



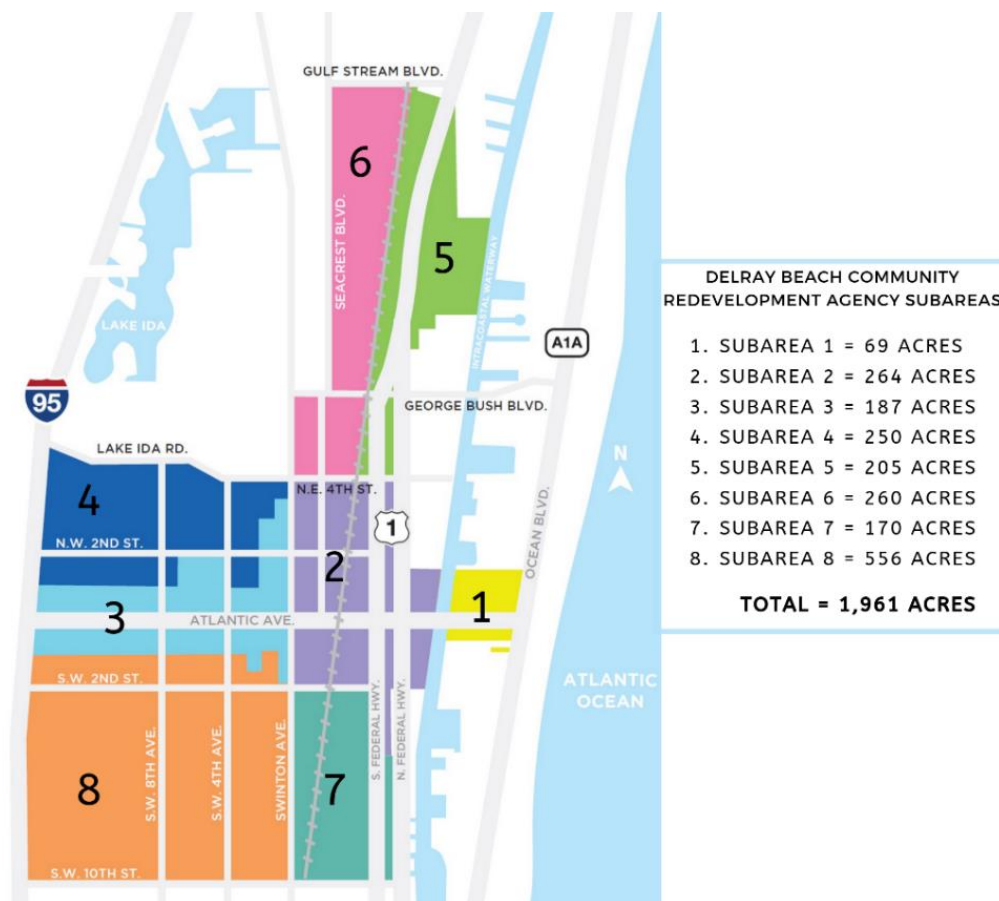
# Delray Beach Community Redevelopment Agency

## August 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.



## Overview of Projects by CRA Sub-Area

<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>N/A</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>NW 800 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> <li>34 NW 6<sup>th</sup> Ave. Demolition</li> <li>606 W. Atlantic Ave. Demolition</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>NW Neighborhood Improvements (CIP)</li> <li>Pompey Park</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>Carver Square Workforce Housing</li> <li>Rev. J.H.W Thomas Jr. Park</li> </ul>
<u>Projects in Multiple Sub-Areas</u>	
<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 – 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 <sup>th</sup> 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 &amp; 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 and utility relocation is ongoing. The CRA Board approved the First Amendment to the Construction Agreement at the 7-14-22 CRA Board Meeting.
95 SW 5 <sup>th</sup> 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 &amp; 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 &amp; 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 &amp; Sale Agreement:</u> Entered into Agreement: 5-4-21. <u>Ratification 1<sup>st</sup> 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. 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. Construction is ongoing.
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. <u>Interior/Exterior Renovation:</u> <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. Certificate of Occupancy was granted on 7-18-22.

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>805 W. Atlantic Ave. 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. An update will be presented at the 9-29-22 CRA Board Meeting.
<u>Rev. J.W.H. Thomas Jr. Park</u> <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 landscape part of the project is completed. The playground equipment was installed at the end of July. Landscaping and sodding is ongoing.
34 NW 6 <sup>th</sup> Avenue – Property Demolition <u>CRA GL #: 6214</u>	N/A	3	Demolition is anticipated to occur from 8-25-22 to 8-29-22.
606 W. Atlantic Avenue (Schuler's) – Property Demolition <u>CRA GL #: 5123</u>	N/A	3	CRA staff selected a demolition company and demolition permit documents will be submitted in the following weeks.

## 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 <sup>th</sup> Avenue Renovation – Certified Site Plan Approval <u>CRA GL #: 6208</u>
95 SW 5 <sup>th</sup> 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 completed. The Public Outreach Meeting on 5-19-22 was well attended. Residents and businesses can still provide their input via an online survey: <a href="https://www.surveymonkey.com/r/CRAPlanSurvey">https://www.surveymonkey.com/r/CRAPlanSurvey</a> Consultant is working on the next steps. An update will be presented at the 9-29-22 CRA Board Meeting.
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: <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 – CRA staff is exploring options on how to approach the alley improvements.

## Projects Completed

324 & 325 NE 3 <sup>rd</sup> Ave/Water Main Infrastructure Improvement Grant <u>CRA GL #: 5251</u>	Fixed-Route Transportation Services <u>CRA GL #: 5320</u>
--	--

## 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	<p><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.</p> <p>-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.</p> <p><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<sup>th</sup>. and ended on May 5<sup>th</sup>.</p> <p>Consultant and City are working on a letter to obtain a separate sketch and legal for each property requesting R/W. Consultant is preparing Resident Log which will look at whether a consensus can be determined for the various design items presented during the public meetings. The log will include comments cards, notes from public meetings and other resident issues sent to the City and B&amp;W. A meeting was scheduled on 5-26-22 to discuss the status and the preparation of a survey on the website for voting on blue or green street name signs, and the selection of neighborhood enclave signs.</p> <p>Consultant is going to prepare a one-page document summarizing the meetings to date, input received, and plan going forward. These will be mailed to all the residents in NW Neighborhood and invite them to visit the website for additional information and input.</p> <p>The final Conceptual report will be available on the website with a tab or page specific to traffic calming where the public can easily "see" what traffic calming is proposed where, either a map or street by street. Additional information is</p>

				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 – 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. Monthly project status: Project is in the process of being closed out. 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. - Commence construction: Mid-July 2020. Project Status: The project is in the process of being closed out. Phase II Status: - Work completed : Irrigation on S.E. 2nd Ave @ Currie Common Park was restored with cooperation from City of Delray irrigation technicians. -Traffic control chicanes were built on S.E. 3rd Ave. Sidewalks, driveway aprons & alley approaches were removed and replaced on S.E. 8th St, S.E. 3rd ,S.E. 4th Ave & S.E. 6th St. -12" Header curb will be finished in Alley 2, final lift of # 57 stone will be installed and balanced, and installation of pervious concrete will begin. -Water line repair on S.E. 4th Ave @ S.E. 9th St will take place on 8/24/22. Sidewalks and driveway apron replacement will continue on S.E. 3rd Ave & S.E. 5th St. Additional information is available. -4 out of 5 alleys are done with the pervious concrete. 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>
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



				<p>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. The Contractor has not reached substantial Completion as concrete shortages have been prolonging the project. The contractor expects to reach substantial completion by July ,2022.</p> <p>The contractor started with the final item building the pineapple at the City parking lot. After the installation of pineapples, the contractor will install signing and marking.</p>
Wayfinding Signage <u>CRA GL #: 5236</u>	Design & Implementation	1-3	N/A	<p>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.</p> <p>Permit # 2021-M-496-00001 - CAF (Community Aesthetic Feature) Gateway Signs</p> <p>-FDOT approved the CAF concept on 11-4-21</p> <p>-Kimley-Horn submitted the full CAF application on 11-5-21</p> <p>-Kimley-Horn received a completeness review approval on 12-1-21 for the CAF application</p> <p>-FDOT requested additional information on 12-1-21 – to start the process of filling out the CAF forms and coordinate resolution language</p> <p>Permit # 2021-N-496-00003 - Guide Signs Permit</p> <p>Post Mount Signs</p> <p>-Kimley-Horn will submit the post-mount “Guide Signs” application on 11-2-21</p> <p>-Kimley-Horn received a completeness review approval on 11-18-21 for the Guide Sign application – technical review started this date.</p> <p>-Kimley-Horn received technical permit review comments on 12-6-21</p> <p>-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.</p> <p>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.</p> <p>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</p>



				<p>approved than the CAFA, they will likely go to commission separately.</p> <p>-City is going to City Commission soon for approval of the CAF agreement with FDOT.</p> <p>-City is waiting on the approval of Guide Signs Permit # 2021-N-496-00003 - Central Office to approve destination language and location. Once plans are finalized, FDOT will prepare the MMOA for City's review and authorization. The Maintenance Agreement with FDOT goes to Commission in September, 2022. Consultant is putting together the Contract book.</p> <p>CAF (Community Aesthetic Feature) Gateway Signs and Guide Signs Permits are approved by FDOT.</p> <p>City staff and consultant are working on final comments on the specs and quantities. Project is estimated to be put out to bid in October-November, 2022.</p>
<p>Pompey Park Master Plan  City Project #: 16-102  CRA GL #: 5661</p>	Design	4	N/A	<p>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 &amp; Zoning Department was conducted on 12-20-21.</p> <p>The SPRAB Site Plan application was submitted to P&amp;Z on 3-21-22. The TAC comments were provided to the consultant on 4-12-22. The application was resubmitted on 6-6-22. Comments from TAC are still pending. The design development (DD) documents (60%) were submitted to the City on 6-9-22. City is currently reviewing the DD deliverables. Please refer to the project website for additional information: <a href="http://pompeyparkproject.com">http://pompeyparkproject.com</a></p>