



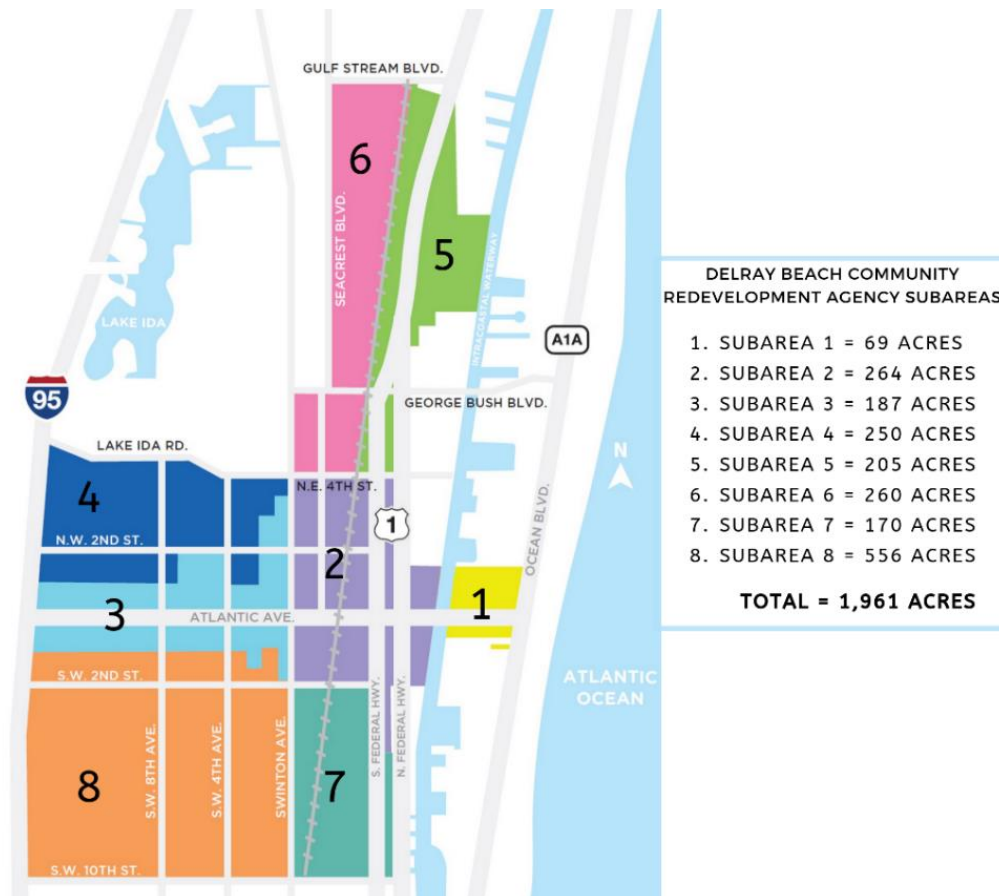
Delray Beach Community Redevelopment Agency

April 2020 Monthly Work Plan Report

OVERVIEW

On October 1, 2019, the CRA Board of Commissioners adopted the Work Plan and Budget for Fiscal Year 2019-2020. 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"> NE 3rd Street/NE 3rd Avenue Improvements 	<u>Sub-Area 6</u> N/A
<u>Sub-Area 3</u> <ul style="list-style-type: none"> SW 600-800 W. Atlantic Avenue Development NW 600 Block Redevelopment 98 NW 5th Avenue Rehabilitation 95 SW 5th Avenue Development 22 N. Swinton Avenue Rehabilitation 	<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"> Pompey Park Master Plan (CIP) NW Neighborhood Improvements (CIP) 	<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) Merritt Park Playground (CIP) Corey Isle Workforce Housing Carver Square Workforce Housing
<u>Projects in Multiple Sub-Areas</u>	
<u>Sub-Areas 1-3</u> <ul style="list-style-type: none"> Connect Delray Beach – Downtown Connect 	<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
Request for Proposals 600-800 Blocks of W. Atlantic Avenue	N/A	3	<u>Small Scale Land Use Map Amendment and Rezoning</u> : Request Land Use Amendment (Residential to Commercial): Approved. A 60 day extension was requested and approved by the CRA Board on 11-19-19. Deadline to submit application: 1-17-20. Developer was provided a 30 day notice to comply (CRA Board meeting; 1-28-20) Class V Site Plan and Conditional Use submitted to the City on February 2-27-20. Palm Beach County School Board Availability and Capacity (SCAD) application submitted to Palm Beach County School District on 2-28-20. The City issued comments to the Developer. The CRA has obtained a consultant to review and access the Developer's plans and City comments. Developer is addressing comments.
98 NW 5 th Avenue Renovation <u>CRA GL #: 6208</u>	Design	3	<u>Site Plan Approval</u> : Certificate of Appropriateness (COA) Class III (Site Plan Modification) and Variance request. Consultant addressed TAC comments and revised plans were resubmitted electronically to Development Services on 4-20-20. Once plans are deemed technically compliant, construction plans will be submitted to Building Department for review.
95 SW 5 th Avenue Design <u>CRA GL #: 6214</u>	Design	3	<u>Site Plan Approval</u> : Certificate of Appropriateness (COA) Class V (Site Plan Approval) request. Received TAC comments on 4-10-20. Consultant addressing TAC comments and preparing to resubmit to Development Services for review. Once plans are deemed technically compliant, construction plans will be submitted to Building Department for review.
Carver Square <u>CRA GL #: 6621</u>	Design	8	<u>Building Permits</u> : Construction plans for the four (4) single family models submitted for preliminary vertical construction to Building Department for plan review: 3-17-20. Civil drawings in design. 17 Right of Way (ROW) Sketch and Legal Documents submitted to City Engineering Department and approved for technical compliance. Preparing documents for execution and City Commission review. Process will require City Commission approval (consent).
Corey Isle CRA GL#: 6621	Design	8	<u>Development Agreement</u> : Agreements with the CLT were Approved at the 11-19-19 CRA Board Meeting. Groundbreaking event: 3-12-20. <u>Re-Platting</u> : Approved by Planning and Zoning Board on 10-21-2019 and City Commission on 11-19-19. Plat recorded on 11-27-19 OR BK129/PG142. All addresses assigned. <u>Site</u> : Temporary Fence installed. Permits submitted 2-18-2020. Permits issued: 3-6-20. Site work/pad preparation completed 3-31-20. Pending final inspection and permits to be closed. <u>Construction Documents</u> : Master permit for vertical construction is approved. Individual permits for the first three (3) homes submitted to Building Department for plan review: 3-10- Received comments: 4-15-20. Consultant and General Contractor working to address comments and resubmit

			corrections and the remaining seven (7) permit packages for all SF homes proposed for the project. Ongoing coordination with City related to neighborhood improvements.
22 N. Swinton Avenue Renovation Historic House House Relocation <u>CRA GL #: 8405</u>	Design	3	<p><u>Historic Structure Relocation:</u> Relocated on <u>11-17-19</u>. Housewarming Event: 3-6-20.</p> <p><u>Entitlements:</u> Historic Preservation Board approved Relocation: 7-3-19. City Commission approved: 8-20-19. <u>Local Historic Designation Application and Report submitted on 1-24-20.</u> Scheduled for the 3-4-20 (postponed to May) <u>Historic Preservation Board Meeting</u> for a recommendation of approval. Requires two (2) City Commission meetings (first and second reading) for final approval.</p> <p><u>Renovation:</u> Design - Work Assignment: Synalovski, Romanik, Saye executed 1-13-20. Preparing to submit Certificate of Appropriateness (COA) Class IV Site Plan Modification: May 2020. Estimate 2-3 Months for review and approval. Consultant is finalizing drawings for site plan submittal to Development Services. Submittal on hold due to Covid-19.</p> <p><u>Construction:</u> Permits and RFP for Renovation: TBD. Temporary Construction Fence installed. Temporary ADA ramp approved and pending installation once CRA office reopens to the public.</p>
NW 600 Block Redevelopment <u>CRA GL #: 5120</u>	Conceptual Design	3	<p><u>Entitlements:</u></p> <p><u>Future Land Use Map Amendment (FLUM) and Rezoning (RZ):</u> Planning and Zoning Board: Approved: 1-27-2020. City Commission: Approved: 3-3-2020 (first reading). City Commission: TBD (second reading).</p> <p><u>Conditional Use:</u> Proposed use beyond 150 feet from Atlantic Avenue requires a Conditional Use. Cannot submit for review until FLUM and Rezoning are approved. Submittal: TBD.</p> <p><u>CRA Conceptual Design:</u> Architect completed conceptual design and presented at the 11-19-19 CRA Board meeting. Received positive feedback.</p> <p><u>Hatcher Construction-Ground Lease Conceptual Design:</u> Architect provided proposed elevations to the CRA for review on 11-19-19. The Developer has submitted formal site plan package to the Development Services Department for review. The City has issued comments to the Developer and is addressing comments and preparing to resubmit.</p>

Projects Completed

Historic Wellbrock House Relocation CRA GL#: 8405	Corey Isle Replat (Lot 1 and Lot 2) CRA GL#: 6621
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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 staff is recommending a third public outreach meeting at a later date, taking COVID-19 policies into consideration.
Wayfinding Signage <u>CRA GL #: 5236</u>	Design & Implementation	1-3	N/A	This project is anticipated to be discussed at the 5-26-20 virtual CRA Board Meeting or a future meeting taking COVID-19 policies into consideration.
Fixed-Route Transportation Services <u>CRA GL #: 5320</u>	N/A	1-3	N/A	<p>Effective 2-23-20: Due to COVID-19 Downtown Connect suspended service until further notice.</p> <p>The CRA is partnering with a Eat Better Live Better (EBLB), a Delray Beach Non-Profit organization, who is providing meals and groceries to those in need. While the Downtown Connect shuttles are not providing service to the public, we found them a good use. Using the Downtown Connect shuttles, the CRA collaborates with EBLB to deliver meals, and soon groceries, to those members of the community in need during these difficult times.</p> <p>Note: CRA staff is exploring alternate ways to use this service and support the community.</p>
Point-to-Point Transportation Services <u>CRA GL #: 5320</u>	N/A	1-8	N/A	<p>Effective 4-4-20: Due to COVID-19 Freebee suspended service until further notice.</p> <p>Meal delivery service: City partnered with the Downtown Development Authority and local restaurants to offer free meals to Seniors in need. Freebee assisted the City in delivering the meals. From 3-16-20 through 3-27-20 total of 556 meals were delivered to seniors.</p> <p>Note: CRA staff is exploring alternate ways to use this service and support the community.</p>
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 – FPL, AT&T, Comcast and CRA staff are resolving pole location issues.
324 & 325 NE 3 rd Ave Infrastructure Improvement Grant Water Main Project <u>CRA GL #: 5251</u>	N/A	2	N/A	<p>Grant Amount: \$250,000.00</p> <p>Applicant has submitted shop drawings to the City for review. A Pre-construction meeting was held on 4-27-20.</p>

Projects Completed

Fixed Route Transportation Services (Procured and Services Started) CRA GL #: 5320	Point to Point Transportation Services (Procured and Services Started) CRA GL #:5320
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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 is working on survey, and subconsultant is cleaning drainage pipes. Traffic study is in progress. 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 – TBD	<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. CRA coordination meeting with contractor and utility companies. -Neighborhood Resident Flyer was issued: 4-10-20. -Preconstruction meeting held: 4-22-20. -Tentative date to commence work: 6-15-20. Additional information is available on the website: http://sw4thstreet.com/
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 \$495,953.00.00 <u>Ric-Man</u> was awarded an agreement for general contractor construction services (GC) for \$4,056,327.00. -Project hotline activated, social media posts and project website updated with project information: 4-16-20. -Public outreach notices issued: 4-22-20. -GC Notice to Proceed - Tentative: 5-20-20. -Tentative date to commence work: Early July 2020. -Tentative completion date for Phase I: Spring 2021. Additional information is available on the website: http://osceolaparkproject.com/

Swinton & Atlantic Intersection <u>City Project #:</u> <u>CRA GL #: 5253</u>	N/A	2 & 3	N/A	Consultant (TY Lin) is working on the design. T.Y. Linn designed four (4) conceptual drawings for the improvements. Staff and T.Y. Linn submitted the conceptual drawings to FDOT for initial approvals in July 2019. City PM scheduled progress meeting to discuss the final conceptual design with Staff: 10-30-19. Staff is waiting on direction from City Manager (CM). Upon approval from the CM, public outreach support will begin.
Old School Square Building Maintenance <u>City Project #:</u> 17-010 <u>CRA GL #:</u> 5201	Construction	2	N/A	Shiff Construction received the permit from the City Building Dept. to install 3 phase electrical upgrades. Contractor completed scope. Pending final inspection.
NE 3rd Street Improvements <u>City Project #:</u> 11-024 <u>CRA GL #:</u> 5251	N/A	2	N/A	City is managing project. Coordination is ongoing.

Projects Completed

Block 63 Alley City Project #: 15-001 CRA GL #: 5360 NW 5th Avenue Alleys - Block 17 City Project #: 15-040 CRA GL #: 6206	Old School Square Building Maintenance City Project #: 17-092 CRA GL #: 5201
SW Neighborhood Alleys City Project #: 17-103 CRA GL #: 5361	Sidewalks in CRA District Project City Project #: 16-002

Parks & Recreation Projects

City Managed

Project Name	Phase	CRA Sub-Area	Percentage Complete	Update
Pompey Park Master Plan <u>City Project #: 16-102</u> <u>CRA GL #: 5661</u>	Design	4	Schematic Designs – 100%	Schematic Designs 100%. Anticipated construction start date: Mid-2021. An RFQ for Design Services to prepare the Construction Documents was advertised. Four (4) proposals were received. The City is currently reviewing the top ranked proposer's fee schedule.

Projects Completed

Merritt Park Playground
CRA GL #: 5355
CIP Proj. Map #: 5

Development Services Projects

City Managed

Projects Completed

Osceola Park Master Plan