly Work Plan Report

OVERVIEW

On September 30, 2025, the CRA Board of Commissioners adopted the Work Plan and Budget for Fiscal Year 2025-26. 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"> • Implementation of Old School Square Master Plan (CIP) • Crest Theatre Historic Preservation Improvements – Architectural Services (CIP) • 313 NE 3rd Street – Exterior and Interior Repairs 	<u>Sub-Area 6</u> N/A
<u>Sub-Area 3</u> <ul style="list-style-type: none"> • 95 SW 5th Avenue Development • NW 600 Block Redevelopment • NW 800 Block Redevelopment • 182 NW 5th Avenue – Interior Repairs • 20 N Swinton Avenue Maintenance • West Atlantic Avenue Redevelopment: <ul style="list-style-type: none"> • Northwest: 900 and 1000 Blocks • Southwest: 600, 700, 800, 900, 1000, 1100 and 1200 Blocks 	<u>Sub-Area 7</u> <ul style="list-style-type: none"> • 235 SE 2nd Avenue - Demolition
<u>Sub-Area 4</u> <ul style="list-style-type: none"> • Pompey Park Construction (CIP) • NW Neighborhood Infrastructure Improvements (CIP) • 111 NW 11th Avenue - Demolition 	<u>Sub-Area 8</u> <ul style="list-style-type: none"> • Carver Square Park (CIP) • Merritt Park – Shade Enhancement (CIP) • SW 8th Avenue and SW 2nd Street Improvement (intersection) (CIP) • SW 8th Avenue Streetscape Improvements (CIP)
<u>Projects in Multiple Sub-Areas</u>	
<u>Sub-Areas 1-8</u> <ul style="list-style-type: none"> • Land Acquisition • CRA Redevelopment Plan Amendment • Wayfinding Signage • Palm Tree Replacement 	<u>Sub-Areas 3, 4, and 8</u> <ul style="list-style-type: none"> • West Atlantic Master Plan (aka Set Transformation Plan) Update

Redevelopment and Capital Improvements Projects

CRA Managed

Project Name	Phase	CRA Sub-Area	Update
95 SW 5 th Avenue Development <u>CRA GL #: 6208D</u>	Construction	3	<p><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. <u>Contract with Ahrens Companies (GC) Approved</u>: 1-24-23. A groundbreaking ceremony on 7-12-23 was well attended. Construction is ongoing and in the final stages. Pending final elevator and fire inspections.</p>
NW 600 Block Redevelopment <u>CRA GL #: 5123</u>	Design	3	<p>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. CRA Board approved agreement between Synalovski, Romanik and Saye Architects and CRA at the 11-26-23 CRA Board Meeting. Consultant is working on development options, and meetings with City staff are scheduled to discuss preliminary concerns and questions. An update on the designs was provided at the CRA Workshop on 10-29-24. A CRA social event held on 12-5-24 was well attended in which the community provided input about this project. Consultant is working on updated designs and having meetings with City staff. <u>Commercial project</u>: Consultant is preparing the application for site plan submittal. <u>Residential project</u>: Consultant is working with City staff to coordinate project work with the NW Neighborhood Infrastructure Improvements. Consultant is awaiting approval of the City's LDR amendment related to ADUs, expected to go before the City Commission in February 24 and April 8, 2026.</p> <p><u>Hatcher Construction Project</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</p>

			<p>commenced. The Groundbreaking ceremony on 12-9-21 was well attended. A ribbon cutting ceremony on 12-6-23 was well attended.</p> <p>Hatcher moved to the new offices and the first tenant moved in June, 2024.</p> <p>A second tenant moved in January 2026. A ribbon cutting ceremony is tentatively scheduled for March.</p>
<p>NW 800 Block of West Atlantic Avenue CRA GL #: 5124</p>		3	<p><u>805 W. Atlantic Ave. Site:</u> Consultant is working on delineating the plume. A remediation process will follow. Pending State/County determination of median remediation – August 2025 plume delineation work began.</p> <p>Consultant is working on a report to summarize the remediation efforts and the current status of the site.</p> <p><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.</p> <p>CRA Board approved the final conceptual design presented at the 9-29-22 CRA Board Meeting.</p> <p>CRA staff issued a Request for Qualifications (RFQ) with the following dates: RFQ Issued: October 4, 2024.</p> <p>A voluntary pre-proposal meeting was scheduled on October 18, 2024.</p> <p>Questions submittal deadline on November 13, 2024. Submission Deadline: December 18, 2024.</p> <p>3 proposals were received. CRA Board approved the cancelation of the proposals received and directed staff to reissue the RFQ. RFQ Issued: January 30, 2025.</p> <p>A voluntary pre-proposal meeting was scheduled for February 12, 2025. Questions submittal deadline: February 21, 2025. Submission Deadline: March 18, 2025. Selection committee meeting: June 12, 2025</p> <p>CRA Board workshop and presentations from all bidders: October 7, 2025.</p> <p>At the November 2025 CRA Board meeting, the CRA Board canceled the RFQ and rejected all proposals received.</p> <p>CRA staff has engaged JLL to conduct a market sounding for CRA-owned West Atlantic Avenue properties, and the report is expected to be completed in March. The results of the market sounding will help guide a future Request for Proposals (RFP). An agenda item related to the results will be on a future CRA Board meeting.</p> <p>CRA staff is researching the ROW abandonment issue and what would be needed for the future development of NW 800 Block.</p>
<p>182 NW 5th Avenue – Interior Repairs CRA GL #: TBD</p>	Design	3	<p>The repair work will restore the interior of the building to its original state. Consultant and CRA staff are working to finalize design and construction documents that will be included with the ITB.</p>
<p>20 N Swinton CRA Office – Exterior and Interior Repairs CRA GL #: 8405</p>	Design	3	<p>The repair work will include repairing the roof, siding, and HVAC. Consultant and CRA staff are finalizing the design and construction documents that will be included with the ITB.</p>

<p>313 NE 3rd Street – Exterior and Interior Repairs <u>CRA GL #: 7450</u></p>	ITB	2	<p>The repair work includes the roof, gutters, and interior concrete flooring. ITB Issued: July 3, 2025. A voluntary pre-proposal meeting: July 15, 2025. Questions submittal deadline: July 25, 2025. Bid submission deadline: August 20, 2025. A construction services agreement with Waypoint Contracting, Inc. was approved at the January 27, 2026, CRA Board meeting. A kick-off meeting was held on February 12, 2026.</p>
<p>235 SE 2nd Avenue – Property Demolition <u>CRA GL #: 5613</u></p>	Planning	7	<p>The Solid Waste Authority Board awarded a grant to demolish the property. CRA staff is working with Palm Beach County to receive grants related to the pre-demolition asbestos survey and additional assessments through the Environmental Protection Agency Assessment Grant.</p>
<p>111 NW 11th Avenue – Property Demolition <u>CRA GL #: 5613</u></p>	Planning	4	<p>The Solid Waste Authority Board awarded a grant to demolish the property. CRA staff is reviewing proposals to start the demolition permit process.</p>
<p>CRA Redevelopment Plan Amendment <u>CRA GL #: 8409</u></p>	Planning – 50%	1-8	<p>CRA Board approved the resuming of the project at 1-25-22 CRA Board Meeting. Interviews are completed. An agenda item was presented at the CRA Board meeting on 8-29-24 to request Board input on the draft report. CRA staff and consultant are working on a final draft report. https://www.surveymonkey.com/r/CRAPlanSurvey</p>
<p>Set Transformation Plan Update <u>CRA GL #: TBD</u></p>	Planning	3, 4, 8	<p>An update on the Set Transformation Plan was presented at the CRA Workshop on 10-29-24. A CRA social event held on 12-5-24 was well attended in which the community provided input on the Set Transformation Plan update. CRA staff and community members have had several meetings to discuss the plan update. CRA engaged with a consultant. May 28, 2025 - A public outreach meeting was well attended in which the community provided input on the Plan. August 18, 2025 - A public outreach meeting was well attended in which the community provided input on the Plan. September 29, 2025, a public outreach meeting was well attended in which the community provided input on the Plan. October 9, 2025, a public outreach meeting was well attended in which the community provided input on the Plan. CRA Board approved the Update to the West Atlantic Master Plan (aka The Set Transformation Plan) at the 12-5-25 CRA Board Meeting. The Planning and Zoning Board approved a recommendation to the City Commission on the 2025 Update to the West Atlantic Master Plan (aka The Set Transformation Plan) at its meeting on 12-15-25. Next Steps:</p> <ul style="list-style-type: none"> • City staff is reviewing the language related to the City’s codes and ordinances and will provide input for any updates. • Present the Update to the Set Transformation Plan on a future City Commission meeting for approval.

West Atlantic Avenue Redevelopment: • Northwest: 900 and 1000 Blocks • Southwest: 600, 700, 800, 900, 1000, 1100 and 1200 Blocks <u>CRA GL #: TBD</u>	Planning	3	At the September CRA Board meeting, CRA staff presented an agenda item regarding the Request for Proposals for the SW 600 Block. At the November CRA Board meeting, CRA Board approved a work assignment to conduct a “market sounding”. CRA staff has engaged JLL to conduct a market sounding for CRA-owned West Atlantic Avenue properties, and the report is expected to be completed in March. The results of the market sounding will help guide a future Request for Proposals (RFP). An agenda item related to the results will be on a future CRA Board meeting.
Land Acquisition <u>CRA GL #: 5610</u>	Planning	1-8	CRA staff continues working on land acquisition efforts throughout the CRA District.

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>	<u>Rev. J.W.H. Thomas Jr. Park – Landscaping Upgrades</u> <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>	34 NW 6 th Avenue – Property Demolition <u>CRA GL #: 6214</u>
Historic Wellbrock House - Historic Preservation <u>CRA GL #: 8405</u>	Historic Wellbrock House - Historic Preservation Project <u>CRA GL #: 8405</u>
<u>Rev. J.W.H. Thomas Jr. Park - SWA Grant</u> <u>CRA GL #: 5366</u>	606 W. Atlantic Avenue (Schuler’s) – Property Demolition <u>SWA Grant</u> <u>CRA GL #: 5123</u>
Carver Square <u>CRA GL #: 6621</u>	250 NW 8 th Avenue -Property Demolition <u>CRA GL #: TBD</u>
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>
Point-to-Point Transportation Services (Transferred) <u>CRA GL #: 5320</u>	98 NW 5 th Avenue Renovation <u>CRA GL #: 6208</u>
700 W. Atlantic Avenue – Property Demolition <u>CRA GL #: TBD</u>	27 NW 7 th Ave – Parking Demolition <u>CRA GL #: TBD</u>
102 NW 5 th Avenue – Exterior Repairs <u>CRA GL #: 6222</u>	

City Managed

Project Name	Phase	CRA Sub-Area	Percentage Complete	Update
NW Neighborhood Infrastructure Improvements <u>City Project #: 17-020</u> <u>CRA GL #: 5622</u>	Design	4	100%	<p><u>Design Services:</u> 100% Design plans for Phase 1 were submitted to City in June 2025. Owner's Representative has reviewed 100% plans for all three phases. Waiting for CMAR to come on board tentatively in April/May 2026. At that time, Plans will be reviewed for QAQC with the designer, Owner's Rep. and City staff.</p> <p><u>Construction:</u> City issued CMAR RFQ Solicitation advertised December 18, 2024. The committee scoring meeting was held on Friday May 30th, 2025 Negotiations are ongoing with the highest-ranking proposer and the Cone of Silence is still under effect.</p> <p><u>Owner's Representative:</u> Owner's Representative was awarded to Holtz Consulting Engineers, Inc. on 10-14-25. Additional information is available on the website: http://nwneighborhoodproject.com/</p>
Wayfinding Signage <u>CRA GL #: 5236</u>	Implementation	1-8	N/A	Contractor completed punch list items and installed sign for "The Railroad Lot", which is being renamed the "Roy M. Simon Lot". Final payment and project close out are expected in March 2026.
Pompey Park Construction <u>City Project #: 16-102</u> <u>CRA GL #: 5661</u>	Pre-Construction	4	N/A	<p>A project kick-off meeting for Phase 1 Pre-construction services was conducted on 7/1/25. The first outreach event occurred on 9/10/25 at Pompey Park.</p> <p>Project team is reviewing plans for constructability and potential value engineering.</p> <p>Guaranteed Maximum Price development and City Commission approval will take approximately 5 to 6 months. Construction is anticipated to begin in Spring 2026.</p>
Palm Tree Replacement <u>CRA GL #: 7335</u>		1-8	N/A	<p>Solicitation opened: April 2, 2025, at 2:00pm for two (2) weeks. Solicitation closes on April 16, 2025, at 2:00pm. Solicitation to be re-opened, Purchase Department is currently drafting the ITB.</p> <ul style="list-style-type: none"> •Solicitation was put out for advertisement on June 4, 2025. •The Pre-Proposal Conference/Site Visit was scheduled for June 17, 2025, at 10:00 a.m. •Solicitation deadline is on June 30, 2025, at 2:00 p.m. <p>A bidder was not selected. Working with a consultant to edit the scope of work.</p>

				Due to challenges in identifying a vendor qualified to complete the scope of work, the work will be completed under a citywide tree trimming and pruning RFP.
SW 8th Avenue and SW 2 nd Street Improvement (intersection) CRA GL #: 5367	Design	8	100%	Design plans are 100% done, and construction is expected to begin at the end of March 2026.
SW 8 th Avenue Streetscape Improvements CRA GL #: 5368	Pre-Construction	8	N/A	The primary goal of the project is to include upgrades to water, sewer, stormwater, roadway, sidewalks, traffic calming and lighting. The initial project includes design/construction of roadway and drainage improvements on SW 8th Avenue between SW 4th Street and SW 10th Street and pervious concrete paving on the alley from SW 1st Street to SW 2nd Street, between SW 9th Avenue and SW 10th Avenue. Notice to proceed issued on 1-15-26. Consultant started with survey work (50 days).
Implementation of Old School Square Master Plan CRA GL #: 5201	Planning	2	N/A	Scope of work was determined to include new lights and updated curtain roll-ups. Public Works issued an NTP for design work on 2/9/26. The City and Consultant will have a field meeting to discuss where to install the new lighting and share ideas about the roll-ups by the arches.
Crest Theatre Historic Preservation Improvements – Architectural Services CRA GL #: 5203	Planning	2	N/A	The primary goal of this project is to renovate and modernize the interior of Crest Theatre. A meeting with the design team was scheduled for 10/2/25. Design team was scheduled to conduct a site assessment on 10/9/25. Design team presented conceptual options at 12/12/25 meeting. Updated options and cost estimates were presented to City staff at 1/14/26 meeting. Design team presented options to City Commission on 2/3/26 and is working on the final report and a proposal for the final design based on the input by City Commission.

Projects Completed

SW 3 rd Court, SW 4 th Street, SW 6 th Street, and SW 7th Avenue City Project #: 17-108 CRA GL #: 5351	NE 3rd Street Improvements City Project #: 11-024 CRA GL #: 5251
Osceola Park Neighborhood Imp. Phase I City Project #: 16-095 CRA GL #: 5510	Artists Alley Drainage Improvement City Project #: TBD CRA GL #: 5625
SW Neighborhood Alleys – 3 Alleys City Project #: 17-103 CRA GL #: 5361	Osceola Park Neighborhood Imp. City Project #: 16-095 CRA GL #: 5510
Currie Commons Restrooms City Project #: TBD CRA GL #: 5525	Carver Square Park City Project #: TBD CRA GL #: 5364
Merritt Park – Shade Enhancement City Project #: TBD CRA GL #: 5621	