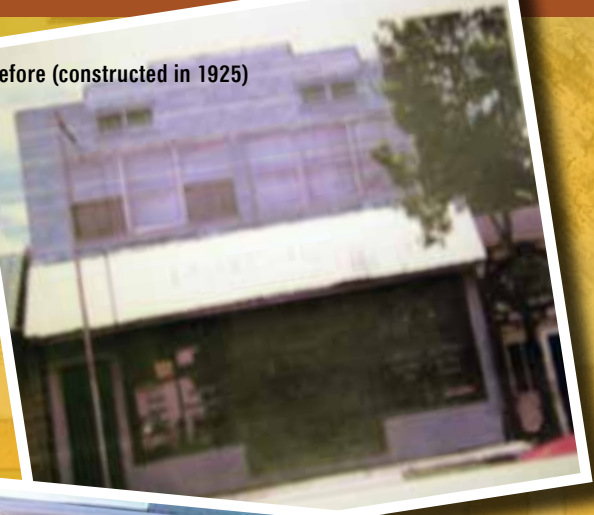


# 2011 BEST BOOK

Before (constructed in 1925)



After



Before



After



Florida Redevelopment  
Association Awards



## From the President



The 2011 entries for the annual FRA Awards program were representative of the evolution of the practice of redevelopment in Florida. It was enjoyable to see the creativity in the plans, projects and programs submitted, and it made making the decision for the 2011 President's Award extremely difficult.

Entries included outstanding Master Plans for the Fort Myers Riverfront and Jacksonville Beach. My shortlist of favorites also includes the Hollywood Beach streetscape construction project, for the quality of design and complexity of placing utilities underground, within such a constrained right of way. I would also like to congratulate Riviera Beach for their ability to complete redevelopment of the Ocean Mall in these difficult market conditions. Also deserving recognition is the City of Stuart for incorporating energy efficiency and alternative energy sources in the design and construction of Habitat for Humanity homes in their community.

The Central Community Redevelopment Agency (CCRA) of Bradenton has been selected as the recipient of the 2011 President's Award for the CareerEdge Funders Collaborative Manatee and Sarasota. This national fund for workforce solutions has the distinction of being the first national program of its kind to be led by a public entity. The program exemplifies the new creative era of redevelopment initiatives in Florida. The CCRA used \$200,000 in seed funding to leverage over \$4 million of grant funding. They did this in partnership with several medical, technological and philanthropic organizations in the private sector. These resources have been used to train more than 400 workers, while generating over 100 new jobs in the initial year of existence. Congratulations to the CCRA and all the members of the CareerEdge Fund for recognizing work force issues as one of the foundations for economic development and job creation in today's economy.

I extend my sincere congratulations to all of this year's applicants and winners and I encourage everyone to take the opportunity to learn from these projects during the conference.

A handwritten signature in blue ink that reads "Kurt Easton". The signature is stylized and written in a cursive-like font.

Kurt Easton  
President  
Florida Redevelopment Association

# Table of Contents

**E**verything that is new or uncommon raises a pleasure in the imagination, because it fills the soul with an agreeable surprise, gratifies its curiosity, and gives it an idea of which it was not before possessed.  
– Joseph Addison

- 2** About the Florida Redevelopment Association
- 3** About the FRA Awards Program & Best Book
- 4** 2011 Roy F. Kenzie Award Winners
- 6** President's Award
- 8** Capital Projects/Beautification
- 9** Creative Organizational Development & Funding
- 10** Cultural Enhancement
- 11** Management Programs/Creative Partnerships
- 12** Marketing & Communications
- 13** Out of the Box
- 14** Outstanding Affordable Housing
- 15** Outstanding New Building
- 16** Outstanding Rehabilitation, Renovation or Reuse
- 17** Planning Studies
- 18** Transportation/Transit Enhancements
- 19** 2011 Roy F. Kenzie Award Entries

# About the Florida Redevelopment Association



Cities throughout Florida are rediscovering their roles as crossroads for commerce, as meccas for culture and entertainment, and as stimulating places to live. These urban centers are experiencing exciting changes brought about by innovative approaches to design, activity mix and cooperative development.

The **Florida Redevelopment Association (FRA)** brings together professionals from around the state who are involved in preserving and improving Florida's communities. The FRA was founded in 1974 to promote redevelopment and growth of downtowns. The focus was later broadened to encompass **community redevelopment agencies (CRAs)** and **main street program** cities. Today, the FRA also includes nonprofit organizations, consultants and private developers, as well as **downtown development authorities**. We are a comprehensive association of all partners and stakeholders in Florida's urban revitalization network.

The FRA is an independent association governed by a Board of Directors elected by the membership. It is staffed through an annual contractual agreement with the Florida League of Cities, Inc. FRA's mission is to provide a forum for members to share knowledge and common experiences regarding redevelopment opportunities and problems, encourage adoption of legal and financial tools and programs favorable to community redevelopment, and serve as a statewide clearinghouse for redevelopment information.

For more information on the Florida Redevelopment Association and resources to help your community's redevelopment efforts, please contact:

Florida Redevelopment Association  
301 S. Bronough Street, Suite 300  
Tallahassee, FL 32301  
(850) 701-3608  
Fax: (850) 222-3806

Carol Westmoreland, Executive Director  
E-mail: [cwestmoreland@flcities.com](mailto:cwestmoreland@flcities.com)

Jan Piland, Executive Assistant  
E-mail: [jpiland@flcities.com](mailto:jpiland@flcities.com)

**[www.redevelopment.net](http://www.redevelopment.net)**

# About the FRA Awards and Best Book

The **Florida Redevelopment Association Awards Program** recognizes the best in redevelopment in Florida. It is open to any member of the association.

To recognize the projects and people involved in redevelopment throughout the state, three award series have been established. The **Roy F. Kenzie** and **Thomas J. Mills Awards** are given for outstanding examples of redevelopment and leadership, respectively, in Florida. The **President's Award** is given for the "Best of the Best," to honor the best project overall across all categories. A winning entry from the Florida Redevelopment Association provides an acknowledgment of excellence for the work of an organization.

Winners of the Roy F. Kenzie Award are evaluated on how effectively their projects demonstrate innovation, positively impact their community and provide applicability to other Florida communities, among other criteria. Within the 12 juried categories, the Florida Redevelopment Association Awards showcase and celebrate the most innovative and effective redevelopment programs in Florida. The 12 categories of the Roy F. Kenzie Awards are: **Capital Projects/Beautification, Creative Organizational Development & Funding, Cultural Enhancement, Management Programs/Creative Partnerships, Marketing and Communications, Out of the Box, Outstanding Affordable Housing Project, Outstanding New Building Project, Outstanding Rehabilitation, Renovation or Reuse Project, Planning Studies, Transportation/Transit Enhancements** and the **President's Award**.

The Best Book highlights this year's winners and all of the quality entries received to celebrate the innovative redevelopment work transforming Florida every day. The Florida Redevelopment Association encourages you to use the Best Book as a tool to gather innovative ideas and communicate those ideas within your community, for they are true success stories.

## 2011 Roy F. Kenzie Award Winners

- 
- 6** **President's Award**  
Bradenton Central Community Redevelopment Agency
  - 8** **Capital Projects/Beautification**  
City of Kissimmee, CRA
  - 9** **Creative Organizational Development & Funding**  
Lakeland Community Redevelopment Agency
  - 10** **Cultural Enhancement**  
City of West Palm Beach, CRA
  - 11** **Management Programs/Creative Partnerships**  
City of Stuart, CRA
  - 12** **Marketing & Communications**  
City of Dania Beach

## 2011 Roy F. Kenzie Award Winners

- 13**    **Out of the Box**  
          City of West Palm Beach, CRA
- 14**    **Outstanding Affordable Housing Project**  
          Delray Beach CRA
- 15**    **Outstanding New Building Project**  
          Lake Worth CRA
- 16**    **Outstanding Rehabilitation, Renovation or Reuse Project**  
          Riviera Beach CRA
- 17**    **Planning Studies**  
          City of Kissimmee, CRA
- 18**    **Transportation/Transit Enhancements**  
          Hollywood Community Redevelopment Agency



# President's Award Winner:

## Management Programs/Creative Partnerships



**CareerEdge Funders Collaborative of Manatee & Sarasota**  
**Bradenton Central Community Redevelopment Agency**

**More info:** (941) 744-2362 • [sherod@bradentonccra.com](mailto:sherod@bradentonccra.com)

The CCRA helped to create **CareerEdge Funders Collaborative of Manatee & Sarasota**, a bicounty workforce, funders collaborative. CareerEdge is one of 30 collaboratives, funded by the National Fund for Workforce Solutions, and it is the only site led by a public entity. CareerEdge prepares residents and employers for high-growth jobs by funding trainings that facilitate work readiness and career laddering. This workforce model increases capacity of the CCRA to leverage additional funding to meet its master plan goals of business attraction and business development. CareerEdge has become a catalyst for change in the CCRA, and in Manatee and Sarasota counties.





# Capitol Projects/Beautification



## Kissimmee Phase I Streetscape City of Kissimmee, CRA

**More info:** (407) 518-2544 • [ghamilton@kissimmee.org](mailto:ghamilton@kissimmee.org)

All roads lead to success. More than simply repaving city streets, the **Kissimmee CRA's Streetscape Project** strategically focused on key corridors vital to the CRA's overall redevelopment vision. Hoping to spur future redevelopment and the success of a new private/public partnership, the project included widening sidewalks to accommodate outdoor cafes, installing decorative pavers, and improving safety and lighting on Ruby, Monument, Dakin, and Sproule avenues. Now these "complete street" connections to other community improvements are reinforced, and key links to the CRA and City's waterfront redevelopment and business district can lead residents and visitors to the renaissance of Kissimmee.

# Creative Organizational Development & Funding



## Parker Street Multi-Modal Corridor Project Lakeland Community Redevelopment Agency

**More info:** (863) 834-6011 • [tamara.sakagawa@lakelandgov.net](mailto:tamara.sakagawa@lakelandgov.net)

The **Parker Street Multimodal Enhancement Project** is a mile-long improvement project that included resurfacing and restriping the street from a four-lane undivided road to a three-lane road with bicycle lanes, transit amenities and landscaped medians. Project cost was \$800,000, funded by the Lakeland Community Redevelopment Agency (LCRA) with matching Transportation Enhancement Funds from the Florida Department of Transportation. Due to concerns about construction costs escalating over time and the uncertain State of Florida budget environment, the LCRA used additional CRA funds as a "bridge loan" in order to expedite completion of the project and secure the FDOT funds which would be reimbursed in fiscal years 2011 and 2012.

## Cultural Enhancement



### Cuillo Theater City of West Palm Beach, CRA

**More info:** (561) 822-1437 • [bkelly@wpb.org](mailto:bkelly@wpb.org)

The **Cuillo Theatre**, built in 1949 and located at one of the most prominent intersections in downtown West Palm Beach, stood vacant and abandoned for almost a year. The West Palm Beach Community Redevelopment Agency purchased the property after negotiating a lease with option to purchase agreement with a local theater company that was looking to expand to a larger facility. The Cuillo Theatre is presently undergoing much needed renovations and is anticipated to open to its new, full-time tenants on November 11, 2011 to bring a much-needed cultural attraction to the downtown.

# Management Programs/Creative Partnerships



## Extreme Martin Makeover East Stuart Edition City of Stuart, CRA

**More info:** (772) 600-1211 • [tlamar-sarno@ci.stuart.fl.us](mailto:tlamar-sarno@ci.stuart.fl.us)

The historically African-American community of East Stuart sits just south of Stuart's historic downtown. Once home to 80 businesses, economic and social pressures led to poor property maintenance, litter and deteriorated landscaping. City-sponsored cleanups had short-term results, but ongoing maintenance was challenged by different attitudes, an abundance of rental properties, and a lack of community buy-in. Recognition as a Florida Main Street community brought East Stuart increased visibility and a sense of community. In 2009 the CRA began working with Main Street to bring together civic groups for a multi-faceted neighborhood cleanup, resulting in **Extreme Martin Makeover – East Stuart Edition**.



Out of the Box



For Children's Sake,  
You're Invited...

Pleasant City: A Community Inspired  
City of West Palm Beach, CRA

More info: (561) 822-1552 • [gjoyce@wpb.org](mailto:gjoyce@wpb.org)

Pleasant City, the oldest African-American Community in Palm Beach County, was plagued by the disparity in home ownership, crime and neglect. The residents were uninspired and believed there was no hope.

**Pleasant City: A Community Inspired** is a grassroots effort to empower a neighborhood by creating relationships, partnerships and programs designed for the specific needs of the Pleasant City community. Including the residents in the redevelopment plans and implementation process inspired them to get involved and stay involved. They are confident now that the redevelopment efforts will continue.

# Outstanding Affordable Housing



## Palm Manor Apartments Delray Beach CRA

**More info:** (561) 276-8640 • [butlere@mydelraybeach.com](mailto:butlere@mydelraybeach.com)

The **Delray Beach CRA** originally acquired the blighted Palm Manor apartment complex with the intent of demolishing the three structures and adding the property to a larger redevelopment parcel. But, after recognizing a need for quality affordable rental housing, the agency proceeded with a complete interior and exterior renovation to the 25-unit apartment complex. Completed in October 2010, the \$1.1 million project was finished in two phases to avoid displacing existing tenants. It resulted in significant interior upgrades, façade and parking improvements, new lighting and landscaping, and an increased sense of pride for Palm Manor tenants and neighborhood residents.



## Outstanding New Building



### New Building Project: Publix Supermarket April 2011 Lake Worth CRA

**More info:** (561) 493-2550 • [etheodossakos@lakeworth.org](mailto:etheodossakos@lakeworth.org)

In 2009, after years of struggling to attract a first rate grocery store to downtown Lake Worth, the **Lake Worth Community Redevelopment Agency** finally executed a development agreement to construct a new Publix in the City's central business district. The agreement included providing \$500,000 in tax increment funds to help Publix defray the costs associated with the infrastructure improvements needed to support the store. In exchange, Publix agreed to build a new 28,000-square-foot store and create up to 100 new jobs. The store opened in April 2011 and has already had a positive effect on the community.

# Outstanding Rehabilitation, Renovation or Reuse Project



## Ocean Mall Riviera Beach CRA

**More info:** (561) 881-8043 • [tbrown@rbkra.org](mailto:tbrown@rbkra.org)

The City of Riviera Beach's recent reconstruction of the **Ocean Mall** and improvements to the Beach Park has to rank Riviera Beach as the "best beach" in Palm Beach County. The project includes more than 60,000 square feet of restaurant and retail space. The four separate retail buildings provide very attractive building elevations that are between one and two stories in height. The Ocean Mall is a success story, overcoming unique problems with innovative solutions; Ocean Mall and Ocean Park have been transformed from a rundown eyesore into treasured amenities that are thoroughly enjoyed during the day and night by residents and tourists alike.



## Transportation/Transit Enhancements



### Hollywood Trolley Hollywood Community Redevelopment Agency

**More info:** (954) 924-2980 • [jerickson@hollywoodfl.org](mailto:jerickson@hollywoodfl.org)

Since its inauguration, the new **Hollywood Trolley** has made getting around Hollywood Beach and downtown a breeze. Visitors and residents can board the trolley at more than a dozen convenient locations near Hollywood's major activity and parking areas and explore the many things to see and do in Hollywood. In April 2010, the revamped service was launched with a highly publicized kick-off event and a multi-platform marketing campaign designed to inform audiences about the new amenity and build strong ridership between Hollywood Beach and the downtown. Ridership has exceeded expectations, with annual trolley passengers surpassing projections by 40 percent.

# Roy F. Kenzie Award Entries

## **CAPITAL PROJECTS/ BEAUTIFICATION**

### **Norma Lloyd Park Bradenton Central Commu- nity Redevelopment Agency**

The Central Community Re-  
development Agency (CCRA)  
recently completed its 20-acre,  
\$6 -million expansion of Norma  
Lloyd Park. This project includes  
improvements to existing facilities  
and additions to the surrounding  
campus. Changes include basket-  
ball courts, construction of a new  
community center, expansion of  
existing community center, multi-  
purpose soccer field, renovated  
baseball fields, concession stand  
and field house, parking, two new  
playgrounds, walking trail and  
bridge. An impressive list of public  
and private partners, leveraged by  
\$2.7 million TIF contribution by the  
CCRA, has transformed Norma  
Lloyd Park into the educational,  
recreational and cultural heart of  
central and east Bradenton.

### **West Atlantic Public Plaza – June 2010 Delray Beach CRA**

The Delray Beach CRA acquired  
a blighted vacant lot at a busy  
intersection on the downtown's  
major thoroughfare the CRA  
constructed a public plaza and  
amphitheatre in accordance with  
the city's 2002 Downtown Master  
Plan. The plaza, designed with a

colorful paver brick courtyard,  
benches, landscaping, lighting,  
and a covered platform stage, has  
become a desirable performance  
venue. It is used for a variety of  
special events, including musical  
performances, community events  
and a new Caribbean straw  
market. The site has increased  
pedestrian activity in the West  
Atlantic area, a target area within  
the CRA district.

### **Streetscape Beautification Pilot Project City of Hollywood, CRA**

Riding the wave of Hollywood  
Beach's jaw-dropping Broadwalk  
redevelopment, the CRA faced  
the challenge of transforming its  
adjacent streetscapes, revitalizing  
above and below the surface.  
Beginning with a six-block pilot  
project, they faced an undertow  
of a dense urban environment,  
75 years of varying development,  
tidal-driven drainage deficiencies,  
and a sea of property owners.  
The CRA sailed forward and  
transformed the area into a  
pedestrian-friendly streetscape  
with a unified visual aesthetic,  
undergrounding utilities, and  
improving safety and accessibility,  
all while limiting the impact to  
businesses, residents and visitors,  
wiping out blight and bringing  
good vibrations to the community.

### **Dixieland Alley Improvements Lakeland Community Redevelopment Agency**

The alley network is a critical  
component of the local circula-  
tion system through the Dixieland  
Community Redevelopment Area.  
Improvements to this network  
were necessary to improve safety,  
function and aesthetics and were  
designed to be inexpensive,  
attractive and sustainable. The  
results are simple, practical en-  
hancements designed in partner-  
ship with property and business  
owners, and constructed by City  
of Lakeland construction and  
maintenance crews. Since 2010,  
the CRA has invested approxi-  
mately \$440,000 on five alley  
improvement projects. Project  
completion is scheduled for 2014.

### **City of North Miami New Gateway Signage North Miami Community Redevelopment Agency**

In 2008, the City of North  
Miami began the first step in its  
comprehensive new branding  
strategy with the unveiling of a  
new city logo. This year, the CRA  
supported the city in its new  
branding mission by funding the  
placement of 14 new "Welcome to  
North Miami" gateway signs that  
incorporate the city's new logo  
with a cutting-edge, eye-catching  
design. Gateway signs are often

# Roy F. Kenzie Award Entries

a person's first impression when they enter a community and are therefore an effective way to show community pride and to warmly welcome visitors.

## **Swale Improvement Program in the CRA's Sunkist Grove Neighborhood North Miami Community Redevelopment Agency**

The Sunkist Grove neighborhood makes up the farthest western portion of the City of North Miami and the CRA district. It is a 600-acre bedroom community defined as the area of the city between N.W. 17th Avenue and N.W. 7th Avenue. It is considered to be one of the portions of the city that is most characterized by "slum and blight." The North Miami CRA has invested a total of \$2.4 million in swale improvements in the Sunkist Grove Neighborhood. The improvements consist of new curb and gutters, tiled driveways and grass bulb-outs.

## **U.S. 1 Expansion and Infrastructure/Streetscape Project Rockledge Community Redevelopment Agency**

The U.S. 1 Expansion and Infrastructure/Streetscape Project began in October 2008 and completed in September 2010. The project represented an exemplary collaboration between

the City of Rockledge and Florida Department of Transportation. In an effort to resolve problems related to drainage and storm water retention, officials from both the city and FDOT took proactive measures that ensured the success of the project. As a result of the U.S. 1 improvements, several Rockledge businesses have taken advantage of the CRA's Façade Improvement Grant Program to refurbish the exteriors of their properties, making the U.S. 1 corridor even more appealing for business growth.

## **Vilano Beach Town Center Capital Improvements Project St. Johns County**

A Citizen/Government Redevelopment Partnership effort to create a sense of place - a sustainable, vibrant, pedestrian-friendly Town Center located between the Atlantic Ocean and Intracoastal Waterway. The community's dream was to bring a grocery store and mixture of new businesses to support residents and visitors. Through Waterfronts Florida and the Florida Main Street Program's technical assistance the Vision was implemented – by leveraging grants, innovative land use design & standards, establishing a CRA/TIF for incentives, streetscape with underground utilities, fountains, bell tower, signage, public

art, historic preservation, boardwalk, water park, purchasing oceanfront park. Today after 14 years, a Publix grocery retail center is under construction.

## **CREATIVE ORGANIZATIONAL DEVELOPMENT & FUNDING**

### **Façade Grant Program Cape Coral Redevelopment Agency**

The Cape Coral CRA uses its Façade Grant Program as a tool to alleviate blight, increase property values, improve civic pride, raise the CRA visibility and enhance its credibility. The program has fostered the improvement of existing structures through matching grants up to \$100,000. More than 60 grants have been awarded for a variety of structures spread throughout the Redevelopment Area. Each has a sign indicating the CRA's façade grant, which creates an important recognition of the CRA's achievements. The program was the foundation that led to greater community support of the CRA and enhanced partnership with the city.

### **Commercial Property Improvement Grant Program City of New Smyrna Beach, CRA**

The New Smyrna Beach Community Redevelopment Agency provides financial incentives to

# Roy F. Kenzie Award Entries

property and business owners within the CRA district for renovation and new construction on commercial projects designed to achieve noticeable visual changes and create a positive impact in the community redevelopment area. The CRA reviews and considers each application as measured by goals, priorities and objectives of the CRA master plan and the adopted design guidelines for the specific area. Applications under the Community Redevelopment Agency Property Improvement Grant Program are reviewed by the CRA for award consideration at the monthly CRA meetings.

## **CULTURAL ENHANCEMENT**

### **Bayshore Cultural Festival of the Arts**

#### **Bayshore/Gateway Triangle CRA**

To stimulate economic development, encourage cultural arts activity and attract people to the Bayshore area the Collier County Bayshore/Gateway Triangle Community Redevelopment Agency, hosted its first community event, "the Bayshore Cultural Festival of the Arts" on January 23, 2010. The free fun-filled event featured an exciting display of art exhibits, live music, dance performances, children activities, mouth-watering cuisine and showcased the CRA's future plans to develop a mixed-

use Cultural Arts Village. The diverse array of educational entertainment served as a wonderful introduction into the arts and excitement emanated from the crowd as they gathered for the festivities.

### **Festival of the Arts Cape Coral Community Redevelopment Agency**

The Cape Coral CRA partners with the Rotary Club of Cape Coral to create a major annual regional arts festival. Artists from around the United States and several foreign countries participate in the Festival of the Arts. The two-day juried art event includes a variety of art forms including painting, pottery, jewelry, photography, mixed media and others. The festival, attracting 100,000 people annually, is held on the main thoroughfare of the CRA which is closed to traffic for the weekend. The CRA executive director serves as the festival organizer and chair, and the proceeds go to the Rotary for educational and charitable uses.

### **New Smyrna Beach Farmers Market/City of New Smyrna Beach Art Fiesta**

City of New Smyrna Beach, CRA The New Smyrna Farmers Market is held every Saturday and has been supporting local family farmers and growers since 1991.

The market also offers a diverse selection of specialty items. 2011 marks the Farmers Market 20th anniversary. In addition, the City of New Smyrna Beach Art Fiesta celebrated its 49th Anniversary in February 2011. The Art Fiesta which started out as a small event has grown into a program that the community looks forward to every year. About 250 vendors from through the United State and some from other countries display their goods.

### **Jazz at MOCA North Miami Community Redevelopment Agency**

In 2006, the North Miami Community Redevelopment Agency began work on physical enhancements to North Miami's Civic Center including, landscape improvements both in and around the plaza. In tandem with physical redevelopment projects in Museum of Contemporary Art (MOCA) plaza, which the CRA began funding an important cultural event, Jazz at MOCA, a free outdoor Jazz concert that is held in the MOCA plaza at the civic heart of North Miami. On the last Friday of each month, Jazz at MOCA concerts attract 400 to 600 people of all ages who enjoy some of the finest jazz in the area.

# Roy F. Kenzie Award Entries

## **East Village Uncorked Pompano Beach Community Redevelopment Agency**

East Village Uncorked, an internationally inspired food, wine and art strolling event, is strategically designed to promote specialty shops and restaurants, while educating attendees about planned improvements in the redevelopment area. Visitors explore flavors from around the world provided by local authentic, internationally inspired restaurants, while also enjoying live music. Area business owners and artists who are not located in the event site are invited to showcase their specialties. The visitor experience is enhanced with the opportunity to enjoy internationally inspired flavors in food, wine and live music. Visitors who get their "passport" stamped are entered to win a shopping spree.

## **MANAGEMENT PROGRAMS/CREATIVE PARTNERSHIPS**

### **Community Policing/Foot Patrols**

#### **Cape Coral Community Redevelopment Agency**

Cape Coral CRA entertainment and hospitality business owners, along with CRA staff, the police department and a CRA board liaison created a Safety & Hospitality Coalition. The coalition meets on

an as needed basis to address general and specific issues, and to dialogue among the stakeholders. One recommendation of the coalition was for a demonstration foot patrol effort by the police department, which was approved by the CRA board as part of its enhanced policing effort. The foot patrol improved relations between the police and entertainment venues, as well as provided patrons with additional safety and friendly interaction with police.

### **DeLand Sculpture Walk City of DeLand**

The DeLand Sculpture Walk is a project to bring art to public spaces. The 12 outdoor art pieces are displayed throughout downtown DeLand for one year. The artists loan their work to the exhibit and each piece is available for purchase. Each year the sculptures will be changed and more will be added. The goal of the program is to enhance the aesthetic experience, the cultural image and the economic viability of historic DeLand. The arts contribute to an enhanced quality of life, cultural tourism, new employment opportunities and the creation of higher property values for residence and business owners.

## **Flagler Dunes Parking Lot City of New Smyrna Beach, CRA**

A parking study noted the need for additional parking on the east end of Flagler Avenue near the beach. This area attracts a number of visitors which creates the demand for parking, and of an area where real estate values are most expensive – making the purchase of property for parking very costly. A parking lease agreement was developed that called for the CRA allocating funds toward the construction of a parking lot in exchange, the property owner would lease parking spaces in the new lot for public parking until the amount of CRA grant funding is exhausted.

## **CRA Community Policing Unit City of Pinellas Park**

When faced with the possibility of turning down the opportunity to apply for a COPS Hiring Recovery Program (CHRP) grant, the city chose to use the federal stimulus funds to hire five new officers, to back-fill positions that had been eliminated over the previous two years. This city also created a seven-member CRA Community Policing unit with experienced officers by utilizing general revenue and CRA TIF funds. The result was two-fold: first it refilled the lost positions; and second it created an innovative, highly effec-



# Roy F. Kenzie Award Entries

tive, people-accessible community policing unit to address growing urban pressures.

## **MARKETING and COMMUNICATIONS**

### **Google Map & Videos of Downtown Businesses Boynton Beach Community Redevelopment Agency**

A unique and free Economic Marketing Program offered to all businesses located within the Boynton Beach CRA's district, assisting business owners in promoting their products, services and specialties. The goal of this marketing effort was to position downtown Boynton Beach as a desirable, year-round destination, while increasing the number of visits to the area and ultimately creating a positive economic impact. Approximately 60 videos have been filmed and posted to the Google Map, all with the theme, "live, shop and do business in downtown Boynton Beach!"

### **CRA Annual Report Cape Coral Community Redevelopment Agency**

The new South Cape vision plan provided the opportunity to evolve the required annual report from a basic presentation of activities for the preceding fiscal year that included a financial statement of assets, liabilities, income, and

operating expenses to a graphically attention-getting marketing piece that captures the reader's imagination of what the CRA plans for the future. The CRA now has a new marketing tool, and has created with its annual report a document that clearly places in the public mind the path that will be taken, and the reason for the focus on priority programs and projects.

### **Coral Gables Restaurant Week Business Improvement District of Coral Gables, Inc.**

Coral Gables Restaurant Week is a marketing program implemented by the Business Improvement District of Coral Gables each year during the first two weeks of June. It serves to celebrate the great international chefs and venues which make Downtown Coral Gables one of the finest culinary destinations in South Florida. This highly successful program uses a dynamic integration of marketing strategies including outdoor billboards, TV and radio commercials, print advertising, social media and partnerships with local charitable and community organizations.

### **25th Anniversary Campaign – June 2010 Delray Beach CRA**

June 2010 marked the 25th anniversary of the creation of the Delray Beach CRA. In an

effort to increase awareness and support among community stakeholders, the agency created a year-long marketing campaign centered around two main elements: a 20-page publication and a 12-minute video, each presenting a retrospective look at redevelopment in Delray Beach. The campaign worked to educate stakeholders on the CRA's successful initiatives, ongoing commitments, and goals for the future. The video and booklet were widely distributed throughout the community, resulting in increased support among stakeholders and a better understanding of the agency's overall redevelopment strategy.

### **2009-10 CRA Annual Report City of New Smyrna Beach, CRA**

The 2009-10 Annual Report showcases the City of New Smyrna Beach Community Redevelopment Agency's continued dedication to be outstanding stewards of the public funds that the CRA is entrusted with by using them in a way that follows its mission statement. The annual report contains information on projects and partnership efforts that have prevented or eliminated blight and thus created a superior quality of life for residents. Annual Reports for CRAs are due March 31 of each year and CRAs must post

# Roy F. Kenzie Award Entries

notice that the annual report is available to the public and governing body per Florida statutes.

## **NMCRA FY 2009-2010 Annual Activity Report North Miami Community Redevelopment Agency**

All CRAs in the State of Florida are required by state statutes to submit to their governing body an annual audit and an annual report on their activities. The report is required to include a complete financial statement setting forth the CRA's assets, liabilities, income and operating expenses and to list all projects undertaken by the CRA and their costs, as well as any changes to CRA area boundaries, etc. The North Miami CRA Annual Activity Report complies with all requirements of the statute, but also serves as an in-depth narrative of all the projects undertaken by the CRA, complete with illustrative photos and maps.

## **The NMCRA Website North Miami Community Redevelopment Agency**

The North Miami CRA recognizes the importance of transparency to the public and community input. Keeping the public up to date with the latest information on CRA meetings, projects, and other activities is therefore an important goal. The CRA website acts as a showcase for all the work per-

formed and funded by the CRA; it is a repository for public records such as meeting materials, contracts, resolutions and studies; and it hosts interactive web applications, such as a searchable vacant lots database.

## **Northwood Village Commercial City of West Palm Beach, CRA**

The Northwood Village commercial was produced to increase awareness of the area, as well as to build on its branding campaign "Real Faces, Real Places." The commercial showcases the area as a vibrant, stylish community with a friendly feel. Establishing a presence on television assists the CRA in increasing awareness of Northwood Village which drives more foot traffic to the area.

## **Northwood Village Social Media Marketing Strategy City of West Palm Beach, CRA**

The Social Media Marketing Strategy for Northwood Village is part of the overall marketing efforts of the CRA to increase awareness, attract new customers and achieve more interaction and engagement from visitors and the entire community. Although many platforms are available, focusing on a few, Facebook, Twitter, YouTube and Meetup allows the CRA to reach its target audience,

receive feedback and distribute information to those interested in receiving it. The plan encourages more engagement and interaction from friends and visitors which assists in building the Northwood Village brand and creating a sense of community.

## **OUT OF THE BOX**

### **Streetscape Design Master Plan**

#### **Jacksonville Beach CRA**

In 2007, the Downtown Jacksonville Beach CRA funded a vision plan as a guide for future redevelopment of downtown Jacksonville Beach. In 2009, this vision was solidified by the production of the Downtown Jacksonville Beach Streetscape Design Master Plan. The master plan began with the redevelopment strategies and values created in the vision plan effort and translated them into physical design options that establish a functional and aesthetic form for the public realm. The master plan uses innovative street design principles to create accessible, flexible public spaces while celebrating a unique urban beachfront destination.

### **Jupiter Riverwalk Jupiter Community Redevelopment Agency**

Prior to 1987, the area between U.S. Highway 1 and the Intra-

# Roy F. Kenzie Award Entries

coastal Waterway was once an active, thriving commercial corridor. Upon completion of the I-95 “missing links” commuters, who were once forced to use U.S. Highway 1 as a connector from Palm Beach Gardens to Fort Pierce, now could remain on I-95 bypassing Jupiter and US Highway One. Overnight traffic volumes decreased to a local level of service, commercial and office vacancy rates skyrocketed; restaurants sat empty; and all development along the corridor stopped. Over the next 15 years the once-vibrant corridor became blighted. Residents and community leaders determined that instead of traditional planning effort of focusing on the road (U.S. Highway 1) that the revitalization would best come from the waterfront.

## **Art on Park Studios & Gallery Town of Lake Park CRA**

Lake Park is using the creative energies kindled by an amalgamation of the arts and culture to resuscitate a small coastal community struggling to survive with dwindling resources. The previously moribund downtown is emerging as a credible arts district populated with studios and galleries that feature music, dance, theater, visual arts and culinary arts are all fostered by an event schedule that reflects a bracing new attitude and the

remarkable spirit emanating from this community.

## **CRA Business Resource Center**

### **Pompano Beach**

The CRA Business Resource Center is a one-stop facility providing a multitude of services for job-seeking residents and potential/existing business owners. It is an integral part of the CRA's community improvement programs for the redevelopment area. The newly renovated center is the operational hub for three programs: the Microenterprise Business Loan Fund, Business Incubator, and Job Placement Center. With the interior build-out of the center complete, there is a dedicated location for these community programs that provide services to increase investment within the district, stimulate new business activity, educate entrepreneurs and find jobs for residents in the redevelopment area.

## **8 Concepts of the Future City of Wellington**

Wellington's vision is to create a community where you can raise your family, enjoy aging, work, relax and enjoy recreation – all a foundation for a great hometown. Wellington 2060 guides the city's redevelopment and growth efforts over the next 50 years. Its Eight Concepts of the Future

define long-term sustainability for our homes, community and businesses, including the Village Center, housing reinvestment, town center, medical arts district, Forest Hill Boulevard, flex zoning, equestrian community and sustainable development. These concepts emphasize economic development as the next step in the evolution from a well-planned residential community to a sustainable, strong economic-based community.

## **Town Center City of Wellington**

Wellington's Town Center includes a new LEED-certified City Hall facility, amphitheater, patriot memorial and barrier-free playground, as well as a renovated aquatics complex, community center and tennis center. Town Center is a centralized location for city services and multi-generational entertainment and, through various programs, has awakened the spirit of community pride and volunteerism. Wellington constructed Town Center during a down economy utilizing impact fees and donations without bonding or creating additional debt. Town Center has helped Wellington to create a “great hometown” feel, allowing Wellington to serve as a model for communities without a distinct downtown or government center.

# Roy F. Kenzie Award Entries

## **OUTSTANDING AFFORDABLE HOUSING PROJECT**

### **Highland Park Village City of Hallandale Beach**

Highland Park Village Ventures LLC proposed a residential construction project located in the City of Hallandale Beach. The development consists of 53 residential units that have four one-bedroom units, 42 two-bedroom units and 7 three-bedroom units. The building is three stories in height. The development was completed in December, 2010. The developer was assisted with a subsidiary for land acquisition and assistance with start-up construction costs to execute the project. In addition, an affordable housing program was created to assist potential homeowners with up to \$50,000 in sales price reduction down payment and closing costs.

### **Viridian City of St. Petersburg, Economic Development Division**

Built in 1971, the Viridian, formerly known as the Columbian Apartments, is an 11 story high-rise located in the heart of downtown St. Petersburg. The 188 unit building was substantially rehabilitated by Sage Partners in 2010. Viridian is located in a premier

location. It had the potential to be a high-end building with views of the bay from the upper floors. If the property sold to a market rate developer, the federal Section 8 subsidy would have been lost. The affordable units would never have been recovered, so it was imperative for Sage Partners to purchase and renovate this property.

### **Habitat for Humanity – Green Home Initiative City of Stuart CRA**

Partnering with Habitat for Humanity, the City of Stuart CRA implemented a \$100,000 East Stuart Green grant initiative program to assist in the construction of three new affordable homes. Accommodating three hardworking families in a historically low-income neighborhood, the houses were constructed to allow the residents to own and pay a mortgage for the homes. In addition, the residential units were the first homes in the City of Stuart to be green-certified. As part of the initiative, numerous homes in East Stuart were also modified and improved, bringing the community closer together while adding character to a historic neighborhood.

## **OUTSTANDING NEW BUILDING PROJECT**

### **Clematis Street Parking Garage and Retail Space City of West Palm Beach, CRA**

Downtown West Palm Beach was in need of additional public parking spaces. The CRA owned a surface parking lot fronted on the north and south by two primary downtown streets. The city's zoning code required ground level, active pedestrian uses due to the Primary Streets designation. City/CRA staff worked very closely with the architects to design a city public parking garage that supported an active pedestrian environment. The 600-space garage includes approximately 2,280 square feet of ground floor retail space on the south frontage and approximately 3,970 square feet of city office space on the north frontage.

## **OUTSTANDING REHABILITATION, RENOVATION OR REUSE PROJECT**

### **Bryan Street House City of Kissimmee, CRA**

A love letter to Kissimmee. Withstanding a century of use and misuse, the Bryan Street House is one of Kissimmee's few remaining Folk Victorian homes. Taking this grand lady into the

# Roy F. Kenzie Award Entries

21st century while maintaining her elegant character took a team to raise her up and strengthen her for the future. More than a facelift, the CRA and city painstakingly reused original materials and sustainable practices to reinforce, repair and restore this glorious home as a community museum and offices for upcoming generations. In return, she revealed a treasure trove of hidden love letters bestowing a glimpse into Kissimmee's past.

## **NMCRA Commercial Grant Program**

### **North Miami Community**

Redevelopment Agency

Improvements to the exterior of commercial buildings help local businesses to attract new customers and can have a significant impact on marketability of the surrounding areas. To help improve local commercial corridors, the North Miami Community Redevelopment Agency offers financial incentives to property owners and tenants of eligible commercial buildings to improve the exterior of their buildings. Since the inception of the CRA's Commercial Façade Program in 2007, 40 projects have been completed, totaling more than \$700,000 in incentives and leveraging over \$800,000 in private investment.

## **Mulligan's Rehabilitation/ Renovation**

### **City of Stuart, CRA**

Working together in partnership with the community, a 1929 vacant and visually prominent historic structure was in need of preservation and rehabilitation to accommodate a Mulligan's restaurant in downtown Stuart. The design and renovation of the project was strongly influenced by established city policies. With the support of the community, city staff ensured architectural details and the overall scale of the building complemented and enhanced the downtown CRA. As a result of the project's success, the city is now looking at accommodating indoor/outdoor restaurants elsewhere in Downtown Stuart.

## **Pritchard House**

### **City of Titusville**

James Pritchard was born in New York City on October 21, 1839. The Pritchards and their three children came to Florida in 1876. In June 1891 on a lot purchased from Mary Titus, contractor Pleasant J. Hall began building the house of heart pine. The Pritchard House is an outstanding example of the Queen Anne architecture, a distinctly American form that was popular from approximately 1876-1910. The house appears today much like it did when it was built in 1891. The house features

a conical corner tower, one of the key distinguishing aspects of this style. The elaborate use of shapes and textures produce a highly picturesque effect, accented by its steep gables, veranda and second floor balcony.

## **China Beach Bistro**

### **City of West Palm Beach, CRA**

After having renovated a long-vacant space at the east end of Northwood Road, China Beach Bistro opened to great anticipation with a ribbon cutting by the mayor. Specializing in dim sum and other traditional Chinese dishes, China Beach caters to an untapped market and continues to draw people into Northwood Village. To assist, the CRA provided \$71,747 toward the project's \$460,000 cost through incentive programs to cover a portion of the construction costs as well as funding to pay down a percentage of the interest on their construction loan. China Beach Bistro is but one of the CRA's many success stories.

## **PLANNING STUDIES**

### **Riverfront Development Plan Fort Myers Redevelopment Agency**

Fort Myers CRA employed two unique aspects when creating its Riverfront Development Plan. First, the Request for Qualifica-

# Roy F. Kenzie Award Entries

tions stipulated the lead team member be a developer with retail/mixed-use experience – with additional team members including urban planners, architects, engineers and other disciplines – since the CRA wanted a detailed development plan, not just a vision plan. Secondly, the Scope of Work included planning, design, and project implementation: the team would prepare the riverfront development plan, incorporate it into the existing 2003 Master Plan, demonstrate its financial feasibility, recommend implementation phasing, secure financing, and construct selected portions of the plan recommendations.

## **Lake Worth Transit-Oriented Development Citizens' Master Plan** **Lake Worth CRA**

The Lake Worth Transit-Oriented Charrette Master Plan stemmed from the South Florida East Coast Corridor Study that considers restoring passenger rail on the FEC corridor. The residents worked with the CRA and Treasure Coast Regional Planning Council to identify station locations. The plan goes beyond station location and offers analysis and strategies aimed at improving the area. The plan gives a framework for locating needed goods and services and goes parcel-by-parcel looking at opportunities for neighborhood

parks and infill. Since the time of the charrette, the CRA has been actively implementing recommendations of the charrette including the neighborhood stabilization program.

## **Urban Land Institute Technical Assistance Panel** **North Miami Community Redevelopment Agency**

The CRA contracted with the Urban Land Institute (ULI) to convene a two-day Technical Assistance Panel to discuss specific issues related to how to best position the city's central business district for revitalization and redevelopment in light of the city's and nation's current economic uncertainties. Some of the recommendations made by the ULI panel were: diversify and strengthen the retail mix; capitalize on North Miami's distinguishing educational and cultural assets; create a signature public realm; and brand and market what makes North Miami such a great location. The CRA board passed a resolution formally adopting the recommendations of the ULI Panel and the CRA has begun to implement a number of new projects with the aim of fulfilling those recommendations.

## **Millville Waterfront Vision Plan** **City of Panama City, Millville CRA/Land Design Innovations, Inc., a Littlejohn Engineering Associates, Inc. Subsidiary**

The Millville Waterfront Vision Plan provides technical guidance to advance the redevelopment of Millville's waterfront. The identification of programs, projects and priorities will enable Millville to preserve its waterfront heritage while prudently managing its natural resources for the benefit of residents, businesses and visitors. Planning processes and strategies used to create this document, including the facilitation of community input, visioning, the determination of community preferences and priorities, consensus building and other planning techniques, may be successfully emulated by other communities throughout Florida. The Millville Waterfront Vision Plan is the first step to become a reinvigorated waterfront neighborhood and premier visitor destination.

## **Hollice T. Williams Linear Urban Greenway Framework Plan** **City of Pensacola, CRA**

The framework plan designs for an iconic, urban green spine linking a northern Pensacola gateway to its downtown and waterfront. It

is a visionary concept for adaptive reuse of a 1.3 mile transportation corridor creating a signature public space in the City of Pensacola. Internationally known architectural firm EDSA teamed with LRK, Inc. to prepare a visionary plan that re-imagines the area beneath the I-110 elevated highway using art, light and water to create a new visual and functional environment. The plan re-imagines the area as a unique green asset that will provide enjoyment and activity options for all ages.

## **CRA Redevelopment Plan Update 2010 City of Wauchula, CRA**

In 1997 the City of Wauchula CRA first adopted its redevelopment plan. While this plan established the framework for development and redevelopment projects within the CRA boundaries, the hurricanes of 2004 set the city back. Working with Kimley-Horn & Associates, the Wauchula CRA engaged the community to create the Redevelopment Plan Update 2010, which reflects a community-wide attempt to go beyond the post-hurricane recovery efforts of the past six years as well as the impacts of the economic downturn, to create a renewed excitement centered on the community's identity and rich cultural past.

## **TRANSPORTATION/ TRANSIT ENHANCEMENT**

### **Teco Line Streetcar Extension Phase IIa City of Tampa**

The TECO Line Streetcar System, operating since 2002, has become the icon of Tampa. The streetcars are a visually exciting transportation mode connecting cultural and entertainment destinations, hotels, conventions, residential and office properties within four CRAs in greater downtown Tampa. The Phase IIa Extension expanded service into the densest area of the Central Business District, encouraging a more vibrant pedestrian/transit environment while supporting economic growth. The project produced a .3 mile rail extension and new station with signature public art component, and was completed on time and under budget. It serves as an example of the aesthetic and economic significance of a fixed guideway.

# 2011 FRA Board of Directors

## **President**

*Kurt Easton, AICP*  
Principal  
Urban Networks, LLC

## **Past President**

*Rochelle Lawandales, AICP*  
Lawandales Planning Affiliates

## **President Elect**

*Marc Mondell, AICP*  
Executive Director  
Municipal Development  
CRA, City of Ocala

## **Treasurer**

*Steve Lindorff, AICP*  
Agency Administrator  
CRA, City of Jacksonville Beach

## **Elected Officials**

*Joy Cooper*  
Mayor  
City of Hallandale Beach

*Dan Espino*  
Councilman  
City of Miami Springs

*Eric Haynes*  
Commissioner  
City of Lauderdale Lakes

## **Directors**

*Brenna Durden*  
Attorney  
Lewis, Longman & Walker, P.A.

*Jeremy Earle, ASLA, AICP*  
Executive Director  
CRA, City of Dania Beach

*Michael English, AICP*  
Principal/Director of Urban  
Planning & Design  
Tindale-Oliver & Associates, Inc.

*Gus Gianikas*  
Assistant Director  
Planning & Development Dept.  
City of Mount Dora

*Sherod Halliburton*  
Executive Director  
Bradenton Central Community  
Redevelopment Agency

*Dennis Haynes*  
Vice President  
Burkhardt Construction, Inc.

*Bob Ironsmith*  
CRA Director  
CRA, City of Dunedin

*Georgia Katz*  
Special Projects Manager  
St. Johns County

*Dottie Keedy*  
Director  
Office of Economic Growth  
& Redevelopment  
Lake County Board of County  
Commissioners

*Don Paight*  
Executive Director  
Fort Myers Redevelopment Agency

*Vince Pardo*  
Manager  
Ybor City Development Corp.

*Tamara Sakagawa*  
CRA Coordinator  
CRA, City of Lakeland

*Richard D. Sala, ICMA-CM, AICP*  
Calvin, Giordano & Associates, Inc.

*Rick Stauts*  
Executive Director  
CRA, City of Florida City

## **General Counsel**

*Clifford B. Shepard*  
Attorney  
Shepard, Smith & Cassady, P. A.





When you look at a city, it's like reading the hopes,  
aspirations and pride of everyone who built it.

– Hugh Newell Jacobsen

## Regional Representatives

### Apalachee

*Rick McCraw, AICP*  
Community Redevelopment  
Coordinator  
CRA, City of Tallahassee

### Central

*Bruce Lyon*  
President  
Swan Development Advisors, Inc.

### East Central

*Naeem Coleman*  
Manager of Economic Development  
Pizzuti Solutions, LLC

### David Stamm

Project Manager  
Renaissance Planning Group

### North Central

*Jeremy Floyd, RLA, LEED AP*  
Landscape Architect/Urban Planner  
Hoy Stark Architects

### North East

*Lara K. Diettrich*  
[laradiettrich@gmail.com](mailto:laradiettrich@gmail.com)

### South Florida

*Marwan Mufleh, P.E.*  
Kimley Horn & Associates, Inc.

### J. Gary Rogers

Executive Director of Community  
Redevelopment  
City of Lauderdale Lakes

### South West

*Leigh Eby-Scrabis*  
CRA Deputy Director  
Fort Myers Redevelopment Agency

### Patrick Vanasse

Planning Manager  
RWA, Inc.

### Tampa Bay

*Leigh Kellett Fletcher*  
Attorney  
Stearns Weaver Miller Weissler  
Alhadeff & Sitterson, P.A.

### Lea Del Tosto, RLA, ASLA, CLARB

Senior Project Manager  
Stantec, Inc.

### Treasure Coast

*Grace Joyce*  
Redevelopment Administrator  
CRA, City of West Palm Beach

### Jason Nunemaker

City Manager  
City of Fellsmere

### West

*Ray Greer, AICP*  
Regional Manager  
Stantec, Inc.

### Peggy Fowler, AICP

Community Planner  
Peggy Fowler & Associates

### Withlacoochee

*David Connolly, AICP*  
Senior Planner  
Withlacoochee Regional Planning  
Council

# Banner Works of Florida

472 STILL FOREST TERRACE  
SANFORD, FL 32771-8382

800/438-0351 FAX 407/322-7245

 **Hanson**  
HEIDELBERGCEMENT Group

**Hanson Hardscapes**

1590 North Andrews Ave. Ext.  
Pompano Beach, FL 33069  
800 273 7084  
hansonhardscapes.com

**CHEN-MOORE**  
& ASSOCIATES

Chen Moore and Associates offers  
*Engineering, Landscape Architecture and Planning Services*  
to Governmental, Institutional and Redevelopment Clients.

Celebrating 25 Years of Success  
New Office Locations to Meet our Client's Needs  
Now Offering Landscape Architecture and  
Planning Services

[www.chenmoore.com](http://www.chenmoore.com)

*Ft. Lauderdale • Miami • West Palm Beach • Stuart • Gainesville*



**MEG LASHLEY**  
Business Development Manager

1211 Tech Boulevard  
Suite 200  
Tampa, FL 33619

*p* 813.623.6646  
*f* 813.623.3795  
*c* 813.918.1926  
mlashley@smeinc.com



**PERKINS+WILL**

1315 Peachtree Street NE  
Atlanta, Georgia 30309  
404.873.2300  
[www.perkinswill.com](http://www.perkinswill.com)

CONTACT: David Green, Principal  
david.green@perkinswill.com



GLOBAL EXPERTISE.  
LOCAL STRENGTH.

We are committed to designing sustainable communities and spaces that are responsive to environmental, social, and economic needs.

CONTACT:  
Neale Stralow, RLA, AICP  
(813) 223-9500

One Team. Infinite Solutions.



[stantec.com](http://stantec.com)



LITTLEJOHN ENGINEERING ASSOCIATES  
Formerly Land Design Innovations

## Revitalizing Communities

1770 FENNEL STREET, STE. 200, MAITLAND, FL 32751

T 407.975.1273 F 407.975.1278

Nashville | Chattanooga | Decatur | Orlando | Phoenix | Tri-Cities

[www.leainc.com](http://www.leainc.com)

Engineering  
Planning  
Landscape Architecture  
Land Surveying  
Environmental Services  
Redevelopment  
Economic Development

# AECOM

Solutions that create, enhance and sustain the world's built,  
natural and social environments.

[www.aecom.com](http://www.aecom.com)

## SITE HORIZONS, LLC



**Mary Langley**, Sales Representative  
E-Mail: [mlangley5@cfl.rr.com](mailto:mlangley5@cfl.rr.com)

13750 West Colonial Drive  
Suite 350-134  
Winter Garden, FL 34787  
Tel: 407-947-6318

AMEC is a leading supplier of consultancy,  
engineering and project management services to  
our customers in the world's oil and gas, minerals  
and metals, clean energy, and environment and  
infrastructure markets.

[amec.com](http://amec.com)

877.550.4224

## CLEAR SOLUTIONS FOR WATER, ENERGY AND THE ENVIRONMENT

[www.tetrattech.com](http://www.tetrattech.com)

GAI-Florida: Boca Raton | Jacksonville | Orlando



gai consultants

### How do you transform ideas into reality?

GAI's engineers, landscape architects, planners, and surveyors work with clients to solve development issues, rebuild neighborhoods, and create sustainable communities.

Work with a trusted partner.  
[gaiconsultants.com/florida](http://gaiconsultants.com/florida)



(561) 659-1400  Fax (561) 659-1402

**BURKHARDT  
CONSTRUCTION, INC.**  
www.burkhardtconstruction.com

**Dennis E. Haynes**  
Vice President

1400 Alabama Avenue  
West Palm Beach, FL 33401



Proud Sponsor of the  
**2011**  
Florida Redevelopment  
Association  
**Annual Conference**

Fort Myers CRA  
1400 Jackson Street, Suite 102  
Fort Myers, Florida 33901  
239.321.7100  
www.cityftmyers.com/fmcra

fort myers  
community redevelopment agency  
NEW DIRECTION - NEW ENERGY - NEW LIFE



**JAG**  
**LIGHTING SOLUTIONS, INC.**  
*The number one source for all your streetscape products*

**RICK GRADY**

Phone: 407-695-8547 • Cell: 407-973-6980  
Fax: 321-972-3662 • Email: rgraddy@cfl.rr.com  
1061 Chokeycherry Drive • Winter Springs, FL 32708  
www.jaglightingsolutions.com

*"Specializing in Corridor Redevelopment"*



Community Planning  
Urban Design  
Landscape Architecture



Orlando | Sarasota | [www.vhb.com](http://www.vhb.com)

*Serving Florida redevelopment agencies and Supporting FRA*



**Kimley-Horn and Associates, Inc.**  
Engineering, Planning, Funding Assistance, Infrastructure,  
Streetscapes, Landscape Architecture

[www.kimley-horn.com](http://www.kimley-horn.com)

**VISITFLORIDA.**

Sarah Leahy  
*Business Development Manager*

T (850) 205-3871  
C (850) 228-3520  
F (850) 270-2490  
[sleahy@VISITFLORIDA.org](mailto:sleahy@VISITFLORIDA.org)

Toll-Free Industry Hotline: (877) 435-2872



Calvin, Giordano & Associates, Inc.  
EXCEPTIONAL SOLUTIONS

*Redevelopment Solutions!*

Richard D. Sala, ICMA-CM, AICP  
1800 Eller Drive, Suite 600  
Fort Lauderdale, FL 33316  
Tel. 954.921.7781 • Fax 954.921.8807  
[rsala@calvin-giordano.com](mailto:rsala@calvin-giordano.com)  
[www.calvin-giordano.com](http://www.calvin-giordano.com)



 **AMERON**  
INTERNATIONAL  
POLE PRODUCTS DIVISION

*See Things Differently*

Environmental • Land Use • Natural Resources • Sustainability  
 Water Resources • Local Government & Special Districts  
 Public Pension, Labor & Employment  
 Legislative & Governmental Affairs • Civil Litigation & Appeals  
 Public Finance • Professional Licensure • Real Estate



LEWIS  
 LONGMAN &  
 WALKER | P.A.  
 ATTORNEYS AT LAW

Bradenton | Jacksonville | Tallahassee | West Palm Beach  
[www.llw-law.com](http://www.llw-law.com)



WADE TRIM



**FLORIDA'S SOURCE OF CAPITAL**  
 FOR COMMUNITY AND ECONOMIC DEVELOPMENT

- ▶ New Lower Interest Rates
- ▶ Always Lower Rates for Green-Certified Projects
- ▶ New Longer Terms
- ▶ Expedited Loan Processing and Closing



501 N MAGNOLIA AVENUE, STE 100  
 ORLANDO, FLORIDA 32801-1364  
 JACKSONVILLE | SARASOTA | TAMPA  
 WEST PALM BEACH  
 407.240.0846 | 888.578.2030 | [www.FCF.org](http://www.FCF.org)

FLORIDA COMMUNITY  
 LOAN FUND

Full Service Real Estate Development

**PIZZUTI**

**THE PIZZUTI COMPANIES**

407/841.0000 | [pizzuti.com](http://pizzuti.com) | ORLANDO | Columbus | Chicago

**Tindale-Oliver  
 & Associates, Inc.**

Urban Planning & Design • Transit Services  
 Planning & Growth Management • Public Finance &  
 Infrastructure Planning • Safety Services •  
 Transportation Engineering & ITS • GIS & Technology  
 Services

[www.tindaleoliver.com](http://www.tindaleoliver.com)







**2011 FRA Awards Best Book**