



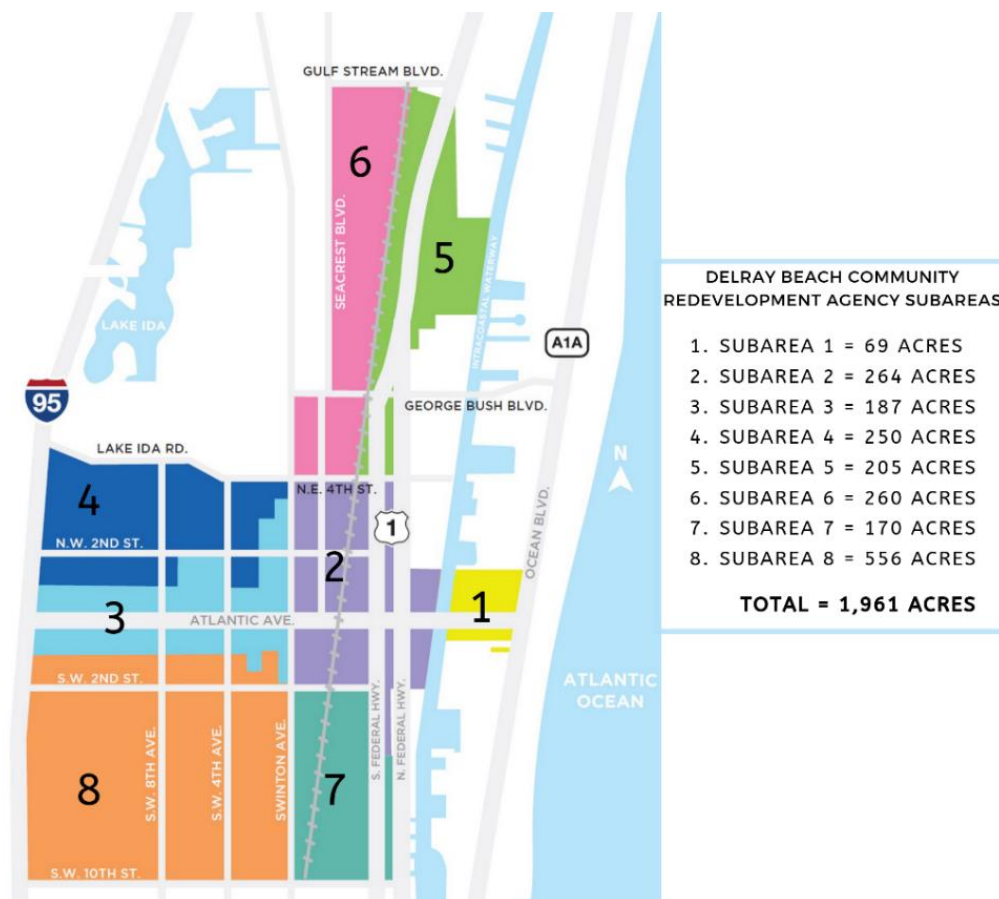
Delray Beach Community Redevelopment Agency

December 2020 Monthly Work Plan Report

OVERVIEW

On September 29, 2020, the CRA Board of Commissioners adopted the Work Plan and Budget for Fiscal Year 2020-21. 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 Jones 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 – BH3 Management, LLC	N/A	3	<u>Small Scale Land Use Map Amendment and Rezoning</u> : a Land Use Amendment (Residential to Commercial): Approved. A 60 day extension was requested and approved by the CRA Board on 11-19-19. Class V Site Plan and Conditional Use submitted to the City on February 2-27-20. The City issued comments to the Developer. The CRA has obtained a consultant to review and access the Developer's plans and City comments. Virtual Workshop: 6-18-20. On 11-25-20, BH3 submitted a letter requesting project modifications and the letter is on the 12-10-20 CRA Meeting Agenda for discussion.
98 NW 5 th Avenue Renovation <u>CRA GL #: 6208</u>	Design	3	Site Plan & Waiver Approved. Class III (Site Plan) and Waiver request. <u>Historic Preservation Board</u> (Waiver): Approved: 9-2-2020. <u>City Commission</u> (Waiver): Approved: 9-22-20. <u>Historic Preservation Board</u> (Site Plan) Approved: 10-7-20. Consultant is working on Site Plan Certification. <u>Construction Documents</u> : Construction drawings are being finalized for submission to the Building Department for review.
95 SW 5 th Avenue Design <u>CRA GL #: 6214</u>	Design	3	<u>Site Plan Approval</u> : Class V (Site Plan) request. <u>Downtown Development Authority Board</u> : Approved 5-11-20. 10-27-20 CRA Board meeting: Determination by Board to provide planters on terrazzo sidewalk along SW 5 th Avenue. CRA Consultant addressing TAC comments. Preparing to resubmit. Once plans are deemed technically compliant, project will be placed SPRAB Board agenda and construction plans will be submitted to building department for review.
Carver Square <u>CRA GL #: 6621</u>	Design	8	<u>Building Permits</u> : Consultant provided individual permits sets for building permit submittal. Submittal on hold. <u>Bid #CRA No. 2020-01 Development & Disposition of Properties</u> RFP Issued: 9-28-20; Submittal Deadline: 10-30-20. Received four (4) RFP packages in response to RFP. Project is scheduled for the 12-10-20 CRA Board Meeting. Information related to the above RFP can be found here: https://delraycra.org/bids/
Corey Jones Isle <u>CRA GL#: 6621</u>	Design	8	<u>Development Agreement (CLT)</u> : Approved: 11-19-19. <u>Agreement Amendment</u> : Approved: 7-28-20. Purchase and Sale Agreement: <u>Sold/Closed (CLT)</u> : Three (3) Lots: 9-10-20. <u>Sold/Closed (CLT)</u> : Seven (7) Lots: 10-15-20. <u>Building Permit Issued</u> : Three (3) Lots: 8-31-20; Seven (7) Lots: 10-8-20. Construction commenced. Anticipated Completion: April/May 2021. Coordination with City on neighborhood improvement project.
Historic Wellbrock House Historic Preservation Project <u>CRA GL #: 8405</u>	Design	3	Site Plan Approved. Historic Designation Approved. Renovation:

			<p><u>Downtown Development Authority</u>: Approved 7-13-2020. Class IV (Site Plan) request:</p> <p><u>Historic Preservation Board</u>: Approved: 10-7-2020. Consultant is working on TAC conditions for Site Plan Certification. Construction documents are being finalized.</p> <p><u>Construction Documents</u>: Construction drawings are being finalized for submission to the Building Department for review.</p>
NW 600 Block Redevelopment <u>CRA GL #: 5120</u>	Conceptual Design	3	<p>FLUM and Rezoning Approved.</p> <p><u>Conditional Use</u>: Proposed use beyond 150 feet from Atlantic Avenue requires a Conditional Use depending on use. Submittal: TBD.</p> <p><u>CRA Conceptual Design</u>: CRA Board: Selected Site Plan Option A. Architectural and Design Services: RFQ: TBD.</p> <p><u>Hatcher Construction-Ground Lease Conceptual Design</u>: Developer has submitted formal site plan package to the Development Services Department for review. The City has issued comments. Developer has resubmitted to Development Services to address comments. Pending project approval.</p>

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>

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	On 6-23-20, the CRA Board approved a pause due to the nature of the Project and the concerns surrounding public gatherings in light of the COVID-19 pandemic.
Wayfinding Signage <u>CRA GL #: 5236</u>	Design & Implementation	1-3	N/A	Consultant is working on the following: <ul style="list-style-type: none"> • Bid documents • Final pantone selection • Refining the map of sign locations and content. • Back of the signs designs
Fixed-Route Transportation Services <u>CRA GL #: 5320</u>	N/A	1-3	N/A	On 11-12-20, the CRA Board voted to provide a 60 days Notice of Termination of Agreement for Transportation Services.
Point-to-Point Transportation Services <u>CRA GL #: 5320</u>	N/A	1-8	N/A	Freebee continues to reach out to local and non-local businesses to advertise on Freebee vehicles. There are now four companies advertising on Freebee vehicles: Lionfish Delray Beach, Siperstein Dermatology, Goya and The H.O.M.E Team at KW Innovations. Regular service hours and safety precautions for the drivers and riders are still in effect. Additional information is available on the website: https://delraycra.org/transportation/
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 – FPL 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	<u>Grant Amount: \$250,000</u> Construction is completed. Contractor installed the urban boxes lids and is waiting to submit the last invoice for payment.

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 & Associates (CAS)</u> was awarded an agreement for the design of the NW Neighborhood Improvements for \$1,590,860.</p> <p>-CAS and the City had meeting on comments for QA/QC the conceptual design report: 10-1-20.</p> <p>Final Report to City on November 13 . City is evaluating how to proceed with design (RFQ).</p> <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 – TBD	<p><u>Baxter Woodman</u> was awarded an agreement for construction, engineering and inspection services (CEI) for \$587,416.</p> <p><u>Ric-Man</u> was awarded an agreement for general contractor construction services (GC) for \$5,648,785.</p> <p>Project commenced in June. Monthly project status:</p> <p><u>Work Completed:</u></p> <ul style="list-style-type: none"> - SW 7th Ave from SW 4th St to SW 3rd St – 1st lift of asphalt was placed. - SW 7th Ave from SW 3rd St to SW 2nd St – Roadway reconstruction continued with new concrete sidewalks and driveways being installed. - Alleyway 5 – Crews continued excavating for the 12” stabilized subgrade. - SW 7th Ave between SW 3rd St to SW 2nd St – Continue with roadway reconstruction. Finish concrete sidewalks and driveways and install the new 8” rock base. - Alleyway 5 – Finish the 12” stabilized subgrade, begin placing the 6” rock base and begin concrete header curbs. - SW 4th St between SW 8th Ave to SW 10th – Contractor to begin installing the new traffic calming. <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	Construction – TBD	<p><u>Baxter Woodman</u> was awarded an agreement for construction, engineering and inspection services (CEI) for \$495,953.</p> <p><u>Ric-Man</u> was awarded an agreement for general contractor construction services (GC) for \$4,056,327.</p> <p>- Commence construction: Mid July 2020. Project Status:</p> <p><u>Work completed:</u></p>

				<ul style="list-style-type: none"> - SE 4th Ave between SE 2nd St to SE 8th St – crews installed new drainage pipe and drainage structures. - Alleyway 6 North Section – Rock base installed and placement of the pervious concrete began. - SE 4th Ave between SE 2nd St to SE 10th Ave – Crews will be working on clearing and grubbing along SE 4th Ave in preparation for the new roadway reconstruction, new sidewalks and driveways. Crews will also be removing old FPL Poles. - SE 4th Ave between SE 2nd St to SE 9th St – Drainage work continues with crews installing new drainage pipes and drainage structures. - SE 4th Ave between SE 9th St to SW 10th St – Pavement reconstruction to begin with removing of the existing roadway and installing new rock base. - Alleyway 6 North Section – Begin placing the 8” pervious concrete. <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>	N/A	2	N/A	<p>City is managing project. Coordination is ongoing. At this time, the City is writing the Service Authorization in order to have the consultant manage the project. City is waiting for 100% design plans from consultant. City is working in a design build RFQ. City is waiting for 100% design plans from consultant. City is working in a design build RFQ and waiting for easement to be sign by residents.</p>