



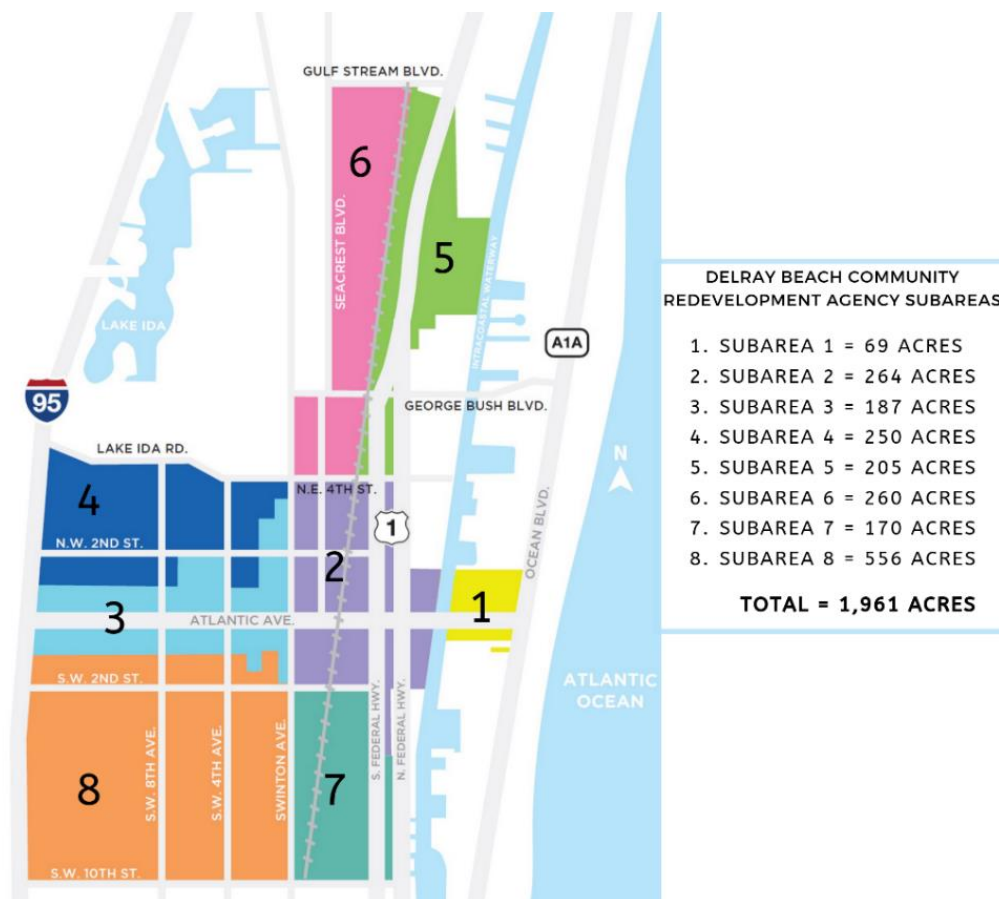
Delray Beach Community Redevelopment Agency

December 2022 Monthly Work Plan Report

OVERVIEW

On September 29, 2022, the CRA Board of Commissioners adopted the Work Plan and Budget for Fiscal Year 2022-23. 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.



DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY SUBAREAS	
1. SUBAREA 1 =	69 ACRES
2. SUBAREA 2 =	264 ACRES
3. SUBAREA 3 =	187 ACRES
4. SUBAREA 4 =	250 ACRES
5. SUBAREA 5 =	205 ACRES
6. SUBAREA 6 =	260 ACRES
7. SUBAREA 7 =	170 ACRES
8. SUBAREA 8 =	556 ACRES
TOTAL = 1,961 ACRES	

<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> <ul style="list-style-type: none"> NW 800 Block Redevelopment 98 NW 5th Avenue Rehabilitation 95 SW 5th Avenue Development 606 W. Atlantic Ave. Demolition 	<u>Sub-Area 7</u> <ul style="list-style-type: none"> Osceola Park Neighborhood Imp. (CIP)
<u>Sub-Area 4</u> <ul style="list-style-type: none"> NW Neighborhood Improvements (CIP) Pompey Park 	<u>Sub-Area 8</u> <ul style="list-style-type: none"> SW 3rd Court, SW 4th Street, SW 6th Street, and SW 7th Avenue (CIP) SW Neighborhood Alleys (CIP) Carver Square Workforce Housing
<u>Projects in Multiple Sub-Areas</u>	
<u>Sub-Areas 1-8</u> <ul style="list-style-type: none"> Connect Delray Beach - Freebee Wayfinding Signage CRA Redevelopment Plan 	

Redevelopment Projects/Improvements

Project Name	Phase	CRA Sub-Area	Update
98 NW 5 th Avenue Renovation <u>CRA GL #: 6208</u>	Construction	3	<p><u>Class III (Site Plan) and Waiver request</u>: Approved.</p> <p><u>Site Plan Certification Submitted</u>: Approved.</p> <p><u>Right of Way Dedications</u>: Approved and Recorded.</p> <p><u>Easements & Agreements</u>: Approved and Recorded.</p> <p><u>Building Permit</u>: Pending Issuance.</p> <p><u>Contract with Waypoint Construction (GC) Approved</u>: 10-20-21.</p> <p>Change order Approved: 1-25-22.</p> <p>The Groundbreaking ceremony on 3-25-22 was well attended.</p> <p>The CRA Board approved the First Amendment to the Construction Agreement at the 7-14-22 CRA Board Meeting.</p> <p>Construction and utility relocation is ongoing.</p>
95 SW 5 th Avenue Design <u>CRA GL #: 6214</u>	Construction	3	<p><u>Downtown Development Authority Board</u>: Approved.</p> <p><u>Waiver Request</u>: SPRAB: Approved 4-28-21.</p> <p><u>City Commission (Waiver)</u>: Approved: 5-18-21.</p> <p><u>Class V (Site Plan)</u>: SPRAB: Approved 8-25-21.</p> <p><u>Easements & Agreements</u>: Approved and Recorded.</p> <p><u>Site Plan Certification</u>: Approved.</p> <p><u>Building Permit Submittal</u>: 1-10-22. In review.</p> <p>We receive 12 bids. CRA staff is working on reviewing the bids for sufficiency.</p>
Carver Square <u>CRA GL #: 6621</u>	Permitting	8	<p><u>Bid #CRA No. 2020-01 Development & Disposition of Properties RFP</u>: Awarded to Pulte Home Company: 1-26-21.</p> <p><u>The CRA Board Approved the Agreement</u>: 4-27-21.</p> <p><u>Purchase & Sale Agreement</u>: Entered into Agreement: 5-4-21.</p> <p><u>Ratification 1st Amendment</u>: CRA Board Approved: 7-15-21.</p> <p>Carver Square First Time Home Buyer Orientation: 10-21-21.</p> <p><u>Building Permits for 20 SF Homes</u>:</p> <p>Pulte closed on properties: 1-27-22.</p> <p>The first 5 homes were released on March 17, 2022. The remaining 15 homes were released on April 13, 2022.</p> <p>The Celebration event on 4-22-22 was well attended.</p> <p>Construction is ongoing.</p>
NW 600 Block Redevelopment <u>CRA GL #: 5120</u>	Conceptual Design	3	<p>FLUM and Rezoning Approved.</p> <p><u>CRA Conceptual Design</u>: CRA Board: Selected Site Plan Option A.</p> <p><u>Architectural and Design Services</u>: RFQ: Published: 3-8-21. RFQ awarded at the 8-31-21 CRA Board meeting. Pending executed contract.</p> <p>An agenda item will be presented at the 12-8-22 CRA Board meeting.</p> <p><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.</p>

			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. CRA Board approved the final conceptual design presented at the 9-29-22 CRA Board Meeting. CRA staff is working on the next steps.
606 W. Atlantic Avenue (Schuler's) – Property Demolition <u>SWA Grant</u> <u>CRA GL #: 5123</u>	N/A	3	Demolition is in progress.

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>	

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: https://www.surveymonkey.com/r/CRAPlanSurvey CRA staff and consultant are working on a draft report.
Point-to-Point Transportation Services <u>CRA GL #: 5320</u>	N/A	1-8	N/A	The City will start managing the service as of 12-1-22.
SW Neighborhood Alleys City Project #: 17-103 <u>CRA GL #: 5361</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>
---	--

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>Craig A. Smith & Associates (CAS) 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.</p> <p>Final Report to City on November 13.</p> <p><u>Design Services:</u></p> <p>NTP for the design: 11-15-21.</p> <p>First Public Outreach: 1-27-22 at 6 p.m. Pompey Park.</p> <p>Public outreach the residents want the city to on Traffic Calming, Neighborhood Identification Signs, and alleyways.</p> <p>The city started the Charettes on April 6th. and ended on May 5th.</p> <p>Consultant is working on the following:</p> <ul style="list-style-type: none"> - the completed preliminary report - 30% design documents - legal descriptions for the private R/W needed for the construction of sidewalks and utility installations. <p>Additional information is available on the website: http://nwneighborhoodproject.com/</p>
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 – 100% Closing project – 90%	<p><u>Baxter Woodman</u> was awarded an agreement for construction, engineering, and inspection services (CEI) for \$587,416.00.</p> <p><u>Ric-Man</u> was awarded an agreement for general contractor construction services (GC) for \$5,648,785.00.</p> <p>Monthly project status: Project is in the process of being closed out.</p> <p>Additional information is available on the website: http://sw4thstreet.com/</p> <p>Social Media Page Links Below: https://www.facebook.com/SW4thStreet/ https://twitter.com/sw4th</p>
Osceola Park Neighborhood Imp. <u>City Project #: 16-095</u> <u>CRA GL #: 5510</u>	Construction	7	<p>Phase I</p> <p>Construction – 100%</p> <p>Closing project – 90%</p> <p>Phase II</p> <p>Construction – 80%</p>	<p>Baxter Woodman was awarded an agreement for construction, engineering, and inspection services (CEI) for \$495,953.00</p> <p>Ric-Man was awarded an agreement for general contractor construction services (GC) for \$4,056,327.</p> <p>- Commence construction: Mid-July 2020. Project Status: The project is in the process of being closed out.</p> <p>Phase II Status:</p> <p>The following work items have been conducted throughout the month of November:</p>

				<ul style="list-style-type: none"> Contractor grading “green areas” and swales as well as installing topsoil and landscaping in the islands Contractor trying to complete drainage on alleys 2 to go to substantial completion <p>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</p>
NE 3rd Street Improvements <u>City Project #: 11-024</u> <u>CRA GL #: 5251</u>	Design	2	Construction – 100% Closing project – 90%	<p>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. 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 pineapples are installed. The Contractor is going to install signing and pavement markings.</p> <p>Construction final walk was on 10-19-22.</p> <p>A Ribbon Cutting Ceremony was well attended on 11-15-22.</p> <p>Contractor and City are working on the closing of the project.</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 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>The project is in the procurement department. Project is estimated to be put out to bid in October-November 2022.</p>
<p>Pompey Park Master Plan <u>City Project #: 16-102</u> <u>CRA GL #: 5661</u></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 & Zoning Department was conducted on 12-20-21.</p> <p>The SPRAB Site Plan application was submitted to P&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: http://pompeyparkproject.com</p>