

DELRAY BEACH
COMMUNITY
REDEVELOPMENT
AGENCY

CARVER SQUARE WORKFORCE HOUSING

CRA BOARD PRESENTATION
FEBRUARY 25, 2020



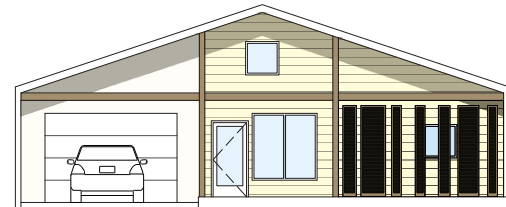
with



BROOKS + SCARPA ARCHITECTS
808 East Las Olas Boulevard, Ste. 101
Fort Lauderdale, Florida 33301



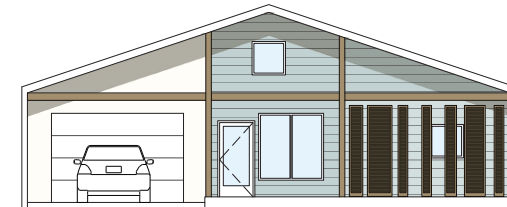
THE MANGO



THE TAMARIND



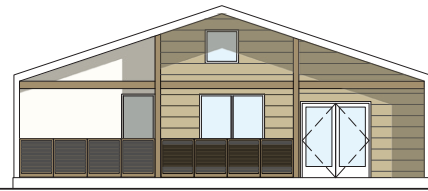
THE PINEAPPLE



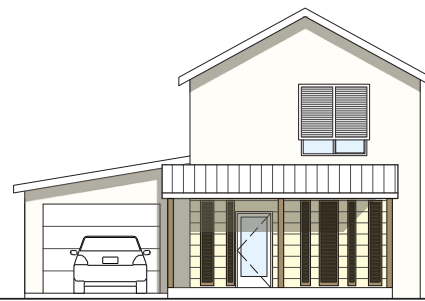
THE TAMARIND



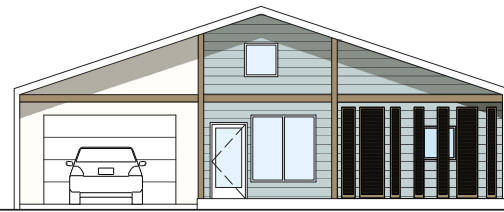
THE PAPAYA



THE MANGO



THE PINEAPPLE



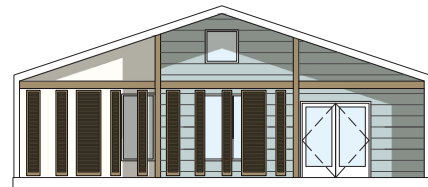
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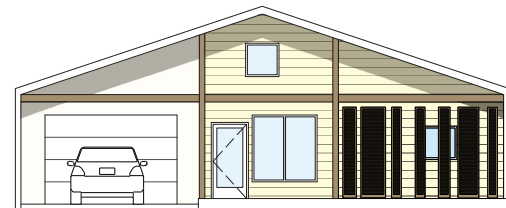
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THE PAPAYA



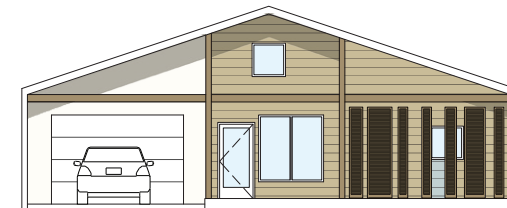
THE MANGO



THE TAMARIND



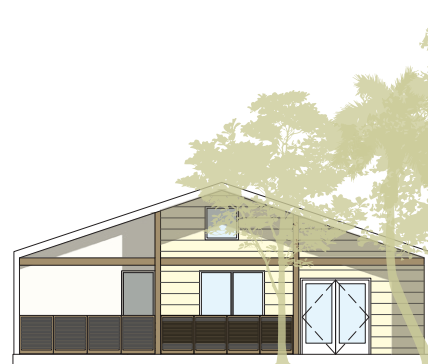
THE PINEAPPLE



THE TAMARIND



THE PAPAYA



THE MANGO



THE PINEAPPLE



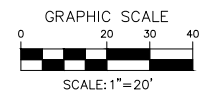
THE TAMARIND



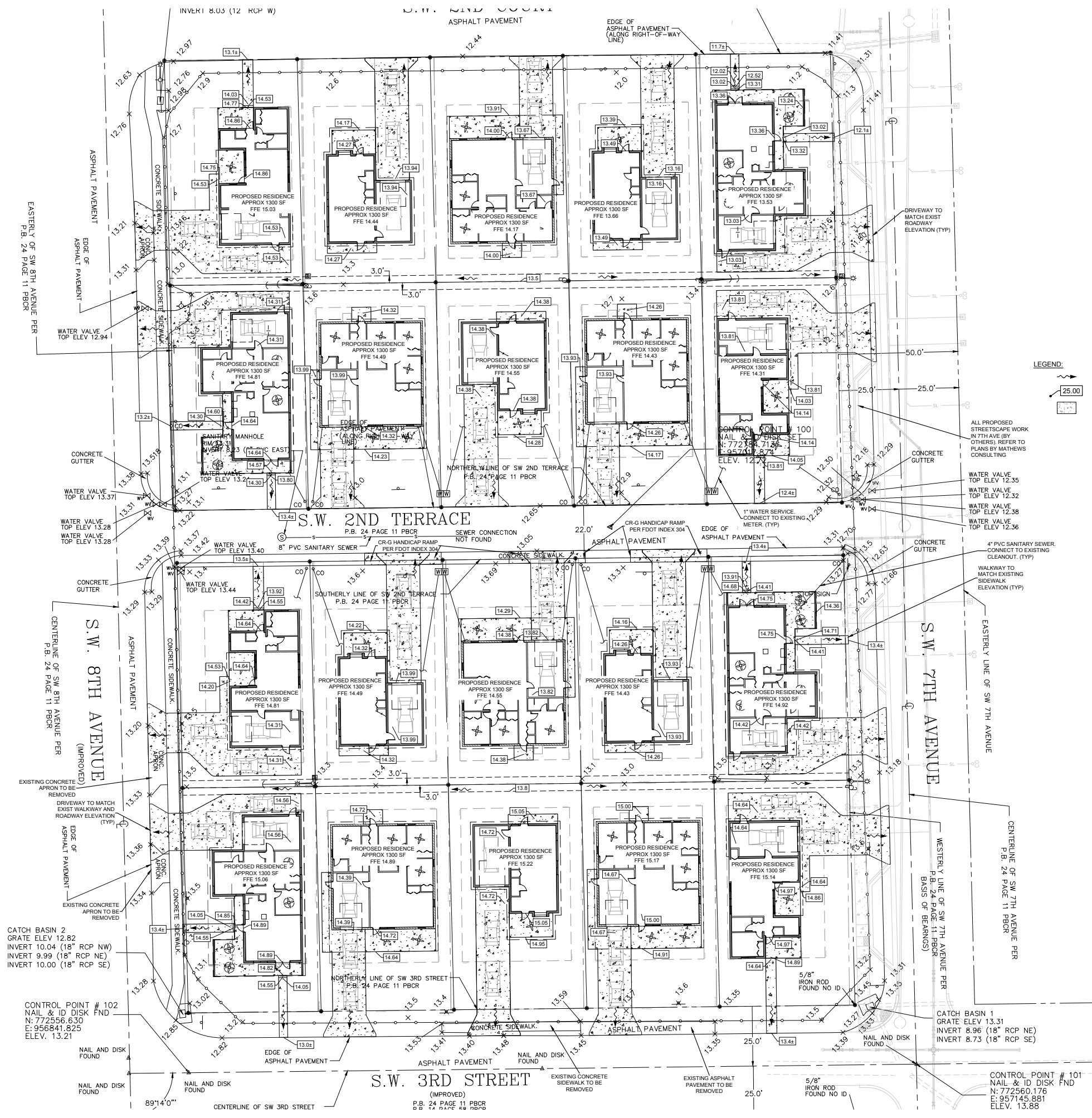
THE PINEAPPLE



THE PAPAYA



- LEGEND:**
- DRAINAGE FLOW DIRECTION
 - PROPOSED ELEVATION
 - PROPOSED CONCRETE



EASTERLY OF SW 8TH AVENUE PER P.B. 24 PAGE 11 PBCR

CENTRALINE OF SW 8TH AVENUE PER P.B. 24 PAGE 11 PBCR

EXISTING CONCRETE APRON TO BE REMOVED

CATCH BASIN 2
GRATE ELEV 12.82
INVERT 10.04 (18" RCP NW)
INVERT 9.99 (18" RCP NE)
INVERT 10.00 (18" RCP SE)

CONTROL POINT # 102
NAIL & ID DISK FND
N: 772556.630
E: 956841.825
ELEV. 13.21

NAIL AND DISK FOUND

89'14"0" CENTERLINE OF SW 3RD STREET

S.W. 3RD STREET (IMPROVED)
P.B. 24 PAGE 11 PBCR

EXISTING ASPHALT PAVEMENT TO BE REMOVED

CONTROL POINT # 101
NAIL & ID DISK FND
N: 772560.176
E: 957145.881
ELEV. 13.88

WESTERLY LINE OF SW 7TH AVENUE PER P.B. 24 PAGE 11 PBCR

S.W. 7TH AVENUE

EASTERLY LINE OF SW 7TH AVENUE

S.W. 2ND TERRACE
P.B. 24 PAGE 11 PBCR

SOUTHERLY LINE OF SW 2ND TERRACE
P.B. 24 PAGE 11 PBCR

PROPOSED RESIDENCE APPROX 1300 SF FFE 14.81

PROPOSED RESIDENCE APPROX 1300 SF FFE 14.81

PROPOSED RESIDENCE APPROX 1300 SF FFE 15.06

PROPOSED RESIDENCE APPROX 1300 SF FFE 14.89

PROPOSED RESIDENCE APPROX 1300 SF FFE 15.06

PROPOSED RESIDENCE APPROX 1300 SF FFE 14.55

PROPOSED RESIDENCE APPROX 1300 SF FFE 14.55

PROPOSED RESIDENCE APPROX 1300 SF FFE 15.22

PROPOSED RESIDENCE APPROX 1300 SF FFE 14.91

PROPOSED RESIDENCE APPROX 1300 SF FFE 15.17

PROPOSED RESIDENCE APPROX 1300 SF FFE 14.43

PROPOSED RESIDENCE APPROX 1300 SF FFE 14.43

PROPOSED RESIDENCE APPROX 1300 SF FFE 14.92

PROPOSED RESIDENCE APPROX 1300 SF FFE 14.41

PROPOSED RESIDENCE APPROX 1300 SF FFE 14.92

PROPOSED RESIDENCE APPROX 1300 SF FFE 14.31

PROPOSED RESIDENCE APPROX 1300 SF FFE 13.81

PROPOSED RESIDENCE APPROX 1300 SF FFE 13.81

PROPOSED RESIDENCE APPROX 1300 SF FFE 14.31

PROPOSED RESIDENCE APPROX 1300 SF FFE 13.81

PROPOSED RESIDENCE APPROX 1300 SF FFE 13.81

PROPOSED RESIDENCE APPROX 1300 SF FFE 13.81



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ADAM SWANEY, P.E. NO. 72235



- CONCEPTUAL DESIGN
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- PLAN CHECK SUBMITTAL
- PLAN CHECK RESUBMITTAL
- PERMIT SET
- BID ISSUE
- REVISION
- CONSTRUCTION ISSUE

1280 N CONGRESS AVE, SUITE 101
WEST PALM BEACH, FLORIDA 33409
PH (561)855-1151 • FAX (561)832-3390
WWW.ENGENUITYGROUP.COM CERTIFICATE OF AUTHORIZATION #7095

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP 03 000000
AC ___ FLS ___ SS ___
DATE _____

**DELAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**

SW 2ND TERRACE
DELAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

- REVISIONS:
- 4 -
 - 5 -
 - 6 -
- SHEET TITLE: ENGINEERING SITE PLAN



SCALE: 1" = 20'
DATE PRINTED: 2019-8-7

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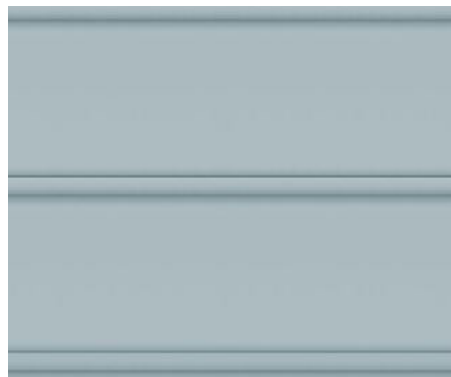
808 E LAS OLAS BLVD
SUITE 101
FORT LAUDERDALE, FL 33301
T: 954 683 1236



METAL ROOF



BOARD AND BATTEN



CEMENT BOARD SIDING



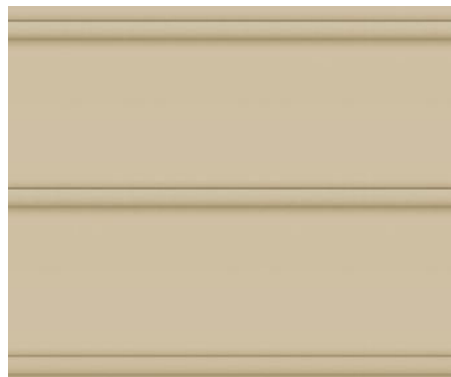
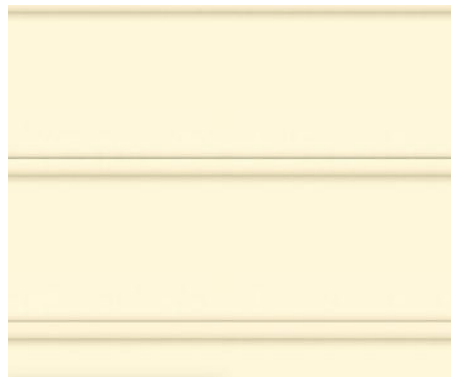
STUCCO



COMPOSITE SHUTTERS AND RAILINGS



ALUMINUM OR VINYL WINDOWS AND DOORS



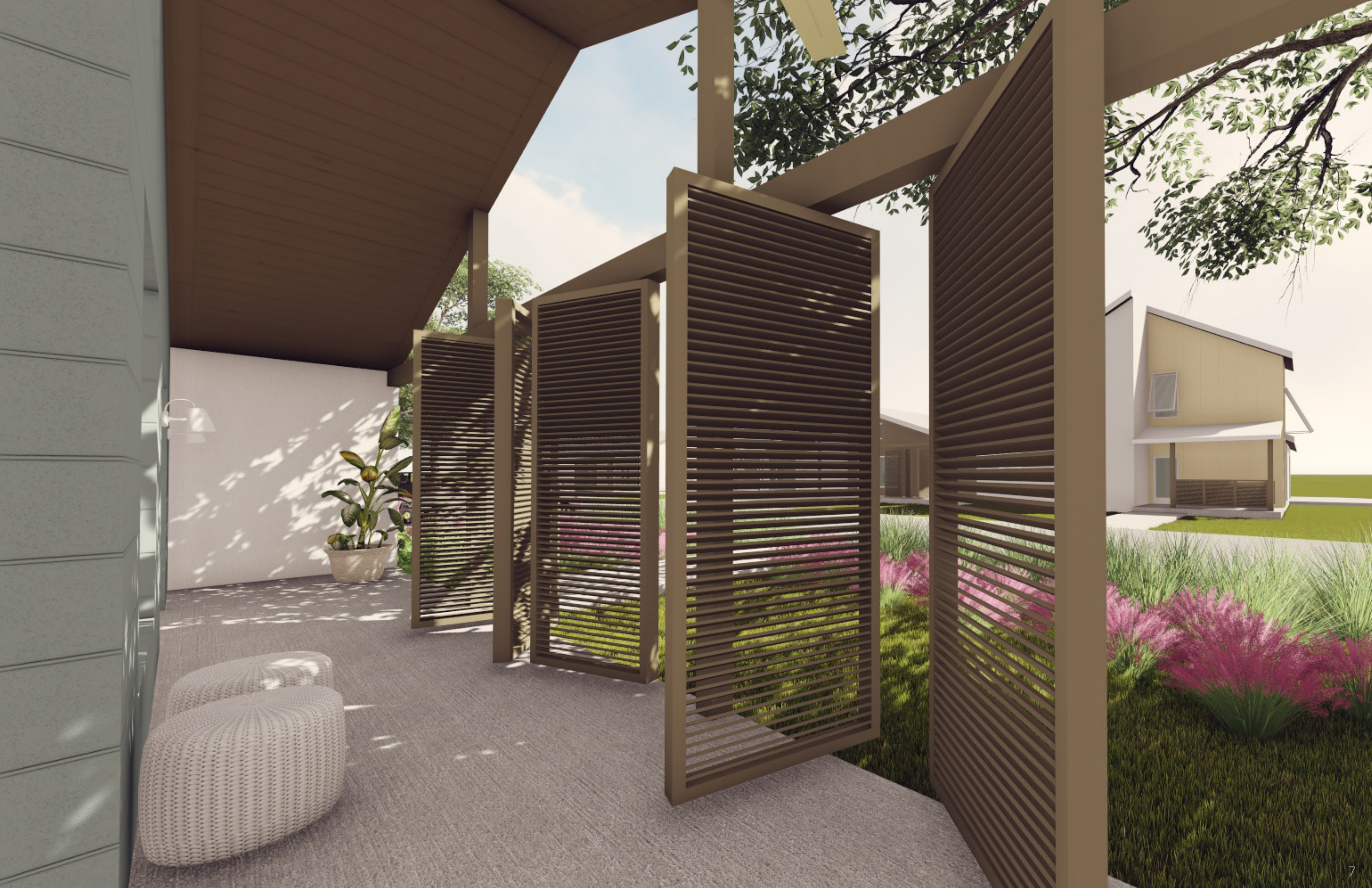
pastel colors drawn from tropical vernacular architecture

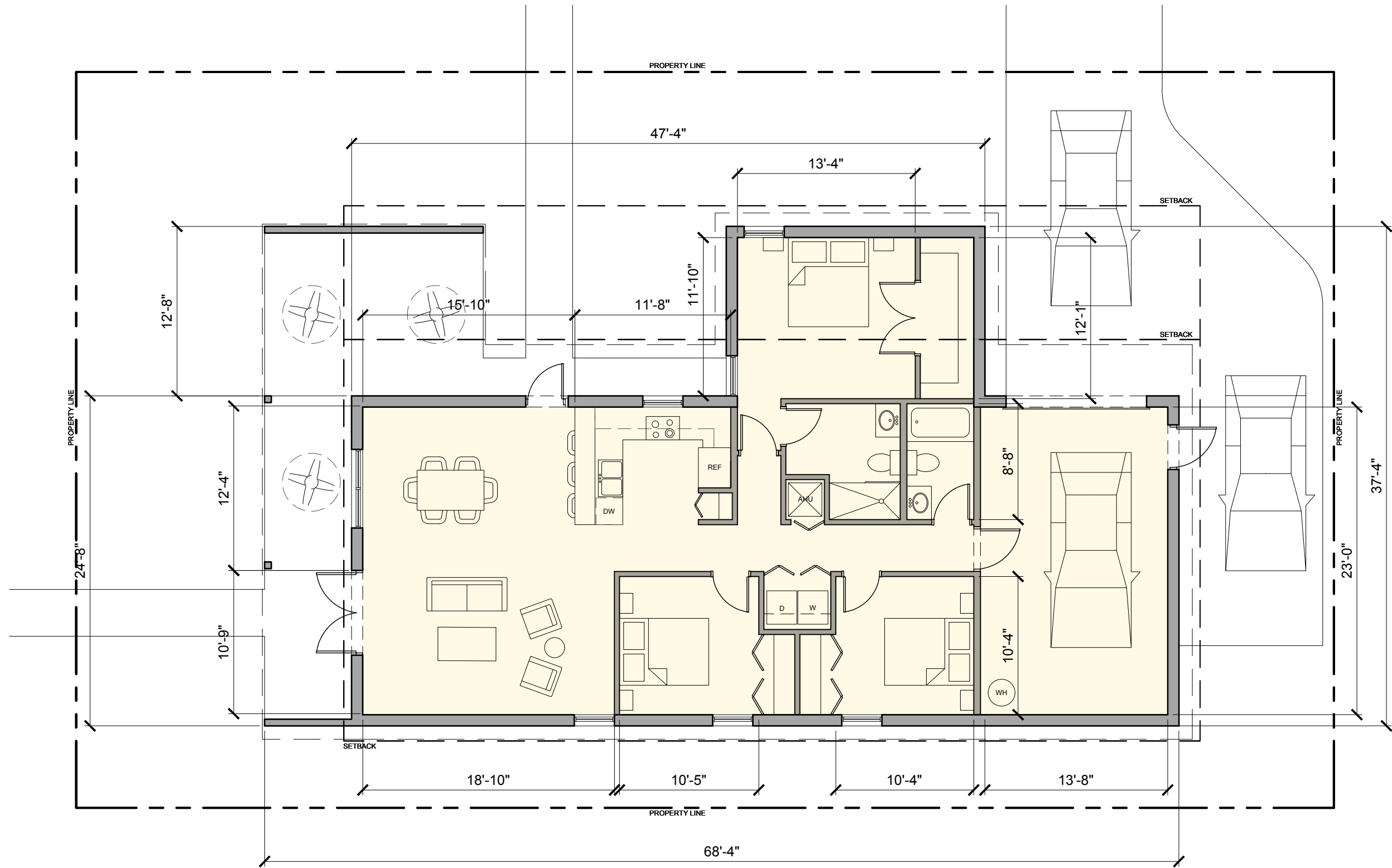
THE MANGO

1-Story
3-Bedroom
2-Bathroom

1600 sf





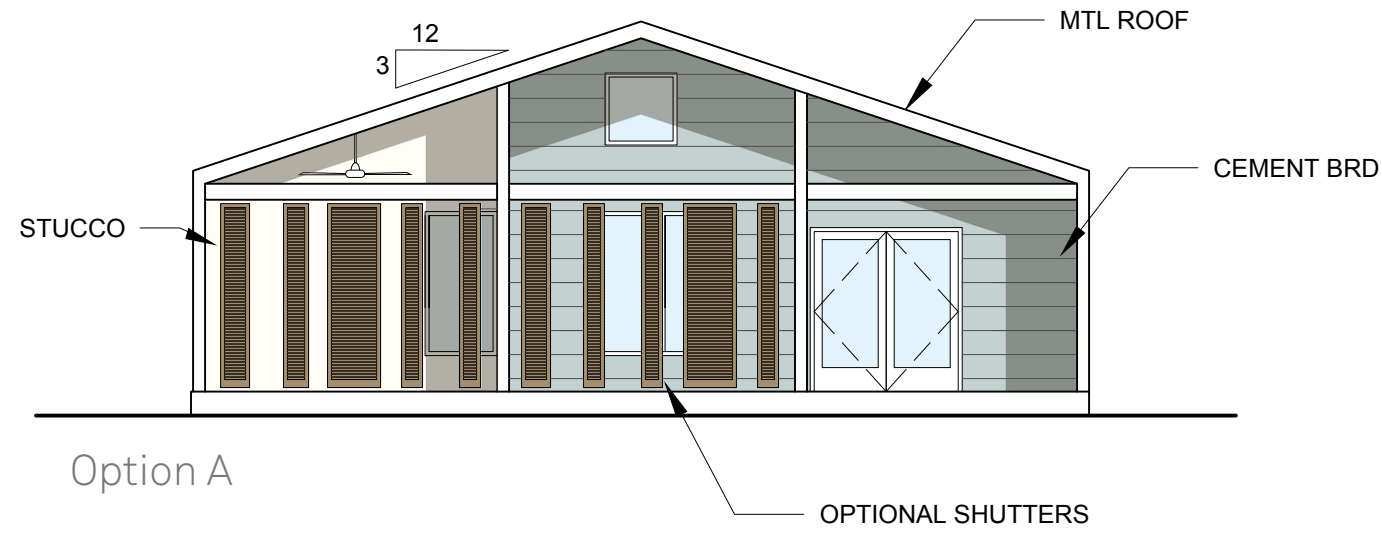


Mango 1 (Model D)
Corner Lot Plan

16'-6"
T.O. ROOF

9'-8"
T.O. SPRING LINE

00'-0"
T.O. GRADE



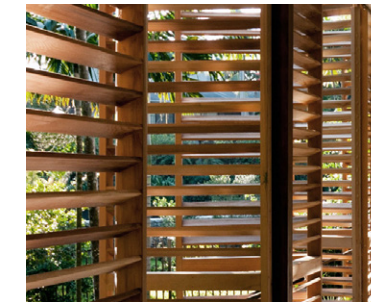
Metal Roof



Colored Cement Board Siding



Painted Stucco



Composite Shutters or Railings

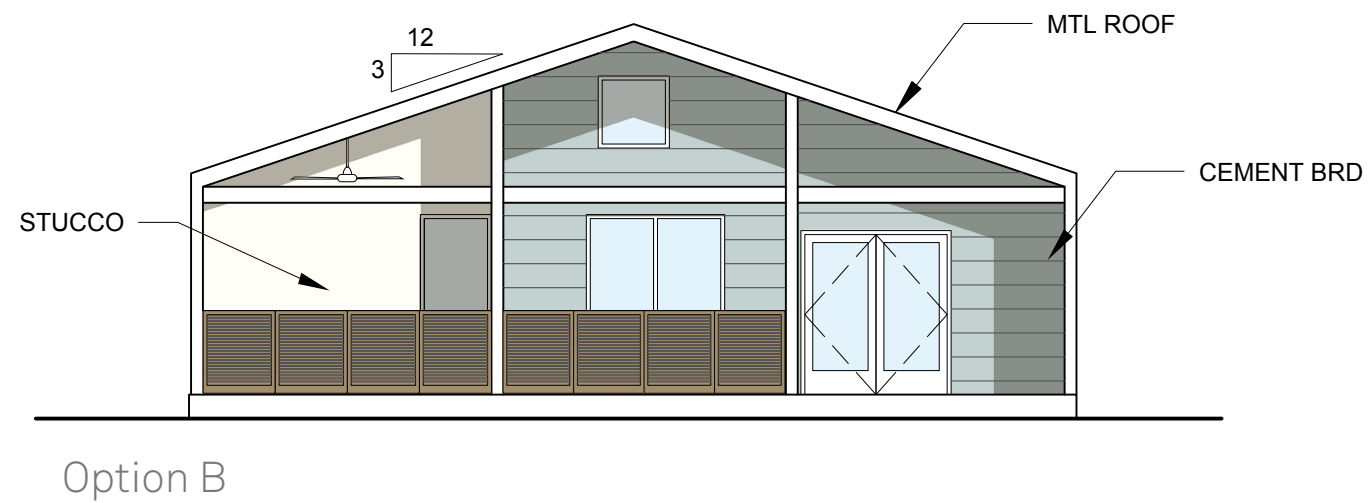


Aluminum or Vinyl Impact-Resistant Windows and Doors

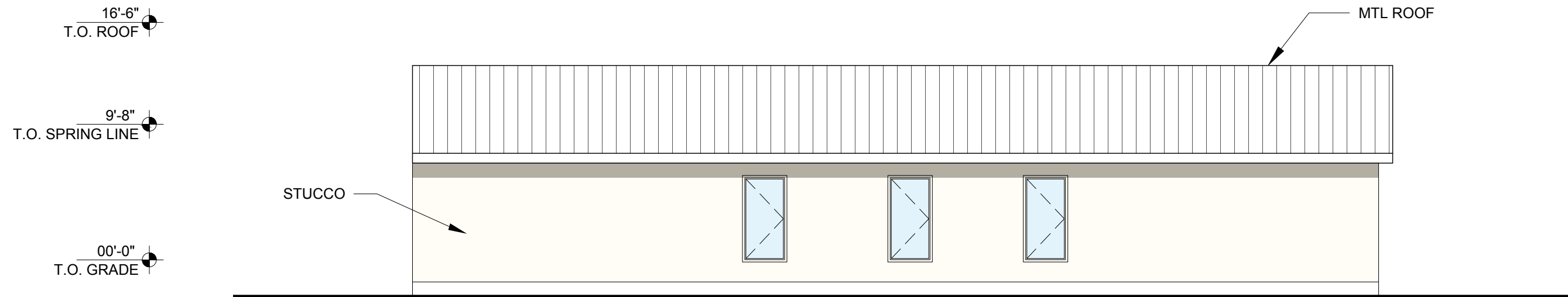
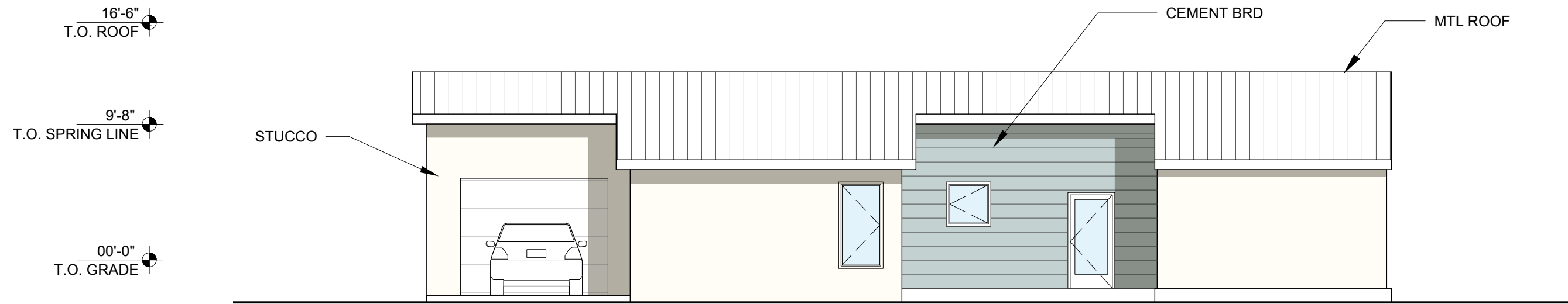
16'-6"
T.O. ROOF

9'-8"
T.O. SPRING LINE

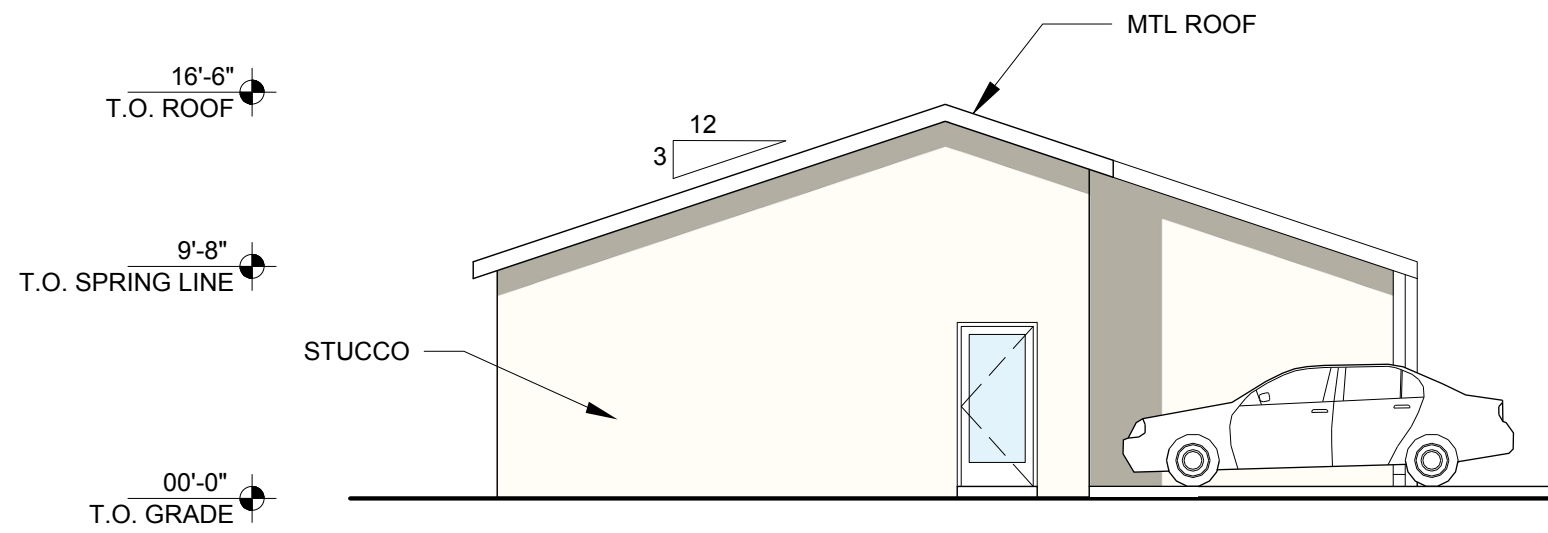
00'-0"
T.O. GRADE



Mango 1 (Model D)
Corner Lot
Front Elevations



Mango 1 (Model D)
 Corner Lot
 Side Elevations



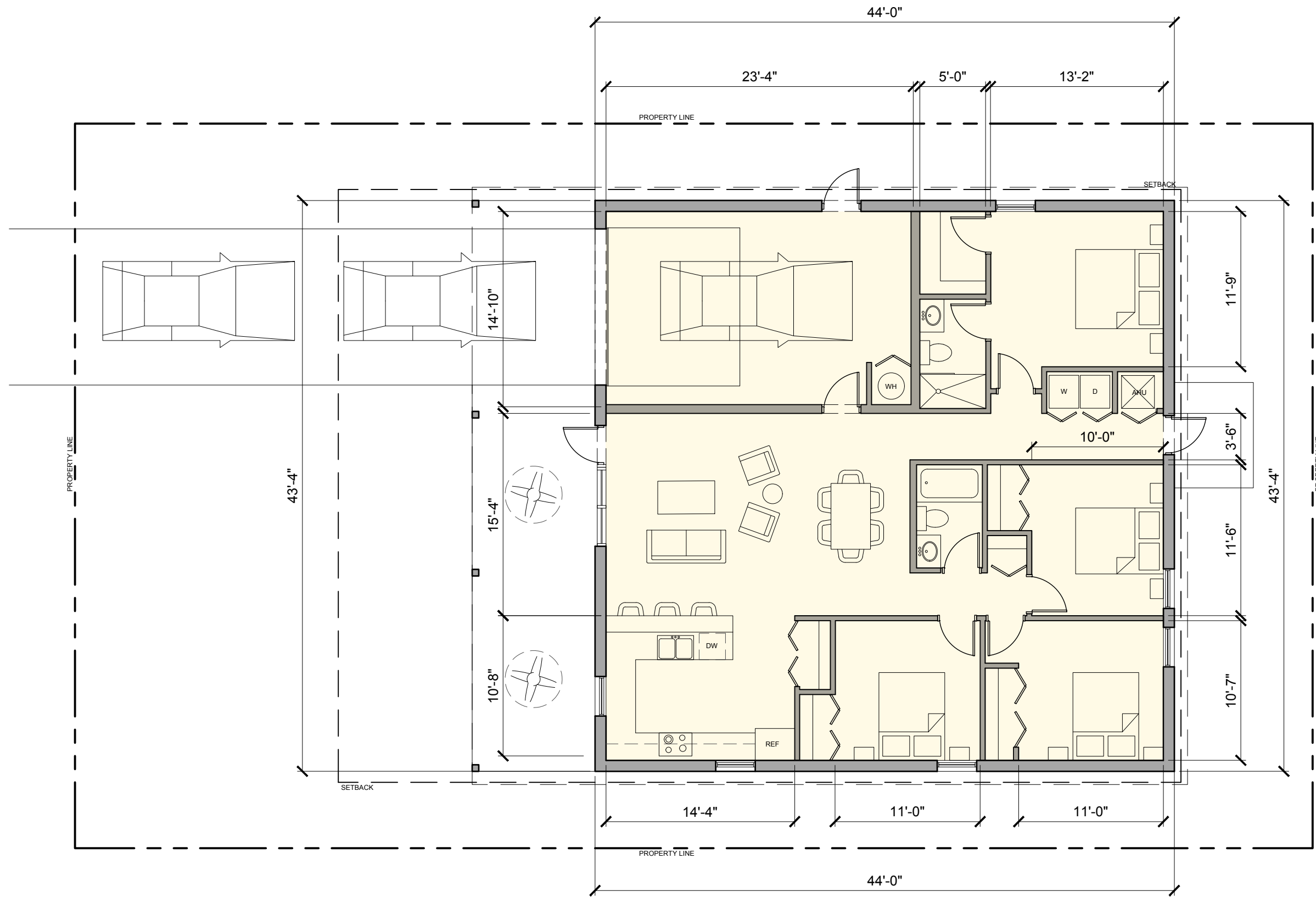
Mango 1 (Model D)
Corner Lot
Rear Elevation

THE TAMARIND

1-Story
4-Bedroom
2-Bathroom

1760 sf



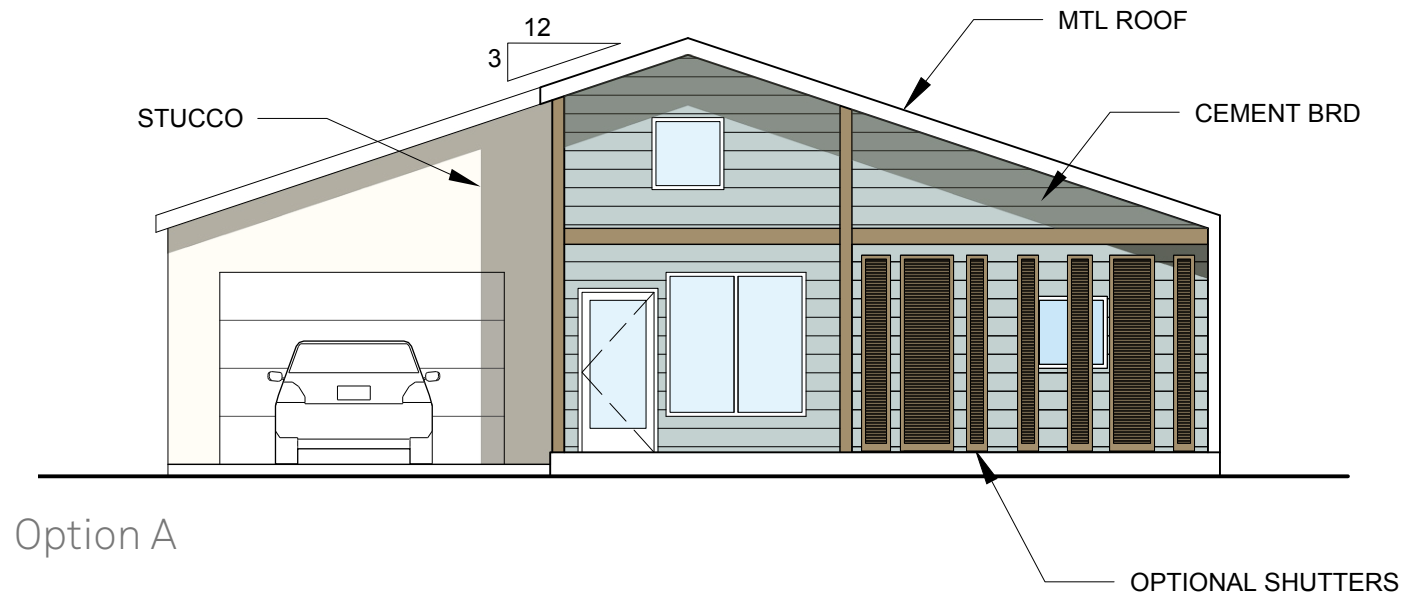


Tamarind (Model C)
Plan

18'-4"
T.O. ROOF

9'-8"
T.O. SPRING LINE

00'-0"
T.O. GRADE



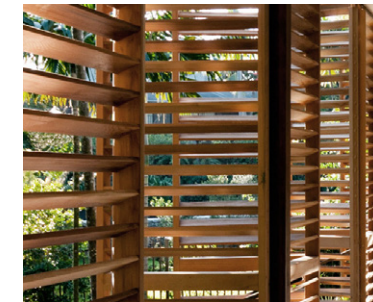
Metal Roof



Colored Cement Board Siding



Painted Stucco



Composite Shutters or Railings

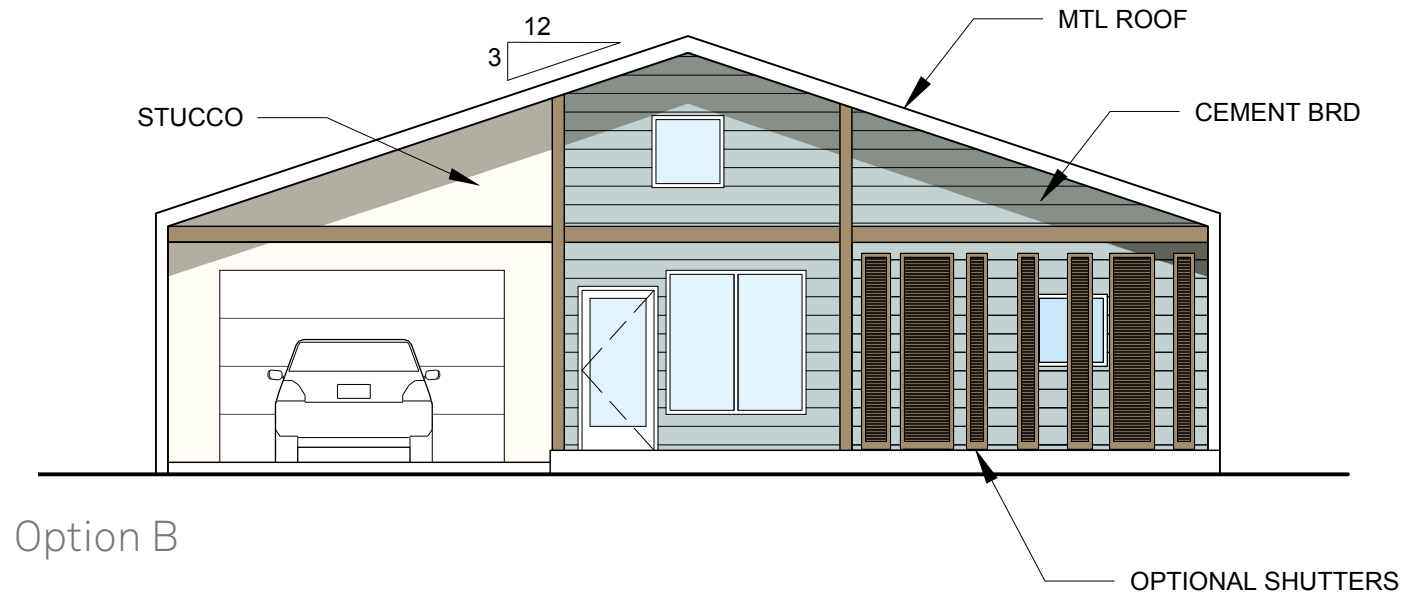


Aluminum or Vinyl Impact-Resistant Windows and Doors

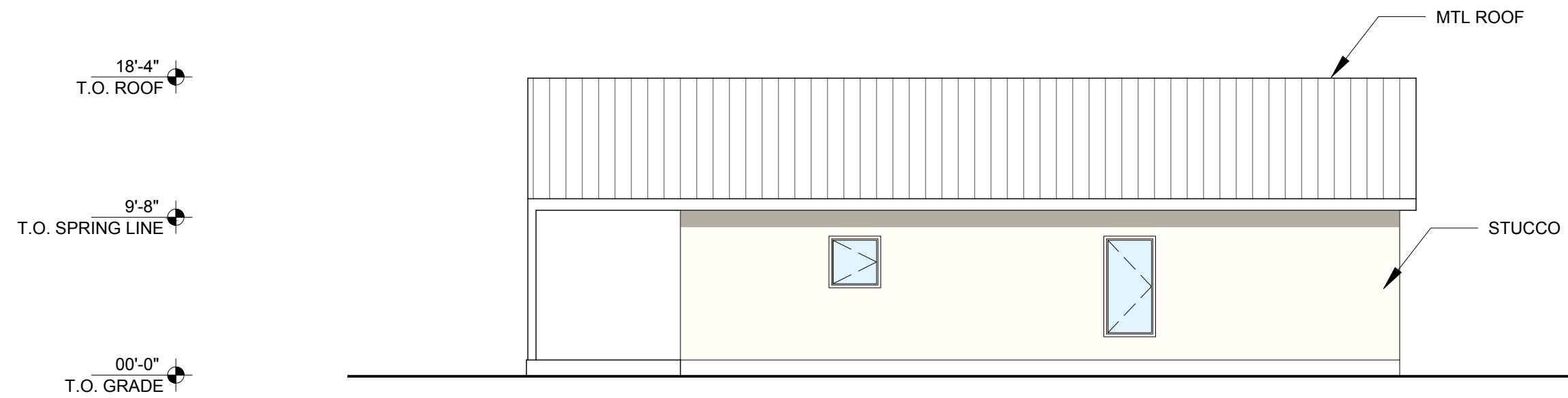
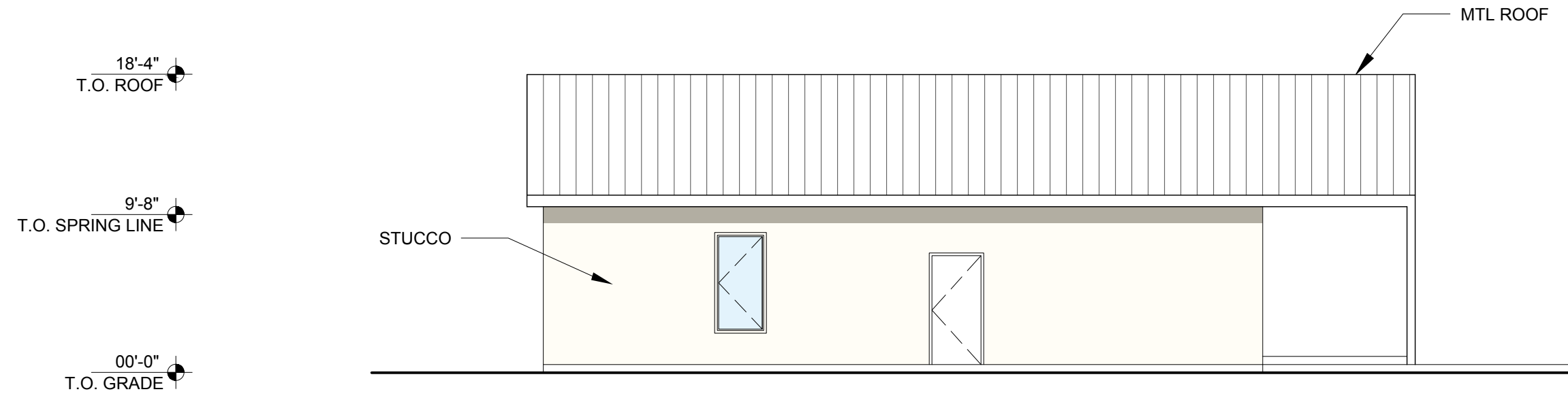
18'-4"
T.O. ROOF

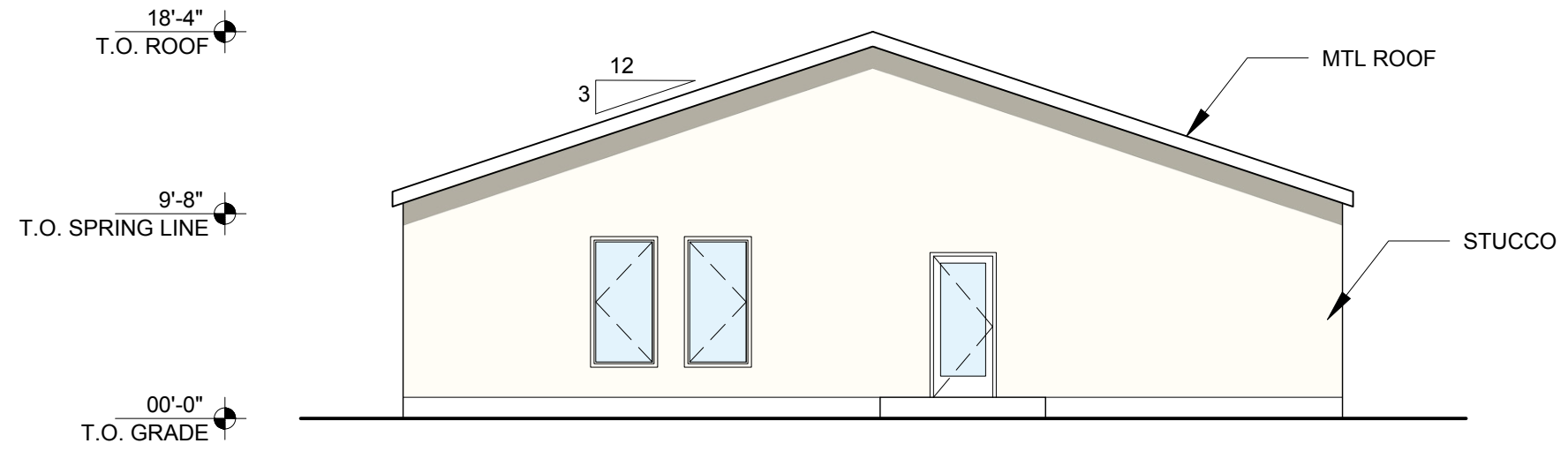
9'-8"
T.O. SPRING LINE

00'-0"
T.O. GRADE



Tamarind (Model C) Front Elevations





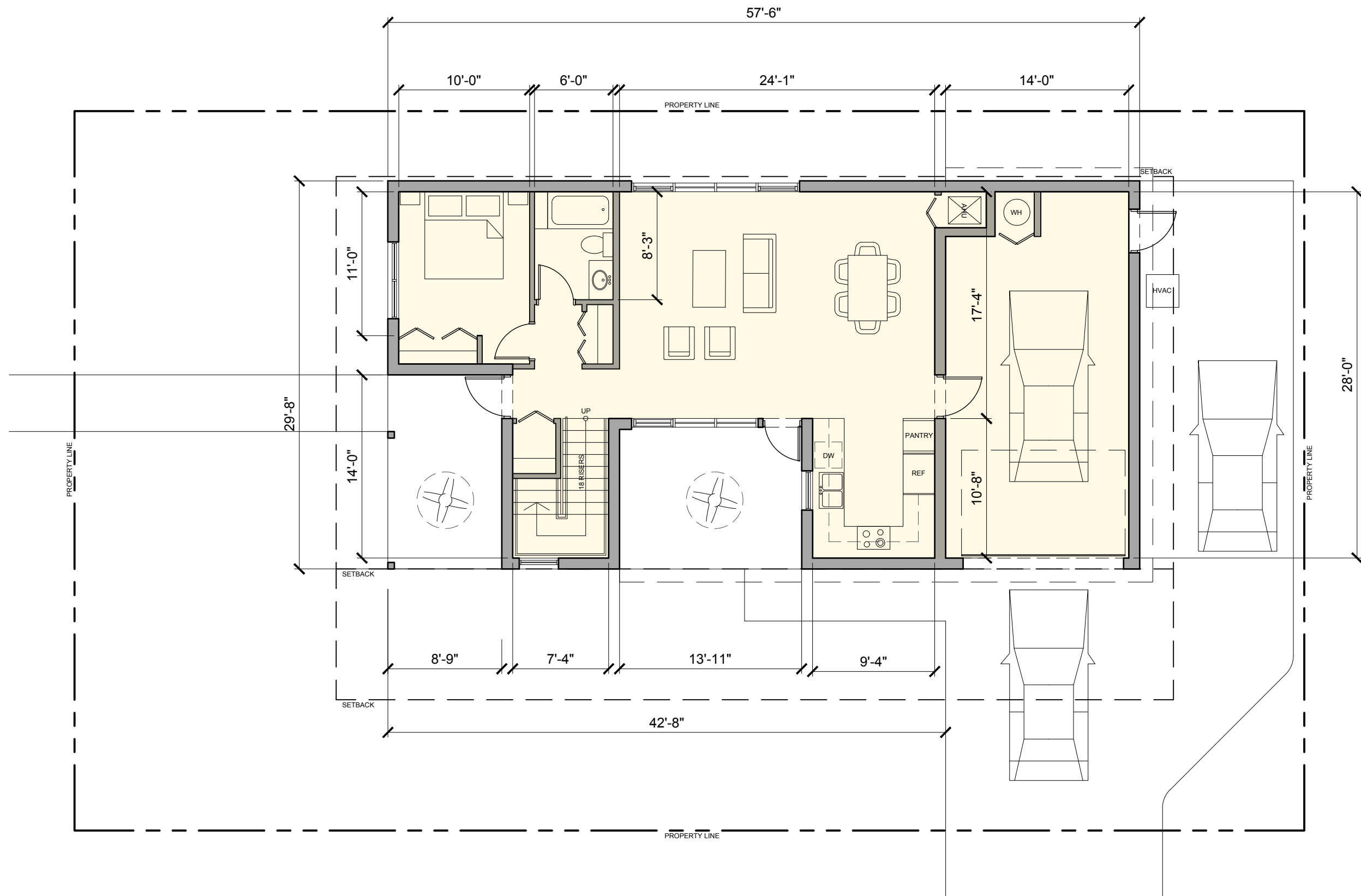
Tamarind (Model C)
Rear Elevation

THE PAPAYA

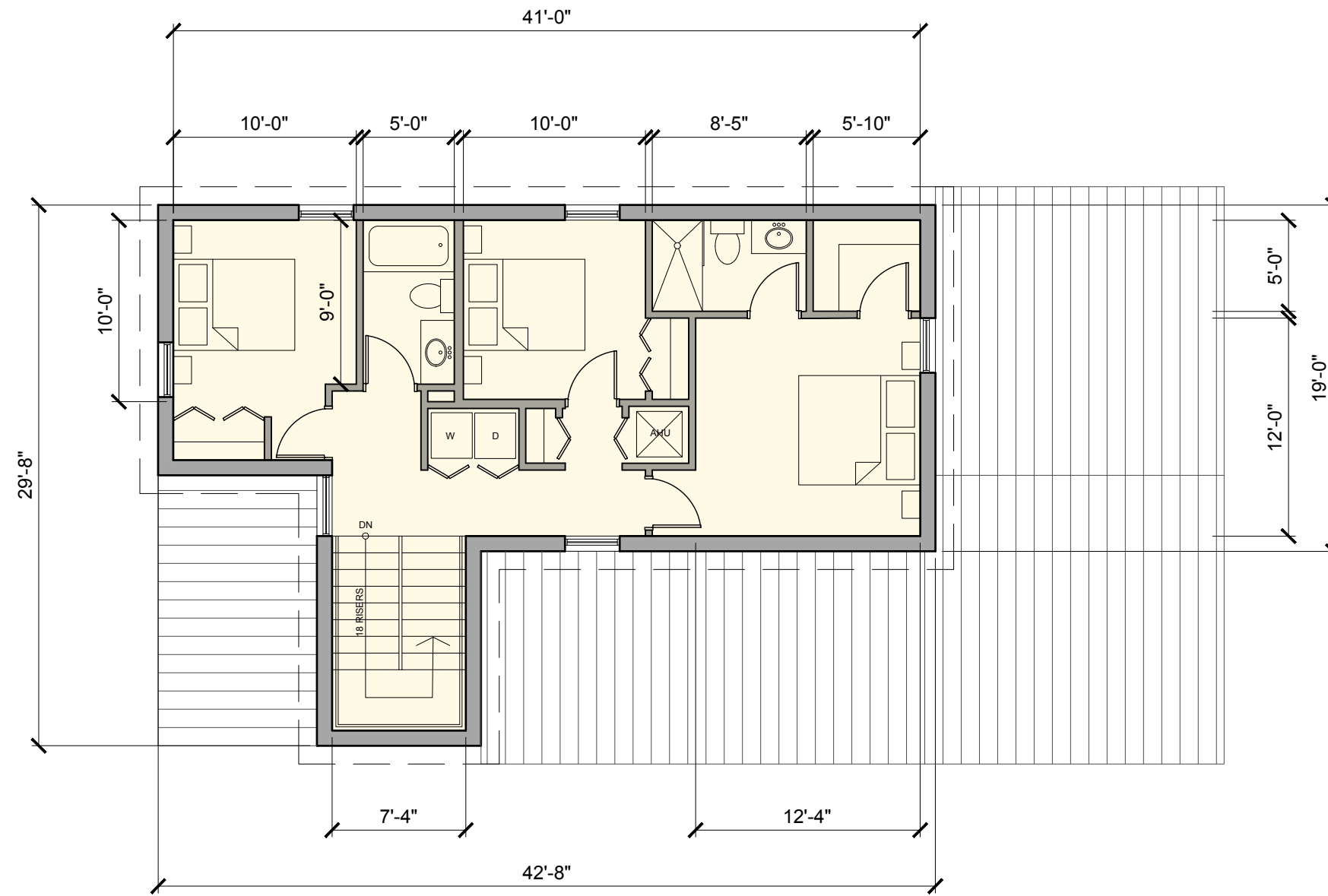
2-Story
4-Bedroom
3-Bathroom

1940 sf





Papaya (Model A)
Level 1 Plan

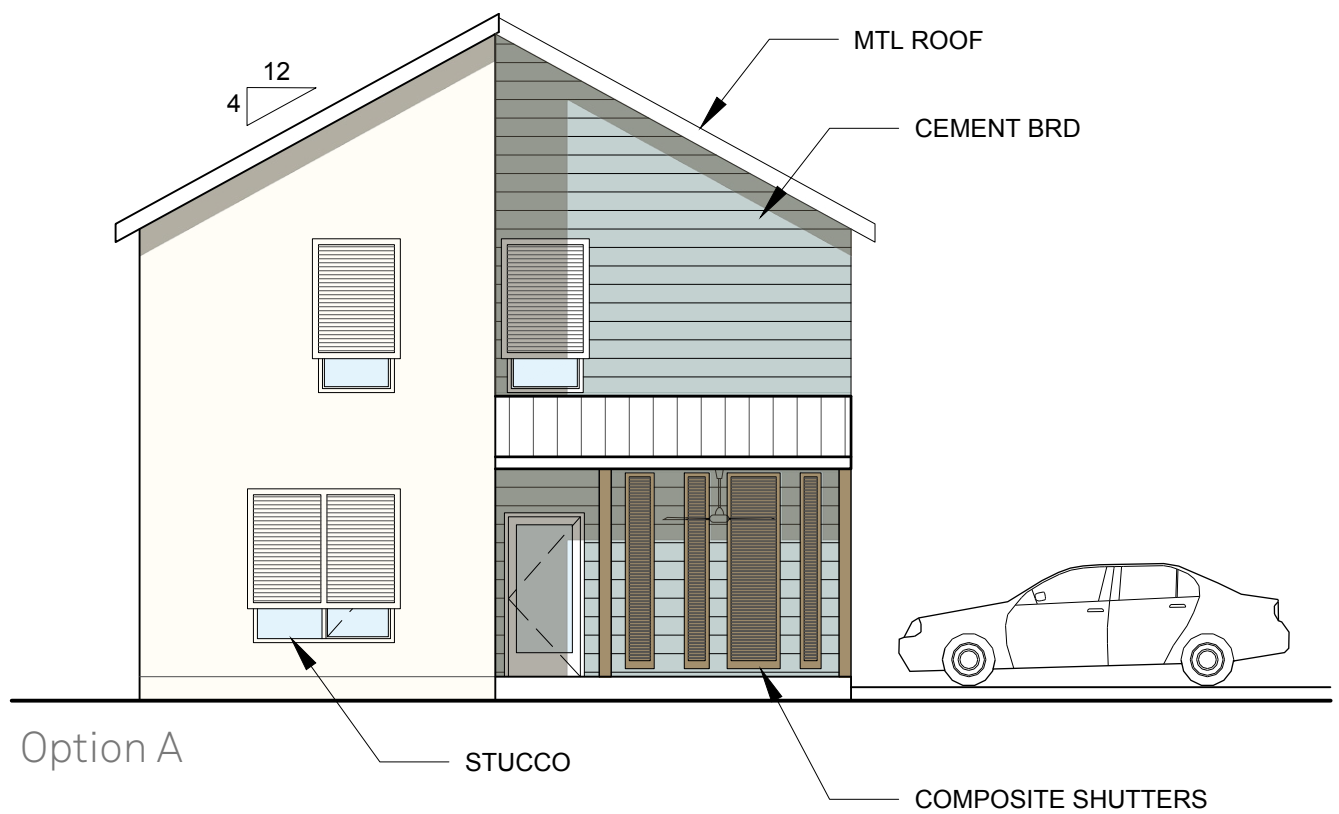


29'-0"
T.O. ROOF

19'-8"
T.O. SPRING LINE

9'-8"
T.O. SPRING LINE

00'-0"
T.O. GRADE



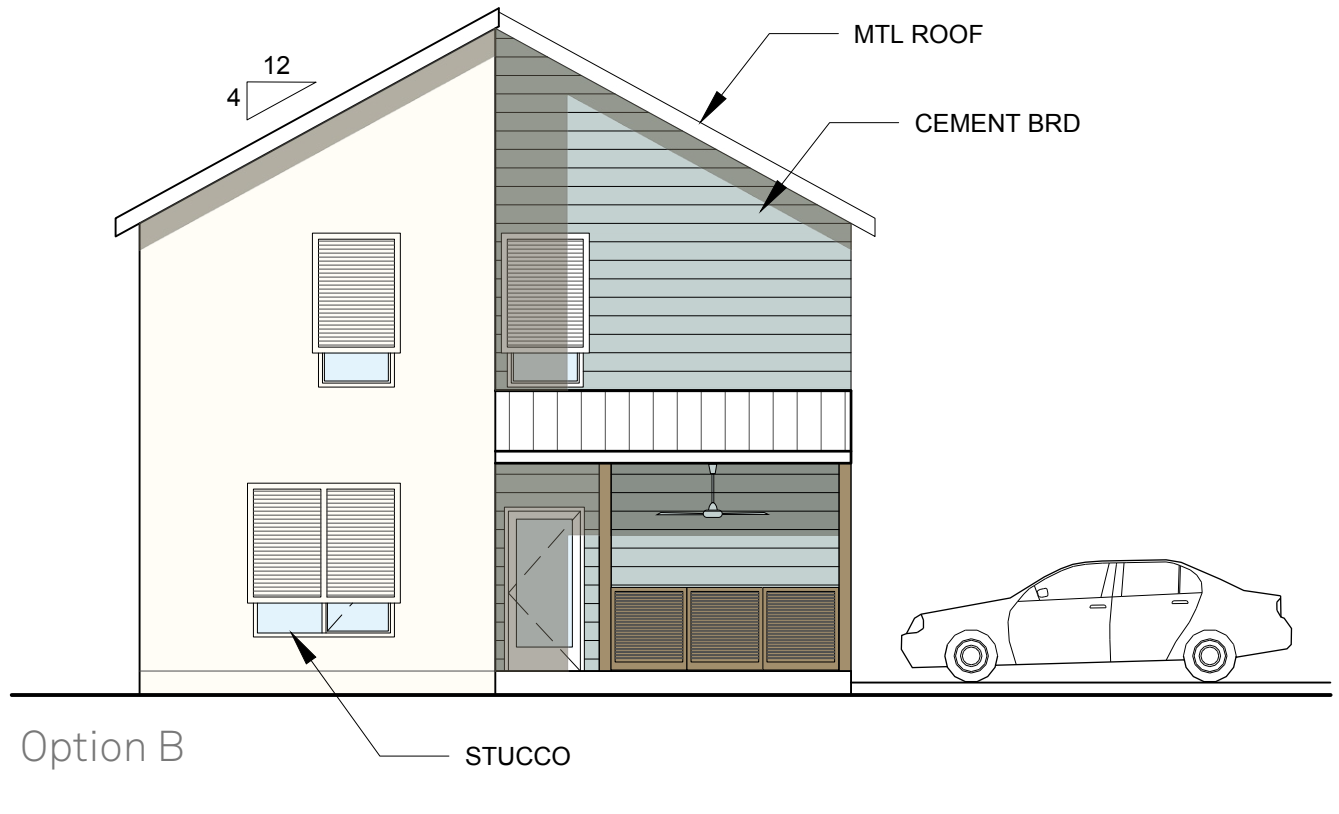
Option A

29'-0"
T.O. ROOF

19'-8"
T.O. SPRING LINE

9'-8"
T.O. SPRING LINE

00'-0"
T.O. GRADE



Option B



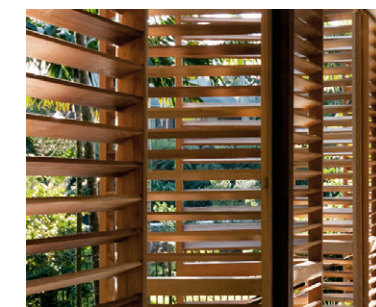
Metal Roof



Colored Cement Board Siding



Painted Stucco

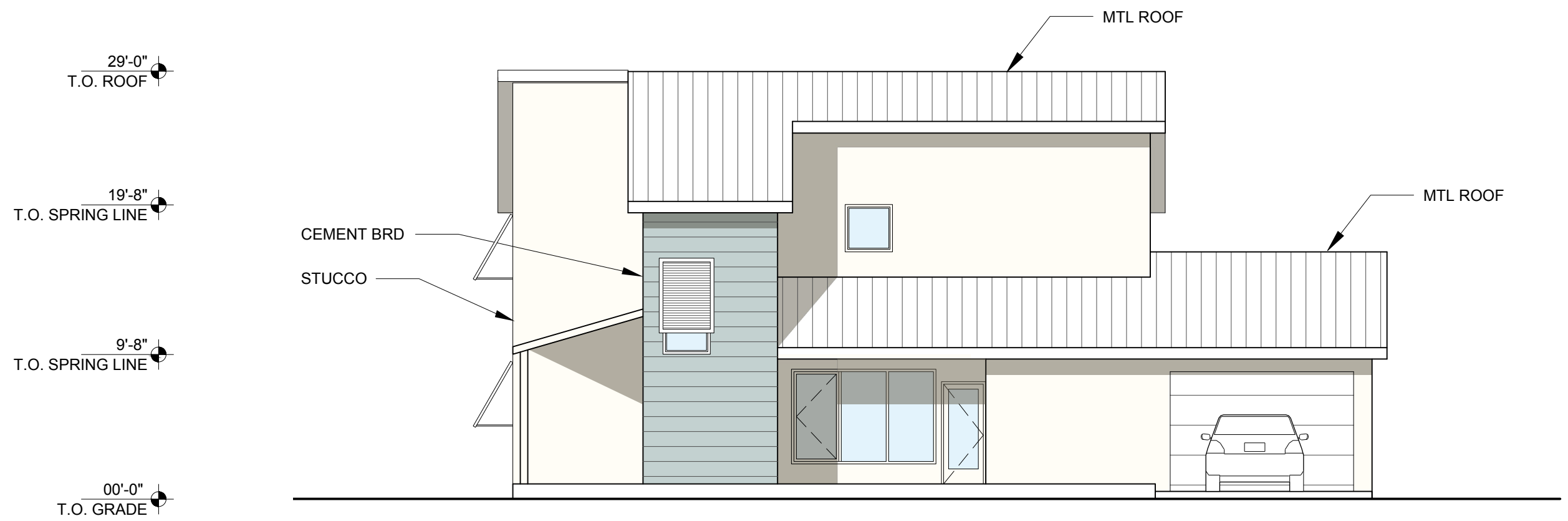
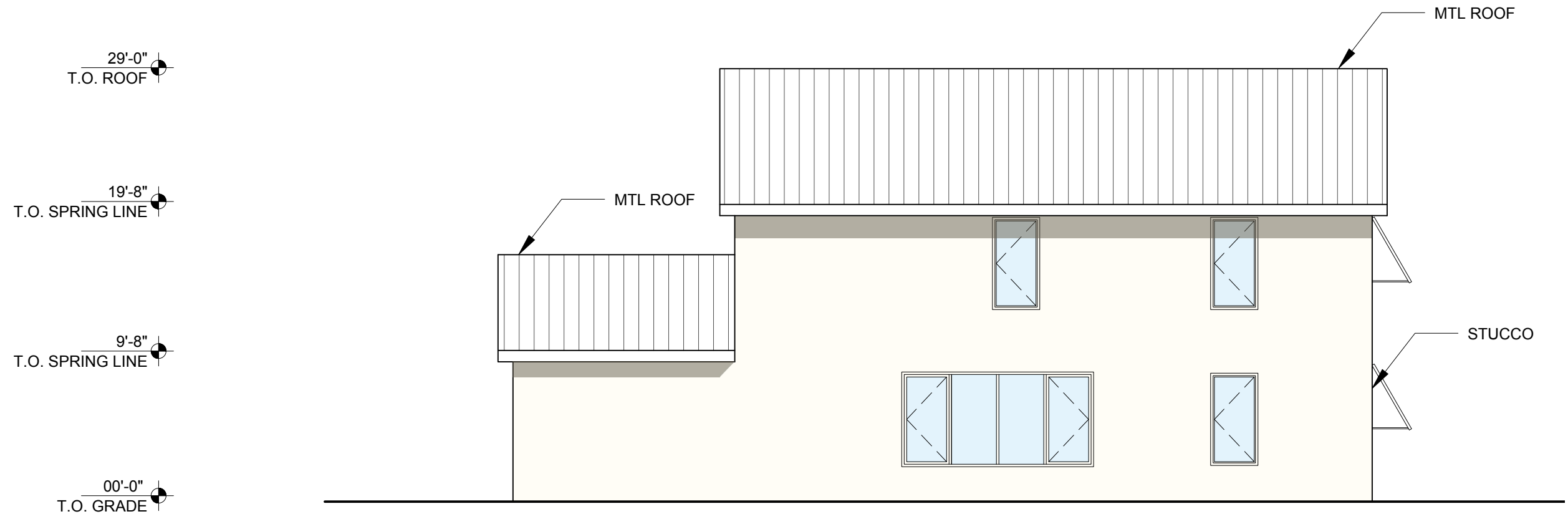


Composite Shutters or Railings

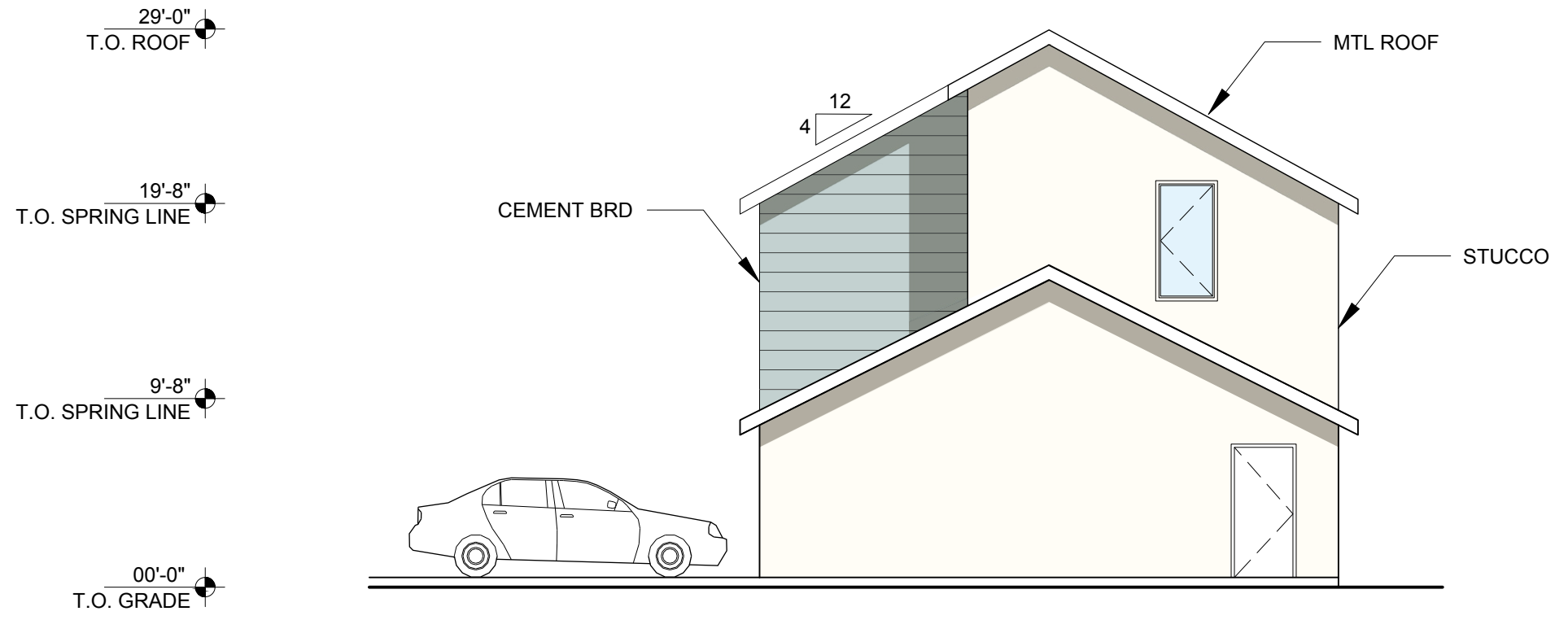


Aluminum or Vinyl Impact-Resistant Windows and Doors

Papaya (Model A)
Front Elevations



Papaya (Model A)
Side Elevations



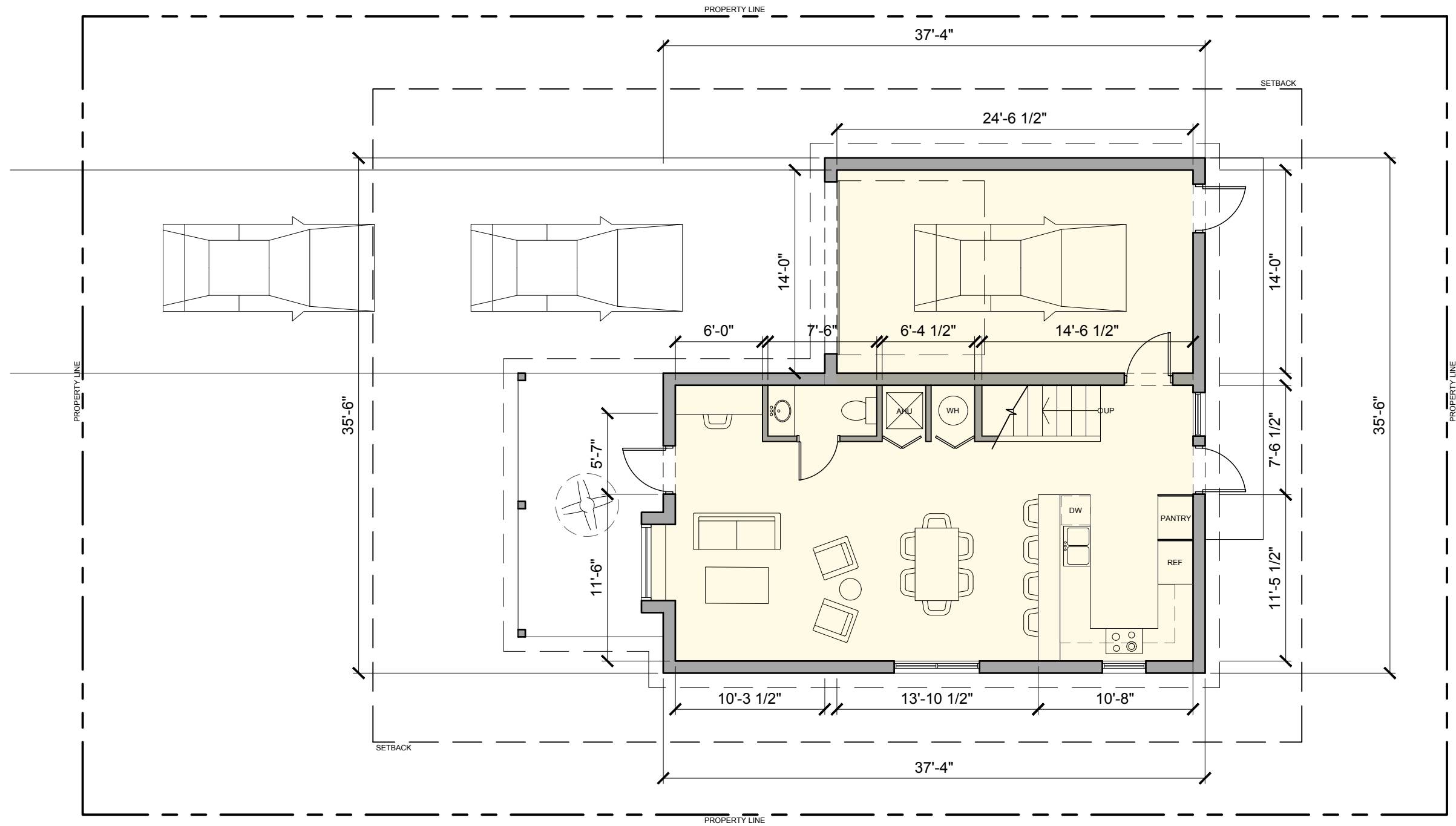
Papaya (Model A)
Rear Elevation

THE PINEAPPLE

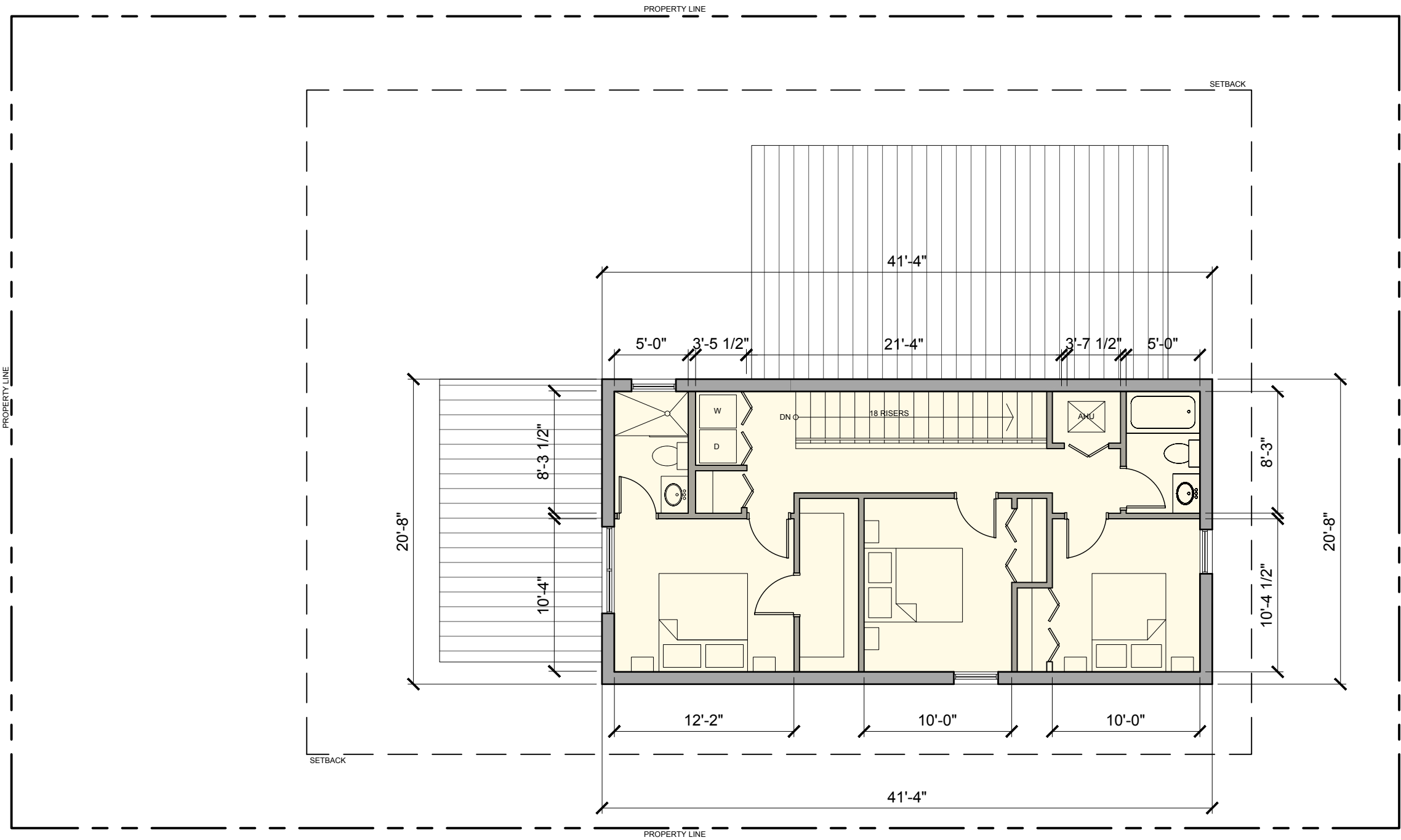
2-Story
3-Bedroom
2.5-Bathroom

1580 sf





Pineapple 2 (Model B)
 Infill Lot
 Level 1 Plan



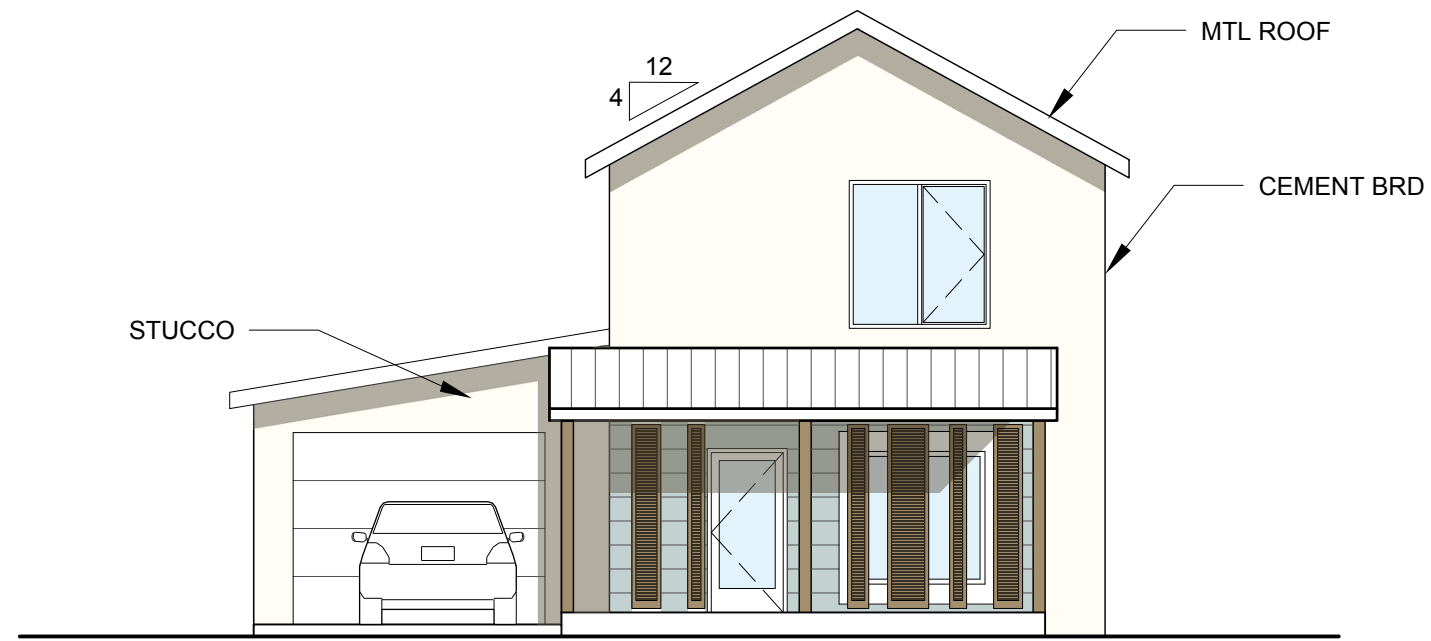
Pineapple 2 (Model B)
 Infill Lot
 Level 2 Plan

26'-2"
T.O. ROOF

19'-8"
T.O. SPRING LINE

9'-8"
T.O. SPRING LINE

00'-0"
T.O. GRADE



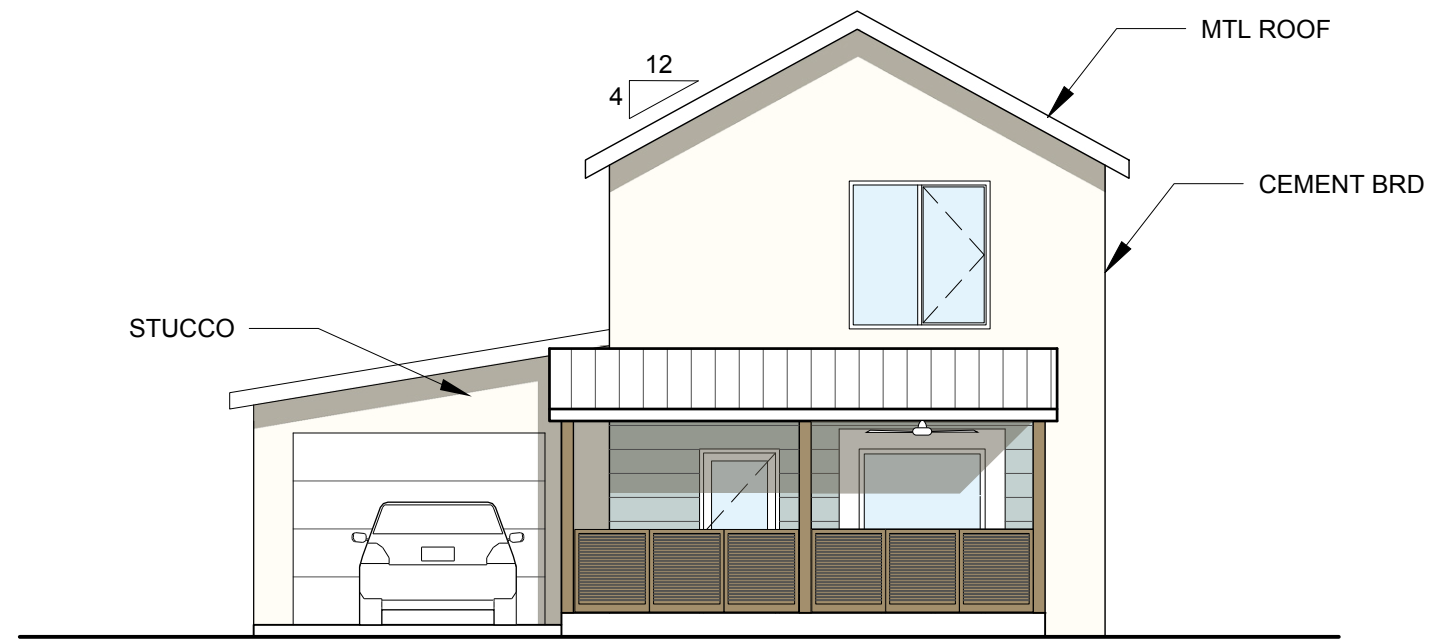
Option A

26'-2"
T.O. ROOF

19'-8"
T.O. SPRING LINE

9'-8"
T.O. SPRING LINE

00'-0"
T.O. GRADE



Option B



Metal Roof



Colored Cement Board Siding



Painted Stucco

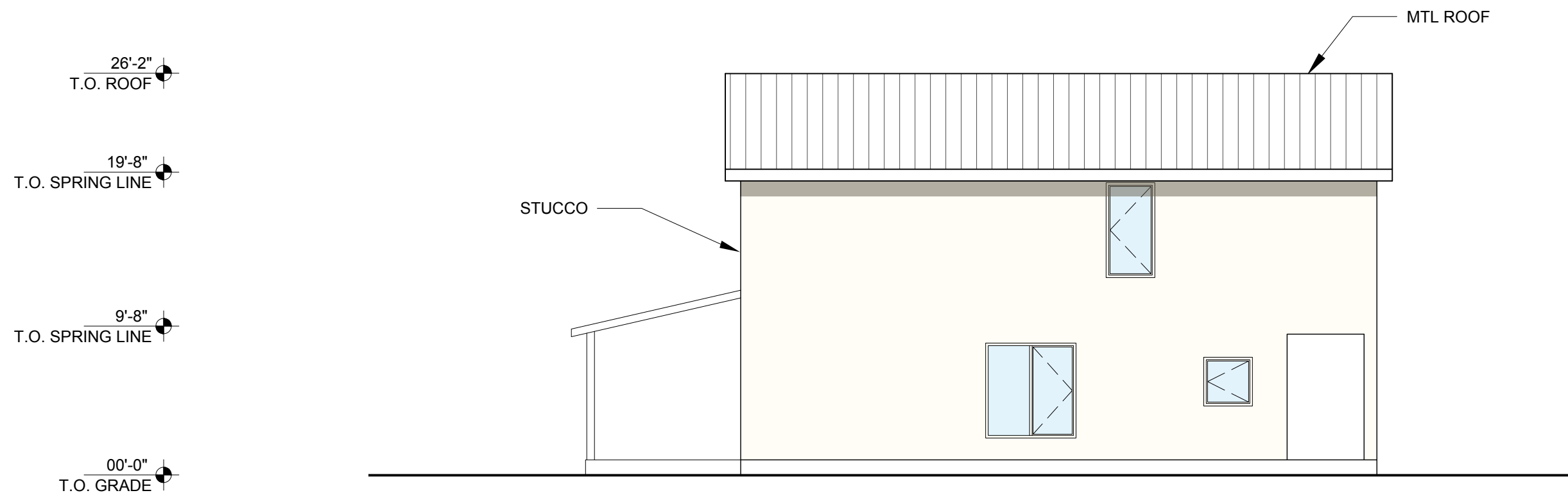
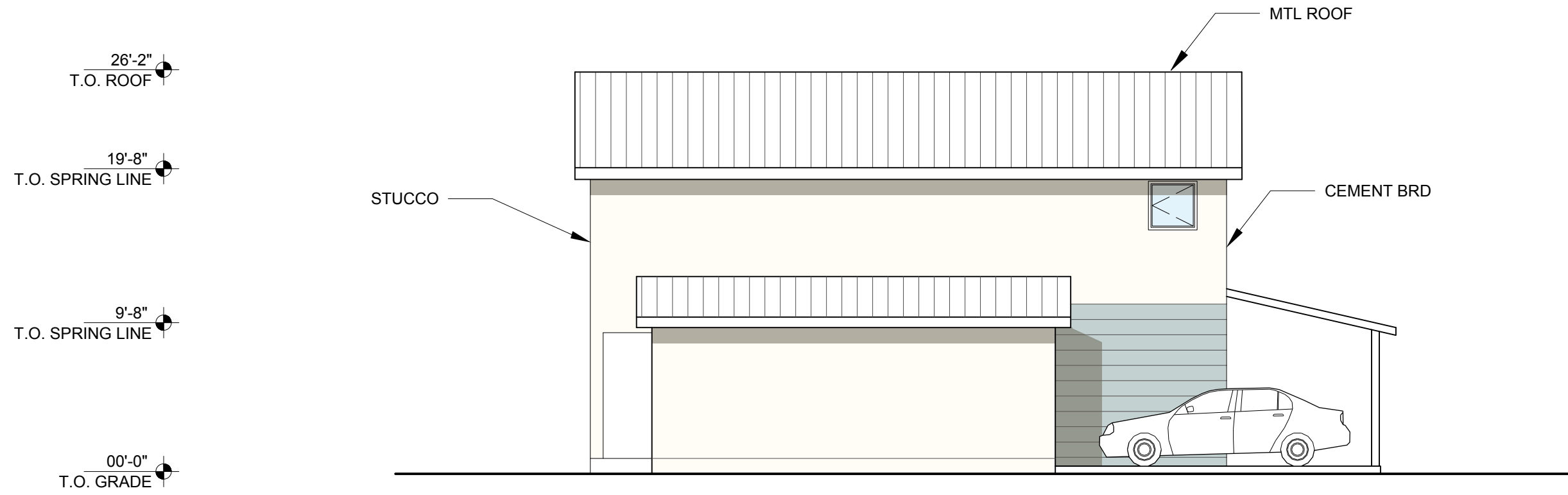


Composite Shutters or Railings



Aluminum or Vinyl Impact-Resistant Windows and Doors

Pineapple 2 (Model B)
Infill Lot
Front Elevations

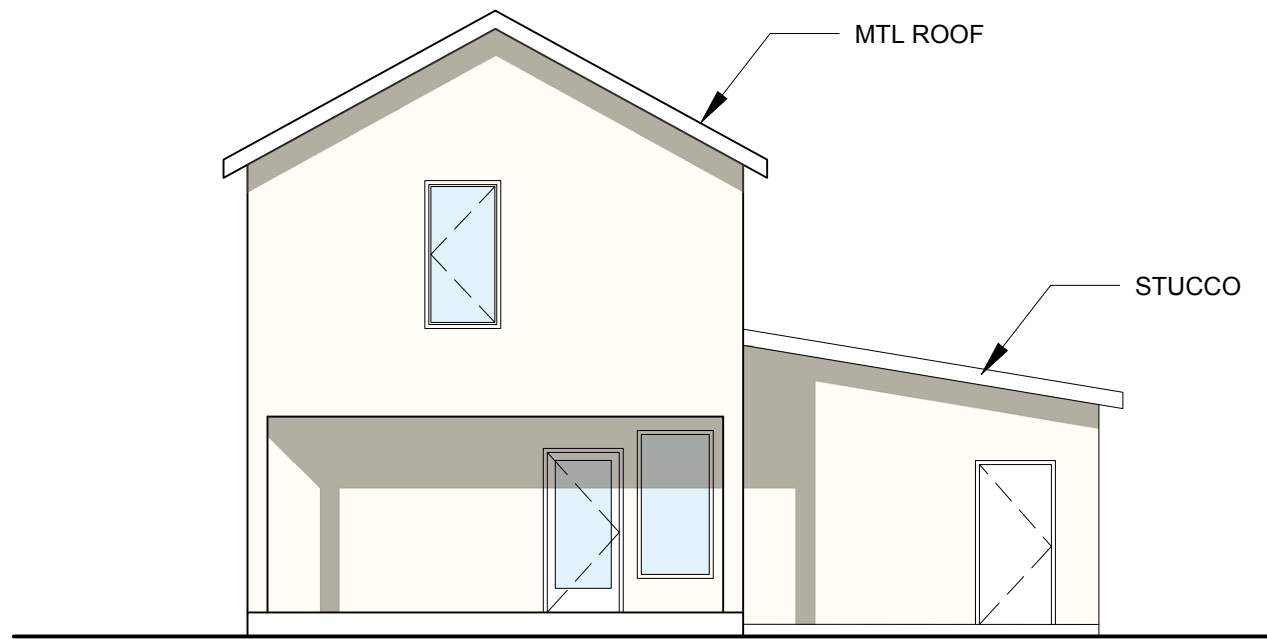


26'-2"
T.O. ROOF

19'-8"
T.O. SPRING LINE

9'-8"
T.O. SPRING LINE

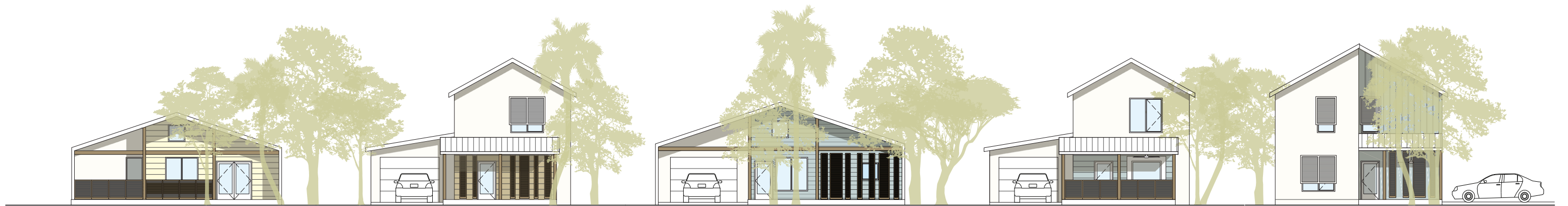
00'-0"
T.O. GRADE




Pineapple 2 (Model B)
Infill Lot
Rear Elevation



DEERFIELD BEACH CLT HOMES
BIRSE/THOMAS with BROOKS + SCARPA ARCHITECTS



THANK YOU

The logo of the Delray Beach Community Redevelopment Agency is a circular emblem. The top half features a stylized house with a green roof and a red body. The bottom half features a stylized palm tree with a white trunk and light blue fronds. The entire emblem is set against a light blue background within a grey circular border.

Delray Beach Community
Redevelopment Agency
Board Meeting

Tuesday, February 25, 2020
4:00 p.m.

Carver Square Workforce Housing

20 Single Family Homes located in the Southwest Neighborhood

Design Documents:

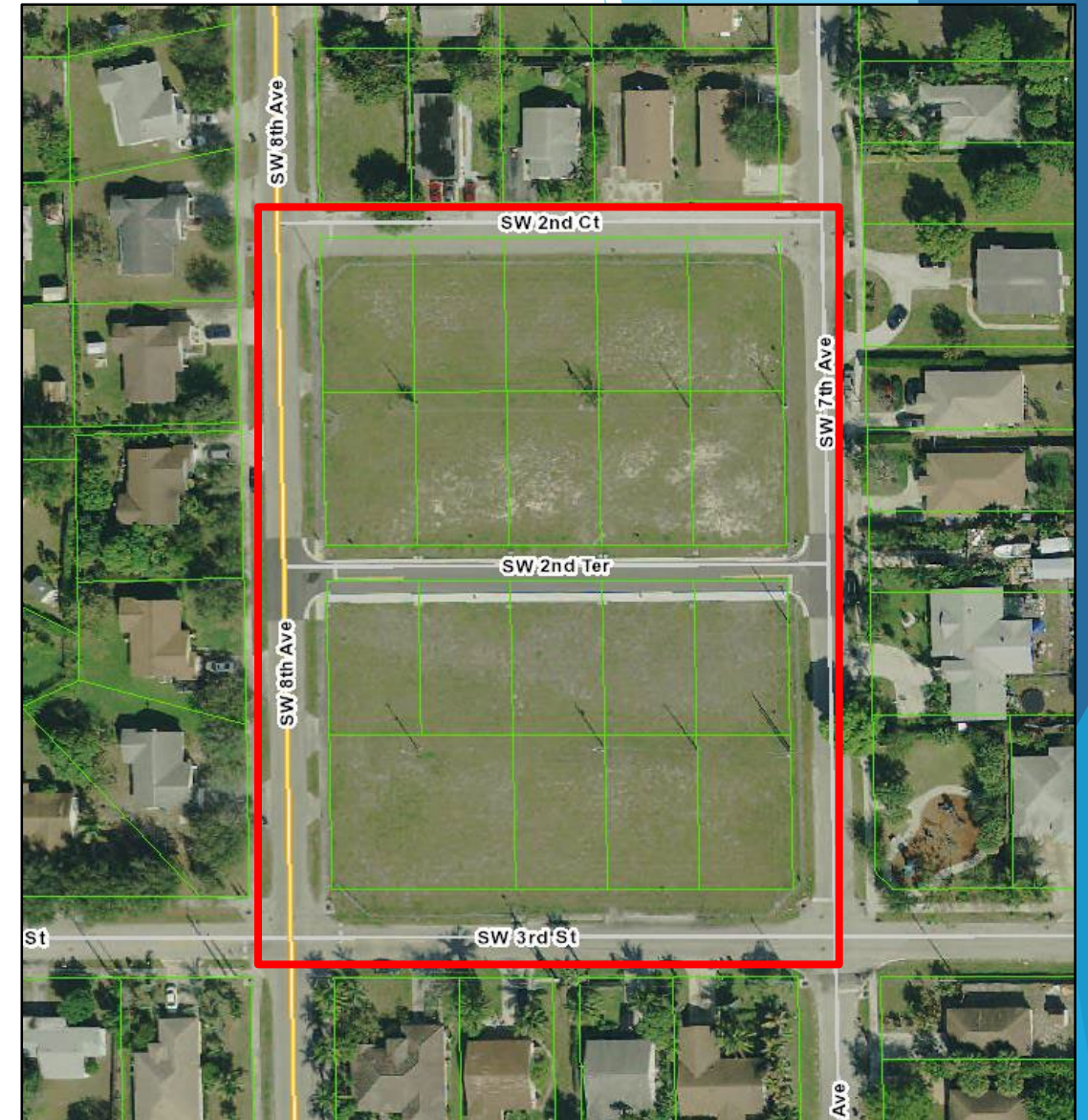
- 20 Surveys: 100% Complete.
- Design Documents (Architecture/Civil/Landscaping): 90% Complete.
- Building Permit Submittal: Vertical Construction: 2-28-20.

City Required Entitlements:

- Lot Split: 100 % Complete.
- Parcel Control Numbers: 100% Complete.
- Addresses Assigned: 90% Complete.
- 17 separate Right of Way Dedication (ROW) Sketch and Legal Documents: 100% Complete.
- 17 separate ROW Deeds: ROW Deed Form and Sketch and Legal Documents will be processed through City Engineering Department for review. Requires City Commission approval. Anticipate: April City Commission agenda.

Coordination:

- Utility Coordination: FPL, Comcast, ATT.
- City Engineering: SW Neighborhood Improvements.





Model A: The Pineapple
2-Story 3/2 = 1,580 SF



Model B: The Pineapple II
2-Story 3/2.5 = 1,580 SF






Model C: The Tamarind
1-Story 4/2 = 1,760 SF



Model D: The Mango
1-Story 3/2 = 1,600 SF

Carver Square Workforce Housing

Estimated Cost to Construct

	Model A	Model B	Model C	Model D
				
Construction Cost	\$296,517	\$263,706	\$251,167	\$235,113
General Requirements + CM Fee	\$60,000	\$60,000	\$60,000	\$60,000
<u>Total Cost</u>	\$356,517	\$323,706	\$311,167	\$295,113

How to Move Forward: Construction Strategy

- 1) Publish a Request for Proposal (RFP) for a local Nonprofit to develop, construct and sell.
 - 2) Publish a Request for Invitation to Bid (ITB) for a Construction Engineering Inspector (CEI) and a General Contractor (GC); CRA to act as the developer (will require income qualification, marketing, and selling the homes).
 - 3) Partner with Palm Beach County Department of Housing and Economic Sustainability under their Workforce Housing Program (PBC ULDC Article 5, Chapter G, Section 1).
- **Note: Any of the three options will require the processing of a Restrictive Covenant.

Palm Beach County Workforce Housing

- The Palm Beach County Workforce Housing Program (WHP), was established by the County's Comprehensive Plan and is intended to increase housing opportunities for people who live and work in Palm Beach County.
- The WHP is a mandatory program for residential developers, requiring a percentage of units to be provided as workforce units, and an optional component that allows for density bonus in exchange for a portion of the additional units being restricted to workforce housing.
 - Units offsite can be located within a municipality.

Palm Beach County

- Establishes sale price of home.
- Income qualifying potential homebuyers.
- Provides mandatory orientation.

Accountability Requirement

- Restrictive covenant required.
- Annual compliance reporting is required.



WORKFORCE HOUSING PROGRAM Exchange program option for entitlement cities

2019	Low Income (60% - 80% AMI)	Moderate -1 Income (80% - 100% AMI)	Moderate -2 Income (100% - 120% AMI)	Middle Income (120% - 140% AMI)
Household Range	\$45,240 - \$60,320	\$60,320 - \$75,400	\$75,400 - \$90,480	\$90,480 - \$105,560
Sales Price	\$158,340	\$203,580	\$248,820	\$294,060
Minimum Buyer Contribution %	2.5%	3.5%	3.5%	3.5%

Purpose of Program

To provide the workforce within Palm Beach County an opportunity to purchase homes at below market prices.





ITEM 8A.

UPDATE – BH3
MANAGEMENT, LLC –
DEVELOPMENT OF SW
600-800 BLOCKS OF WEST
ATLANTIC AVENUE



ITEM 9A.

BUDGET AMENDMENT
NO.1, FY 2019-2020



	<u>Resolution 2020-10 Budget FY 2019-2020</u>	<u>Proposed Changes</u>	<u>Exhibit A Resolution 2020-13 FY 2019-2020 Budget Amendment No. 1</u>
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Revenue

4005 · TIF - City of Delray Beach	\$14,032,619	(\$166,706)	\$13,865,913
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4010 · TIF - County	\$9,923,972	\$20,148	\$9,944,156
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Expenditures

5251 · Downtown Master Plan- NE 3 rd St/Avenue Improvements (CIP)	\$1,000,000	\$651,298	\$1,651,298
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5252 · Downtown Master Plan- NE 3 rd St/Avenue Grant	\$0	\$250,000	\$250,000
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5346 - SW Neighborhood- SW 10 th Avenue Duplex Renovation		\$150,000	\$150,000
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5351 - SW Neighborhood- SW 3 rd Ct, 4 th St, 6 th St, & 7 th Ave Reconstruction (CIP)	\$9,000,000	(\$2,400,000)	\$6,600,000
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5510 – Osceola Park Neighborhood (CIP)	\$6,700,000	(\$500,000)	\$6,200,000
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5650 - Other- Sidewalks- NW/SW Neighborhood (CIP)	\$0	\$95,000	\$95,000
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6621 – Carver Square Workforce Housing Development	\$1,000,000	\$1,700,000	\$2,700,000
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7330 – City Contractual Services- Alleyway Clearing (CIP)	\$50,000	\$50,000	\$100,000
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7341 - Community Imp & Economic Development-Economic Development Staff	\$125,000	(\$62,500)	\$62,500
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8405 - Administration-Capital Outlay (Historic Wellbrock house)	\$300,000	\$450,000	\$750,000
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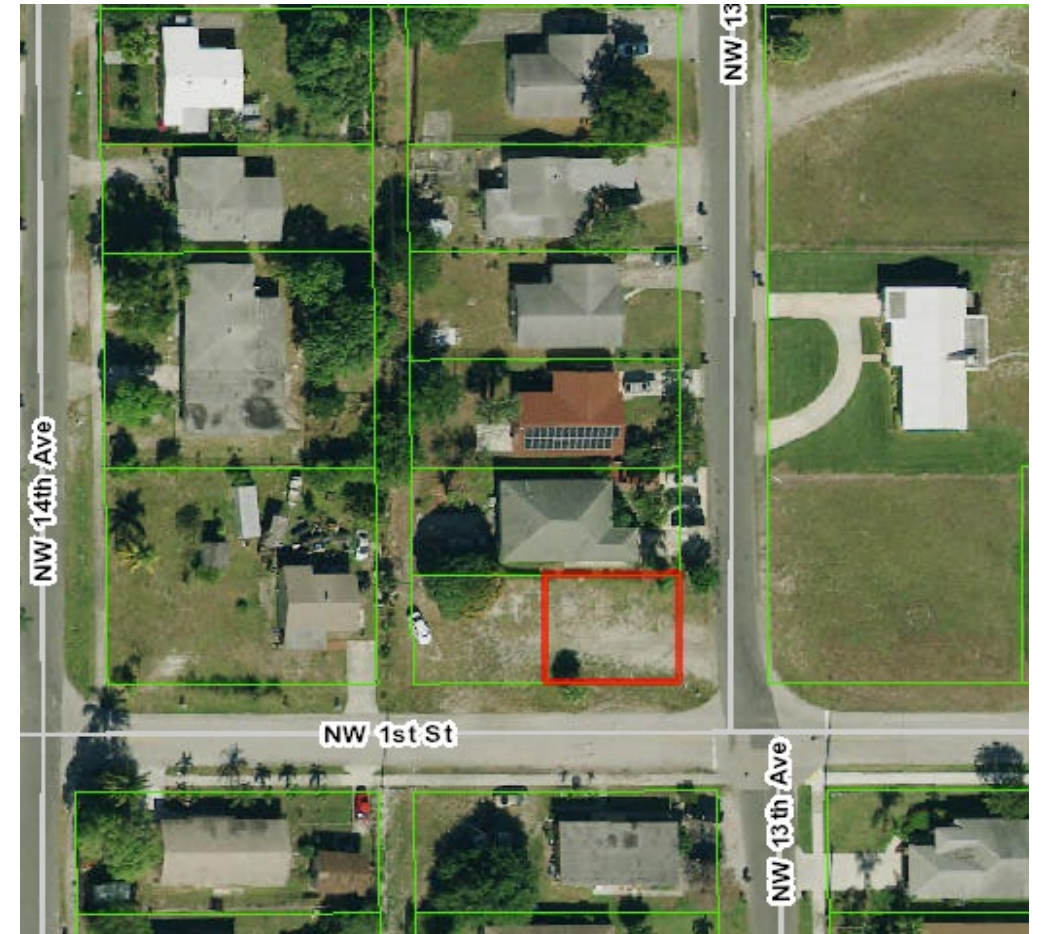


ITEM 9B.

LETTERS OF INTENT –
HABITAT FOR HUMANITY
AND DELRAY BEACH
COMMUNITY LAND TRUST
– 102 NW 14TH AVENUE &
1311 NW 14TH AVENUE



1311 NW 14th Avenue



102 NW 14th Avenue



View from NW 1st Street



View from NW 13th Avenue

ADDRESS	SUBDIVISION	DATE CRA ACQUIRED	CRA PURCHASE PRICE	HABITAT PROPOSED PURCHASE PRICE	HABITAT PROPOSAL	CLT PROPOSED PURCHASE PRICE	CLT PROPOSAL
102 NW 14 th Avenue	JOHNSON A J SUB IN	January 30, 2019	Purchased Together \$46,000.00	\$1000.00	3 bed/2 bath single family home with enclosed 1 car garage on each property completed within 24 months of closing	\$5000.00	3 bed/2 bath single family home with enclosed 2 car garage on each property completed within 3 years of closing
1311 NW 14 th Avenue	JOHNSON A J SUB IN			\$1000.00		\$5000.00	

Recommendation:

The two Letters of Intent submitted by Habitat for Humanity and the CLT indicate there is interest to develop the two properties. Therefore, CRA staff is recommending the CRA Board approve the posting of a 30-day notice of intent to dispose of the properties with an invitation for interested parties to submit proposals.



ITEM 9C.

SITE DEVELOPMENT
ASSISTANCE – APEX
INSURANCE & INVESTMENT
GROUP, LLC
(702 NE 3RD AVENUE, SUB-AREA #6)

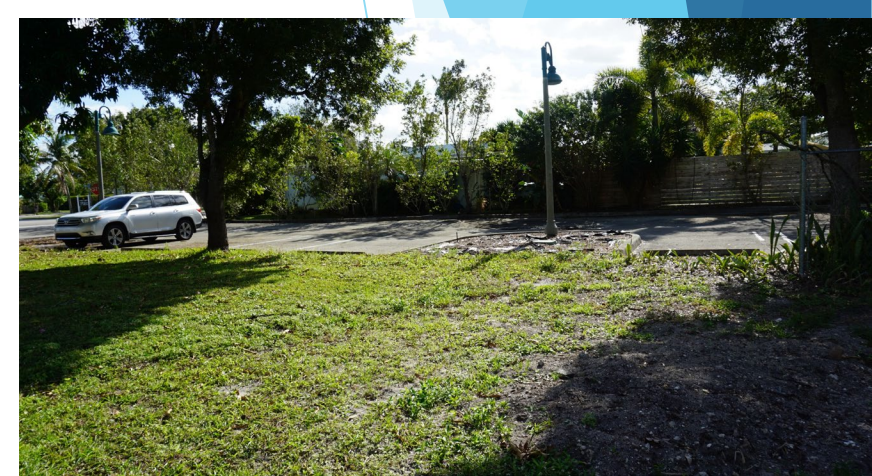
FUNDING AMOUNT:
\$29,406.60

MAXIMUM FUNDING ALLOWED:
\$50,000

APEX Insurance & Investment Group, LLC



- ▶ Making Delray Beach its new home
- ▶ CRA sub-area #6, the Del-Ida Historic District
- ▶ Funding assistance requested for interior and exterior improvements:
 - ▶ interior build-out materials and labor
 - ▶ purchase and installation of windows and doors
 - ▶ plumbing; AC, lighting and electrical work
 - ▶ interior flooring and molding
 - ▶ paving
 - ▶ painting
 - ▶ landscaping
 - ▶ related permit fees
- ▶ Anticipated completion: April 2020

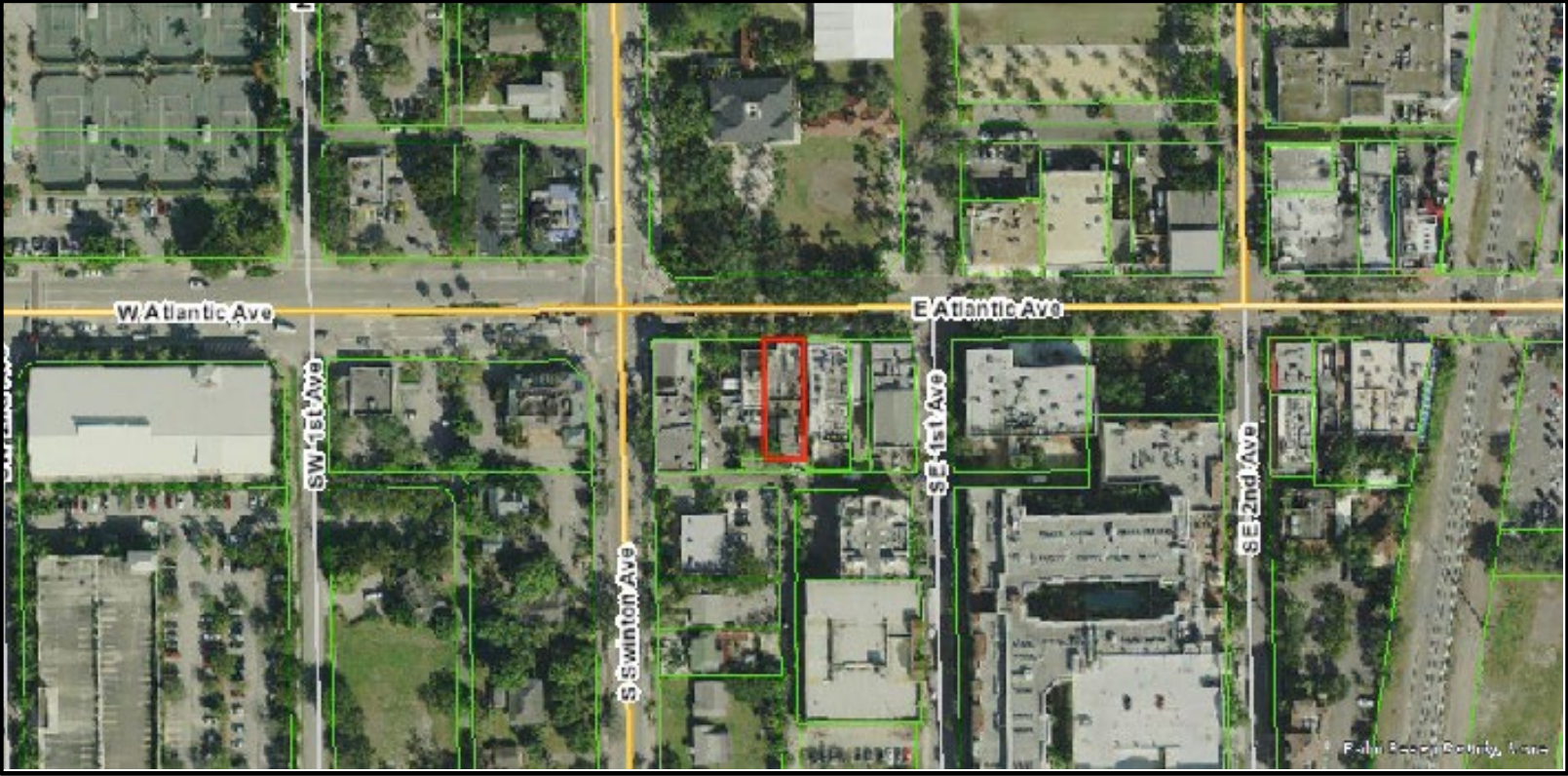




ITEM 9D.

HISTORIC FAÇADE EASEMENT
– MODIFICATIONS TO FAÇADE
FOR 44 EAST ATLANTIC
AVENUE

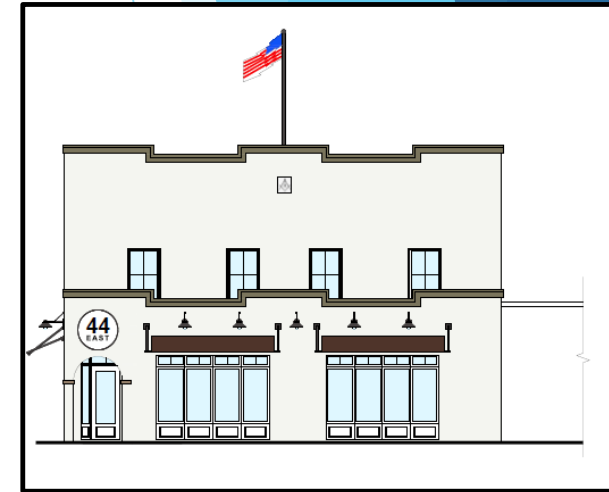
Location Map



Proposed Changes



- ▶ An exterior color change
- ▶ Replacement of 4 existing ground floor windows and doors, replacement of fabric on all awnings, replacement of lighting fixtures
- ▶ Refinishing of awning frames and outdoor staircase
- ▶ Replacement of a fabric entry awning with an aluminum
- ▶ Architectural canopy
- ▶ Painting of a mural on the top of the exterior of the building on the east, south, and west elevations.





CRA REDEVELOPMENT PLAN AMENDMENT MEETINGS

When: Thursday, February 27th, 2020

Time: 6 pm - 8 pm

Where: Arts Warehouse | 313 NE 3rd Street Delray Beach, FL 33444

When: Wednesday, March 4th, 2020

Time: 6 pm - 8 pm

Where: Pompey Park | 1101 NW 2nd Street, Delray Beach, FL 33444

**Meeting begins at 6pm with an Opening
Presentation followed by an Q & A Session**

For more info:

Email | crainfo@mydelraybeach.com

or **Call** | 561-276-8640

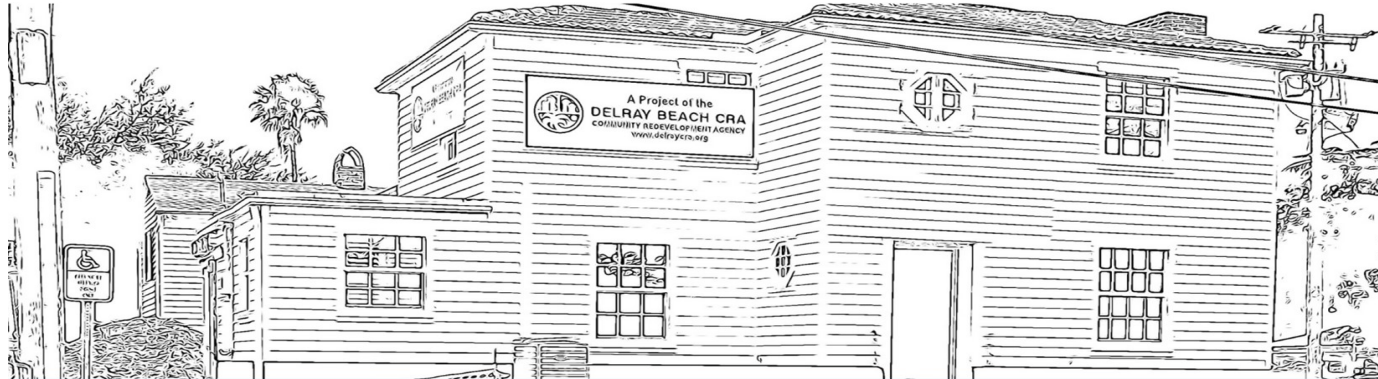


DELRAY BEACH COMMUNITY
REDEVELOPMENT AGENCY



Invites You To A Housewarming

Wellbrock House
Designed by Samuel Ogren, Sr.



FRIDAY, MARCH 6, 2020

Housewarming Reception | 10:00 AM - 11:00 AM
22 N. Swinton Avenue
Light refreshments will be served.

Enjoy a display of historic photos of the Wellbrock House,
its designer Samuel Ogren, Sr. and the journey to its new location.

11:00 AM - 2:00 PM
Wellbrock House
22 N. Swinton Avenue

2:00 PM - 9:00 PM
Arts Warehouse
313 NE 3rd Street



For more information, please call 561-276-8640.