



FLORIDA
REDEVELOPMENT
AWARDS

2021
BEST
BOOK

THE FLORIDA
REDEVELOPMENT
ASSOCIATION

“

It is fundamental for every community to identify and maintain its own characteristic features that reflect diversity and identity of the place.



— *Toni Shamplain* —
2020-21 FRA President

”

ABOUT THE FLORIDA REDEVELOPMENT ASSOCIATION (FRA)

The Florida Redevelopment Association is the leading statewide association for Florida's redevelopment stakeholders. Through its vibrant network, the Association supports, educates and advocates for its membership.

The FRA was founded in 1974 to promote redevelopment and growth of downtowns. The focus of the FRA later broadened to encompass community redevelopment agencies (CRAs) and Main Street programs. Today, the FRA also includes nonprofit organizations, consultants

and private developers, as well as cities without downtown development authorities, CRAs or Main Street programs.

Uniting professionals from around the state has led to exciting changes that are transforming Florida's urban centers and improving Florida's communities. Innovative approaches to design, mixed-use areas and cooperative development are creating vibrant commercial districts, centers for culture and entertainment and stimulating places to live.

“

We shape our buildings;
thereafter they shape us.

– *Winston Churchill*

”

CONTACT US

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“ Architecture is the very mirror of life. You only have to cast your eyes on buildings to feel the presence of the past, the spirit of a place; they are the reflection of society.

— M. Pei

”

Front Cover Photo: 2020 President's Award Winner: West Palm Beach Community Redevelopment Agency

ABOUT THE FRA ROY F. KENZIE AWARDS PROGRAM

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 awards 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. Additionally, the President's Award is given for the "Best of the Best," to honor the top project across all categories. A winning entry acknowledges excellence in an organization's work.

Within 13 juried categories, the Roy F. Kenzie Awards celebrate the most innovative and effective redevelopment programs in Florida. Winners demonstrate innovation and a positive impact on their communities and inspire other Florida communities.

The Best Book highlights this year's winners and the quality entries received as a celebration of the innovative redevelopment work that has transformed Florida in 2021. The FRA encourages you to use the Best Book to gather innovative ideas and share them within your community. They are true success stories.



THE CATEGORIES ARE:

- **President's Award**
- **Annual Report**
- **Capital Projects/Infrastructure**
- **Creative Organizational Development and Funding**
- **Cultural Enhancement**
- **Fiscal Impact Study**
- **Management Programs and Creative Partnerships**
- **Out of the Box**
- **Outstanding Housing Project**
- **Outstanding New Building Project**
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THE PRESIDENT'S AWARD WINNER

Mark and Marianne Barnebey Planning and Development Lab, FSU
North Star Legacy Communities: A Florida Treasure



North Star Legacy Communities: A Florida Treasure highlights the rich social, cultural and economic history of African American settlements in Jackson County, Florida. After emancipation, newly freed enslaved peoples and their descendants built communities that became the economic and social hub of African American life. Today, due to out-migration and land pressures, these places are rapidly disappearing. Modeled on participatory planning principles and completed with the assistance of local legacy community members, the project includes profiles of individuals and places, an interactive story map and an eChamber of Commerce database designed to promote and enhance black-owned business opportunities.



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ANNUAL REPORT – LARGE COMMUNITY

City of Pensacola, CRA FY2020 Annual Report



This project constitutes an extension of the **Jefferson Street Road Diet** project called for by the Urban Core Redevelopment Plan to provide connectivity to the west-end of its northeastern terminus, adjacent to the Florida Linn park.

East Garden District is a master-planned redevelopment project bordered to the west and east by Fulsa and Tennessee Streets and to the north and south by Chase Street. The name and vision for the project goes lineage to a redevelopment plan dating back to 1764, developed by British military officer and civil engineer Elias Durnford, that featured residential and commercial development lots located from the south of Garden Street down to the waterfront. The site of each lot included a companion garden lot located to the north of Garden Street that would be used to create a food supply for local families. The East Garden District project is located where a portion of the garden lots used to be.

As a component of this redevelopment project, streetscape improvements will be constructed along Jefferson Street from Garden Street to Chase Street through a public-private partnership between the CRA and local development firm, Catalyst HSE. They will be installed in concert with the redevelopment of private parcels.

The East Garden District project is projected to leverage \$40.8M in private investment, in addition to an estimated \$2.8M annual tax impact. It will include more than 1,200 new street trees and shrubs, sidewalks and decorative elements, traffic calming measures and enhanced crosswalks. These efforts are expected to create a more walkable, bikeable and safer area within the Urban Core district for residents and visitors to enjoy.

In FY2020, contracts for the East Garden District Streetscape project were developed, and construction is projected to commence in FY2021.

REVIVING HISTORIC GARDEN STREET

▶ DID YOU KNOW?

The native Magnolia Grandiflora also known as the Southern Magnolia, is an display at the United States Botanic Garden in Washington, DC.



The CRA's **Garden Street Landscape Beautification** project was designed to make a series of aesthetic improvements within the Garden Street corridor between Alicia Street and 'A' Street.

A variety of beautiful trees, shrubs and groundcover will be planted along the median to provide beautification along one of the CRA's principal corridors. The project leverages a landscape beautification grant awarded to the CRA by the Florida Department of Transportation (FDOT). Additionally, the improvements tie into the **East Garden District Streetscape** project, and the **DeVilliers, Ross and 'A' Street Revitalization** projects that were under design and/or construction during the fiscal year.

Design commenced in FY2020 and is expected to be completed by early FY2022.

Proposed Plant Palette



Pensacola CRA launched a new brand in FY2020, introducing a bright, customer-friendly look and feel for its materials and messaging. The FY2020 Annual Report was one of the first tools to break out of the former “corporate, government” brand that surveys showed was leaving citizens scratching their heads in confusion when it came to understanding the mission of the CRA. The CRA benefits everyone who lives and does business here, and our goal was to not only inform them of our work but also to ENGAGE with them in new ways.

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CAPITAL PROJECTS/INFRASTRUCTURE – LARGE COMMUNITY

Downtown Investment Authority, Southside CRA, City of Jacksonville Riverplace Boulevard Complete Street



The Riverplace Boulevard complete street is a landmark project for Jacksonville. The new street eliminates two automobile lanes in favor of enhanced pedestrian amenities, protected bicycle lanes, improved on-street parking and low impact design stormwater raingardens. The plan also includes enhanced bus transit and service from Jacksonville Transportation Authority, and utility enhancements completed with JEA. The project goal was to reposition the corridor to better support new investment and diverse community needs. GAI's Community Solutions Group led inclusive community visioning sessions to confirm the preferred design for the street, as well as leading the landscape architecture and civil engineering for implementation.



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CAPITAL PROJECTS/INFRASTRUCTURE – SMALL COMMUNITY

City of Groveland Lake David Park Renovation Makeover



Once the social gathering point of Groveland and southern Lake County, Lake David Park had suffered decades of neglect and decline. Implementing the community identified vision for a revived park, the CRA implemented a makeover of the Park. The largest place making investment within the City provides an accessible recreational destination. Improvements include a “great lawn,” cobble walkways, a performance stage, covered picnic areas, fishing dock, covered pergola and an elevated boardwalk over Lake David. Park usage quadrupled and community events have flourished here. Lake David Park’s refurbishments revived a fading source of community pride, reenergized the community’s spirit and downtown.

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CREATIVE ORGANIZATIONAL DEVELOPMENT AND FUNDING – LARGE COMMUNITY

Lakeland Community Redevelopment Agency (LCRA)
Affordable Housing Infill Land Bank



In collaboration with the City of Lakeland Planning and Housing Division and Keystone Challenge Fund, the LCRA compiled a 66-property land bank for developers to acquire for the construction of affordable infill housing. The program incentivizes the sale of new homes to lower-income residents by minimizing the acquisition costs for the developer, providing approved architectural plans, assisting with securing qualified homebuyers, providing Down Payment Assistance for the homebuyer and reimbursing non-utility impact fees.

FOR MORE INFORMATION:
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CULTURAL ENHANCEMENT – SMALL COMMUNITY

Palmetto Community Redevelopment Agency The Seahorse



U.S. 41 travelers remembered Palmetto as the city with the iconic gift shop, marked by a large seahorse statue. The shop, owned by Ed and Evelyn Winter, housed a menagerie of "pets," including alligators, rattlesnakes, monkeys and even an ancient macaw named Scarlett. The Winters opened the gift shop in 1953 and operated it until 1976, when the Green Bridge was expanded, and the seahorse was razed. The Palmetto Community Redevelopment Agency commissioned Artist Ron Berman to "raise the seahorse" once again in Palmetto, enhancing the City's history and beauty. This statue was installed on September 16, 2020.

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MANAGEMENT PROGRAMS AND CREATIVE PARTNERSHIPS – LARGE COMMUNITY

East Tampa CRA, City of Tampa
East Tampa CRA Environmental Crimes Unit



East Tampa CRA
Environmental Crimes Unit



Fighting Blight? The Environmental Crimes Unit (ECU) is a proactive approach that implements problem-solving-oriented policing to remedy blighted conditions in the East Tampa CRA. The ECU program focuses on a multipronged approach of public education, training and blight related investigations. The program involves proactive, strategic and visionary community-based processes that bring together multiple stakeholders (Code Enforcement, Solid Waste and Neighborhood Enhancement) to develop solutions to local environmental issues. ECU uses environmental law and public policy to investigate and implement long-term solutions to ongoing issues that often fall outside of normal programmatic responsibilities.

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OUT OF THE BOX – LARGE COMMUNITY

Pompano Beach CRA McNab House Restoration and Botanical Garden Project



While new development is an essential gauge to a community's success, historic preservation contributes greatly to the roots of the community and its people. The McNab House, built in 1926, was not historically designated and was subject to demolition to make room for new development. The CRA relocated the McNab House and garage to its namesake park located on the main commercial corridor of Pompano Beach for adaptive reuse as a restaurant and botanical garden. This redevelopment project will create a destination venue that will have an economic impact on a desolate block and surrounding area.

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OUT OF THE BOX – LARGE COMMUNITY

West Palm Beach Downtown Development Authority Dining on the Spot



When indoor seating was restricted in early March 2020, the Downtown Development Authority's Dining on the Spot program's outdoor dining option kept downtown West Palm Beach restaurants in business. The program provided funding for equipment rental and marketing kits for participating restaurants to safely serve patrons. The program's inception and continued success can be attributed to West Palm Beach's strong leadership, interdepartmental partnerships, measuring the impact of design interventions, and through a playbook as a companion to the City's outdoor dining ordinance to support the private sector's efforts. The program became scalable and adaptable to other areas in the City and CRA Districts.

FOR MORE INFORMATION:
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OUT OF THE BOX – SMALL COMMUNITY

City of Boca Raton, CRA
Downtown Boca COVID-19 Marketing Initiatives



No downtown district could have predicted what 2020 had in store, and the Boca Raton CRA was no exception. Its mission and activities needed to pivot immediately as COVID-19 impacted the community. Over the course of the year, and continuing today, the CRA developed COVID-19 Marketing Initiatives, with a goal of ensuring the district not only survived but came back better than ever. The CRA's new objective was keeping the community informed on the ever-changing safety protocols and City of Boca Raton emergency notices, plus, supporting the downtown business community that was facing a potentially catastrophic situation.

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OUTSTANDING HOUSING PROJECT – LARGE COMMUNITY

Boynton Beach Community Redevelopment Agency (BBCRA) Ocean Breeze East Affordable Multifamily Rental Apartments



The Ocean Breeze East Multifamily Rental Apartments project site located at 700 N. Seacrest Boulevard was purchased by the BBCRA in May 2007 after the multifamily housing on the property had been condemned due to hurricane damage. In 2016, the BBCRA rezoned the 4.32 acres to allow for a higher maximum density, which initiated development interest. The \$26 million project consisted of 123 multifamily affordable rental units, three-story structures with residential amenities, 2,300 square feet of “flex and community space,” new sidewalks, street lighting, on-street parking spaces, a plaza-style open space and enhanced landscaping.

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OUTSTANDING HOUSING PROJECT – SMALL COMMUNITY

Lake Worth Beach Community Redevelopment Agency
The MID on Dixie Highway



This 5.6-acre site, after sitting vacant for over 15 years, is now home to 230, one and two-bedroom apartments as well as a live/workspace on Dixie Highway. The development also includes on-site parking, a pool, clubhouse and other amenities.

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OUTSTANDING NEW BUILDING PROJECT

Fort Myers Community Redevelopment Agency
Luminary Hotel & Co.



The Luminary Hotel & Co. project is more than just a new waterfront hotel. Rising strikingly from a small, wedge-shaped former parking lot between the popular downtown yacht basin and renovated event center, Luminary is the keystone in reviving convention capabilities to the heart of Fort Myers and creating a desirable waterfront dining and activity hub. The complex ingeniously reuses the underengaged City Pier building. Luminary checks off several action steps in Downtown's Redevelopment Plan and turns the tax increment rebate into a loan by repaying the principal and interest during the eighth year of hotel operation.

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OUTSTANDING REHABILITATION, RENOVATION OR REUSE PROJECT – LARGE COMMUNITY

Lakeland Community Redevelopment Agency
Vermont Place



In a joint effort with the City of Lakeland Code Enforcement and City Attorney's Office, the Lakeland Community Redevelopment Agency (CRA) acquired 1.77 acres of property housing 16 apartment units. The entire site was a squatter's camp that was also used for illegal dumping, and criminal activity was prolific. After acquisition, the CRA worked with Talbot House Ministries (THM) to turn this eyesore into a life-altering home for the most vulnerable members of the community. Renovations were funded by a multitude of sources. THM offers permanent supportive housing services such as case management, financial literacy, medical and dental services and employment services to help ensure the residents retain their housing and are not plunged into homelessness.

FOR MORE INFORMATION:
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PLANNING STUDIES – LARGE COMMUNITY

Tampa Downtown Partnership, City of Tampa and Stantec Franklin Street Vision



Dating to the mid-1800s, Franklin Street was once the epicenter of commercial and civic activity in Tampa, serving as one of the City's first "Main Streets." However, like many historic downtown areas, Franklin Street ultimately fell victim to larger economic forces in the mid-1900s, which caused deindustrialization and population exodus away from downtowns nationwide. The Franklin Street Visioning Plan seeks to build on past planning efforts to revitalize historic Franklin Street in downtown Tampa by proposing a series of collaborative recommendations to promote reinvestment and redevelopment activity that recognizes and compliments the street's historical significance.

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TRANSPORTATION AND TRANSIT ENHANCEMENTS – LARGE COMMUNITY

City of Orlando, DDB/CRA

Quiet Rides: EV-Rides: Zero-Emission Electric LYMMO Buses



The Zero-Emission E-LYMMO bus project is Orlando's first investment toward achieving the City's ambitious transportation sustainability goal of transitioning LYMMO, Orlando's downtown fare-free circulator, to a 100% zero-emissions fleet by 2022. With three in service, it is anticipated that another 11 electric buses will be added by December 2022. Funded with \$4,801,244 of Federal Transit Administration grant monies, these cleaner and quieter buses have a sleek design, improve air quality and provide an overall smoother ride experience. In partnership with the Orlando Utilities Commission, charging stations will also provide cost-effective and efficient recharging for each E-LYMMO bus.

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2021 ROY F. KENZIE AWARD ENTRIES

Annual Reports

Town of Davie Community Redevelopment Agency 2019-20 Annual Report

This year's Annual Report captures the enthusiasm and perpetual growth within the Davie CRA. As our vivid illustrations and compelling narratives walk you through the grandeur of our downtown area, it will become apparent that our accomplishments are as vast as our vision. The Annual Report highlights the successful efforts to redevelop economically depressed properties, plan major infrastructure improvements, maintain safe environments and encourage a customized appeal reflective of our rich western-themed culture. By identifying our economic development strategies and introducing our projects, this report will inform, promote and inspire the reader to discover all our CRA has to offer.

Delray Beach Community Redevelopment Agency 2020 Annual Report

The Annual Report was designed to relay important information in an eye-catching but simplified way including fresh white backgrounds, high-quality photos taken by our team and clear, easy to read text. The contemporary and clean design elements allow the information about major projects completed, major projects in progress, social engagement information and the initiatives in place to continue to positively impact the CRA District to be relayed clearly. Acknowledging the COVID-19 pandemic was a significant part of the dialogue in the report. The steps made to continue to positively impact the CRA district are highlighted in the report.

Fort Myers Community Redevelopment Agency 2019 Annual Report

The 2019 Fort Myers CRA Annual Report provides a snapshot of Fort Myers' redevelopment plans and activities for the 2018-2019 fiscal year. This attractive marketing piece presents a great deal of information in an inviting way, through an open design with plenty of large, beautiful photographs, colorful charts, facts and figures peppered throughout. Distribution was primarily digital, allowing for low production costs and immediate access by the community during the global pandemic. The report facilitated communication with citizens concerning CRAs and redevelopment in general; the Agency's history, function, leadership and activities; and fiscal transparency.

City of Kissimmee, CRA 2020 Annual Report

The City of Kissimmee Community Redevelopment Agencies partnered with the City's award-winning Communications and Public Affairs Office (CAPA) and Access Osceola, the City of Kissimmee's government access channel, for in-kind services to produce the 2020 Annual Report video. CAPA assisted the CRA with scriptwriting and development and graphic design. Access Osceola provided the photography, videography, aerial drone footage, voice-over and editing. In addition, our nonprofit partners Kissimmee Main Street and the Downtown Kissimmee Area Council provided the photos that were used to illustrate the CRA's annual support of the organizations.

Lakeland Community Redevelopment Agency Dream Design Build

The Lakeland CRA endeavors to educate and inspire all stakeholders providing a snapshot of the year's activity in a clear, concise and engaging format focusing on images, graphics and artwork. The 2020 Annual Report represents a combined print and digital platform so that the document can be printed as well as digitally distributed for greater access. The tone is set by a powerful foreword followed by financial highlights and insight on the CRA's commitment to minority-owned businesses. The initiated projects, accomplishments and future planning activities round out the Dream Design Build theme.

Martin County Community Redevelopment Agency Community Connections

2020 was a year of surprises, discoveries, perseverance and challenge – personally and professionally – for residents, businesses and staff. Through it all, the Martin County CRA remained focused and connected. Our Annual Report's simple, genuine design elements deliver a community feel and offer a holistic view of the breadth of redevelopment activities happening throughout our six unique CRA areas. Projects are identified through their connection to the community – new streetscapes, infrastructure installation, neighborhood enhancements – inviting the reader to experience the transformation! Just follow the dots and Community Connections takes you on a journey that illustrates our tangible redevelopment achievements, connecting our CRA visions to reality.

Oakland Park Community Redevelopment Agency Annual Report

The Oakland Park Community Redevelopment Agency (OPCRA) Annual Report's fresh and trendy look originates from the launch of the OPCRA's 2015 Culinary Arts District branding initiative. The cool tones and stylish fonts make the report an eye-catching read and a useful tool that reflects the OPCRA brand as a means to introduce a comprehensive overview to residents, investors, businesses and developers. As opposed to the usual display of colorful images from CRA-driven events and economic development projects, this particular report was special as it reflected the community connection during the COVID-19 pandemic. The OPCRA chose to highlight and emphasize the dramatic outpouring of humanity and support from residents and businesses that was witnessed during the pandemic. While the chic graphic work and descriptive texts might be a noteworthy accomplishment, it is the COVID-19 acts of humanity that make this CRA Annual Report good for the soul.

Riviera Beach Community Redevelopment Agency 2020 Annual Report: "Open for Business"

Our city showed great spirit by addressing local needs when COVID-19 hit us hard this past year. Riviera Beach CRA pivoted very quickly to expand programming in a virtual format to keep people safe and keep Riviera Beach "Open for Business." The 2020 Annual Report showcases all the diverse projects, programs and community activities that we bring to the residents. Riviera Beach's spirit is strong and on display every day for our residents, as we are the city that will be open for current and new businesses that want to thrive in a waterfront environment. Adaptability. Creativity. Collaboration. Thriving. Results.

Capital Project/Infrastructure

Ocoee Community Redevelopment Agency Enhancing the Built Environment – New Landscape Transforms SR 50

Recognizing the importance of well-designed public infrastructure, in 2020, the Ocoee CRA, City of Ocoee and Florida Department of Transportation partnered to beautify nearly three miles of plant void medians on SR 50, between SR 429 and Good Homes Road; two miles of which are located within the Fifty West Redevelopment Area. The corridor's plant palette used over 50% native or Florida-friendly plants in order to practice irrigation efficiency and to increase plant survivability. In addition, the median plantings assist in meeting the CRA's traffic calming objectives. The \$1,226,447.59 project was completed ahead of schedule and under budget.

Creative Organization Development /and Funding

Boynton Beach Community Redevelopment Agency (BBCRA) Small Business Disaster Relief Forgivable Loan Program

The COVID-19 pandemic threw small businesses across the globe into financial crisis with mandatory closures by executive orders. In response, the BBCRA developed and allocated \$1 million to the COVID-19 Small Business Disaster Relief Forgivable Loan Program, offering a one-year, forgivable interest-free loan of up to \$10,000 to be used for payroll, utilities and/or inventory for businesses with 50 or fewer employees. This program, the first of its kind, demonstrates how Tax Increment Financing can be leveraged with other COVID-19 funds to assist small

businesses, preserve the community workforce and create stability in an unprecedented time.

West Palm Beach Community Redevelopment Agency Landmark Designation of Historic Churches with Transfer Development Rights (TDR) Sale

A unique funding mechanism between the City and CRA led to landmark designations of historic churches, which gave the churches the ability to double their development rights. The CRA led the sale of the increased TDRs on two historic churches within the Historic Northwest District. Revenue received from the sales was nearly \$1,400,000, and with that funding, the CRA facilitated design and construction of renovations to the two churches, including repair of original stained-glass windows. Due to the sale of the TDRs, two new residential buildings are being constructed in the downtown core that will result in future revenue to the CRA.

Cultural Enhancement

Hallandale Beach Community Redevelopment Agency HBCRA BE Local (Buy & Eat Local) Campaign

The Buy & Eat Local Campaign was created by the Hallandale Beach Community Redevelopment Agency to promote local businesses and encourage the community to dine and shop in Hallandale Beach. This campaign consists of social media promotions and advertisements, media pitches, video highlights, email marketing, radio and newspaper/magazine advertisements and more. Local businesses participate free of charge. In addition to digital promotions, participating restaurants and retail businesses receive flyers, window decals and other promotional items to assist them with exposure to the community.

Lake Wales Community Redevelopment Agency Bridging Neighborhoods through Art

Lake Wales Community Redevelopment Agency is committed to uniting downtown and the Northwest Neighborhood by using art to restore and rejuvenate the once-bustling areas. The “Bridging Neighborhoods through Art” project includes two murals that have successfully connected and empowered Lake Wales by encouraging consumers to shop local while rediscovering their love and pride for their community. The “Lincoln Lion” pays homage to some of the first African American business proprietors, while “Slice of Happiness” celebrates Lake Wales’ early roots in the citrus industry. Together, they have created a palette that has inspired and energized the community, tourism and investors.

Lakeland Community Redevelopment Agency West Lake Parker Shared Use Path and Art Walk

Citizens of the Lakeshore Neighborhood wanted safer walking and biking experiences, better access to the lakefront, increased lighting and improved aquatic plant life. The West Lake Parker Shared Used Path project is an important segment of the City’s multimodal plans to increase bicycle and pedestrian facilities. The southwestern edge of Lake Parker has transformed from a 5-foot concrete sidewalk to a 10-foot shared-use asphalt path. This 1-mile stretch connects General Van Fleet State Trail with the Fort Frasier Trail. Student-led historical artwork is incorporated in the bands of the path as well as within decade-themed portraits.

City of St. Cloud Culinary Bicycle Tour

To ignite more activity and commerce to the newly designed downtown while highlighting its recent improvements, the City hosted its first culinary bicycle tour on February 1, 2020. The police-

escorted tour was designed to introduce attendees to the fine eateries in downtown St. Cloud and to promote economic growth while bicycling, eating and sipping the afternoon away. The tour provided attendees the experience of eclectic culinary dishes in their own backyard. This creative infusion of public-private partnership promoted shopping local, business retention and tourism.

Management Programs Creative Partnerships

Hallandale Beach Community Redevelopment Agency (HBCRA)

The 2020 HBCRA – South Beach Wine & Food Festival® Partnership

HBCRA partnered with The Food Network & Cooking Channel South Beach Wine & Food Festival to host three signature events: Two Foodie Movie Nights in the Park and the Inaugural Hallandale Beach Food & Groove Festival. The sold-out events featured 21 restaurants, six food trucks, live paintings curated by ArtServe, appearances by Food Network’s celebrity chefs including World Famous Chocolatier Jacques Torres and Food Network Star Valerie Bertinelli, and more than 800 participants over the weekend. These events were a first of their kind for the City of Hallandale Beach and garnered over 6.4 million unique media impressions.

Lakeland Community Redevelopment Agency West Lake Parker Shared Use Path and Art Walk

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Lakeland Community Redevelopment Agency Vermont Place

In a joint effort with the City of Lakeland Code Enforcement and City Attorney's Office, the Lakeland Community Redevelopment Agency (CRA), acquired 1.77 acres of property housing 16 apartment units. The entire site was a squatter's camp that was also used for illegal dumping, and criminal activity was prolific. After acquisition, the CRA worked with Talbot House Ministries (THM) to turn this eyesore into a life altering home for the most vulnerable members of the community. After renovations funded by a multitude of sources, THM offers permanent supportive housing services such as case management, financial literacy, medical and dental services and employment services to help ensure the residents retain their housing and are not plunged into homelessness.

Lakeland Community Redevelopment Agency (LCRA) Affordable Housing Infill Land Bank

In collaboration with the City of Lakeland Planning and Housing Division and Keystone Challenge Fund, the LCRA compiled a 66-property land bank for developers to acquire for the construction of affordable infill housing. The program incentivizes the sale of new homes to lower income residents by minimizing the acquisition costs for the developer, providing approved architectural plans, assisting with securing qualified homebuyers, providing Down Payment Assistance for the homebuyer and reimbursing non-utility impact fees.

North Miami Community Redevelopment Agency (NMCRA)

NMCRA Trains The Haitian American Chamber of Commerce and The Greater North Miami Chamber of Commerce to Process COVID-19 Grant Relief

Since 2005, the North Miami Community Redevelopment Agency (NMCRA) has worked to drive development and investment to downtown North Miami. When South Florida began experiencing the economic impact of the COVID-19 pandemic, the NMCRA provided business owners and residents with relief grants, offering over \$2.4 million in relief aid to those affected by the crisis. To facilitate access to grant applications, the NMCRA trained The Haitian American Chamber of Commerce and the Greater North Miami Chamber of Commerce to properly manage and process applications throughout 2021. With the Chambers taking over the applications, the NMCRA can focus on other commercial/residential rehabilitation grants.

City of Orlando, DDB/CRA

Downtown Orlando Ambassador Program – Outreach Specialists

The Downtown Orlando Ambassador Program was launched in the City of Orlando in August 2018 to not only assist with safety/hospitality services, but also with concerns of those experiencing homelessness within downtown right of ways. After 18 months of providing these services and reporting on the observations by program staff, there were deficiencies found regarding the vast amount of social service providers within our downtown and the lack of connectivity between these different organizations. As of July 2020, the program was expanded to add Outreach Specialists to assist in connecting those in need to our local social service providers.

Pompano Beach CRA Love Always, Pompano Beach

It is undeniable that small businesses are the backbone of our economy. A recent survey by the Florida Small Business Development Center indicates that approximately 40% of small business closed and more than 85% saw a drop in revenue due to the pandemic. To support our local businesses, the Pompano Beach CRA created the “Love Always, Pompano Beach” marketing and promotional campaign. The campaign featured the CRA’s local businesses, sharing their special offers and unique experiences through a comprehensive print, social media, search engine and digital marketing strategy. The CRA kept its businesses top-of-mind with over 9.1 million impressions.

Out of the Box

Boynton Beach Community Redevelopment Agency Business Development Video Ad Campaign

The Boynton Beach Community Redevelopment Agency’s (BBCRA) Business Development Video Ad Campaign provides eligible businesses operating within the BBCRA area with a professional marketing video that can be used across a variety of platforms to promote and advertise their business. The intent of the video is to engage, entertain and enlighten social media followers about local restaurants, businesses or vacant storefronts available for rent. The project provides businesses with a complimentary two-minute video that can be utilized to showcase specific elements about their products and services to the local community.

Delray Beach Community Redevelopment Agency RISE Outdoor Art Exhibition

RISE Outdoor was a unique art exhibition that existed outdoors throughout the Delray Beach downtown area. The goal was to bring art to safe spaces outdoors during COVID-19 restrictions, to activate new areas in the Delray Beach downtown/Delray Beach CRA District, and to ultimately speak on climate change and its local and worldwide effects through visual art. RISE Outdoor showcased 10 freestanding reproductions by six visual artists. The exhibition included artists based in South Florida whose work draws attention to the persistent changes in nature in honor of Delray Beach’s Climate & Art Weekend.

Fort Myers Community Redevelopment Agency Fort Myers CRA Tax Increment Rebate Program

The Fort Myers CRA Tax Increment Rebate Program targets resources for projects that best serve the surrounding redevelopment districts. Revised with new guidelines and a more workable online application, the innovative new program offers a base 50% rebate for approved projects with the opportunity for additional increments up to 95% of a project’s generated revenue based on its potential value to the City. The program identifies essential community benefit criteria, focusing on affordable housing, supporting Minority Business Enterprises, contributing to not-for-profit community organizations and out-of-the-box proposals. Projects qualify based on their projected impact on the community’s greatest needs.

Hallandale Beach Community Redevelopment Agency (HBCRA) HBCRA COVID-19 Response Initiatives

In response to the COVID-19 pandemic, the HBCRA developed an innovative and aggressive approach to provide relief for businesses and families. These

programs included the Business Rapid Response program, a \$500,000 small business stimulus fund, a \$300,000 Residential Rental and Mortgage Assistance Program, a \$30,000 Senior Rental/Utility Assistance Program, the BE Local and Order-In promotional campaigns for local restaurants and businesses and Hallandale Eats Restaurant Week. The HBCRA also provided financial resources and information to the community and developed strategic partnerships with SCORE, the Urban League of Broward County and the Hallandale Beach Chamber of Commerce.

Lake Worth Beach CRA The Rebranding & Renaming of a City: Lake Worth Beach!

Question: How do you improve the image of a city that has been incorporated for over 100 years, is home to over 35,000 residents and is known for both its quirkiness and historic charm? Answer: you change the name of the city, obviously! In what was formerly known as “Lake Worth,” the City administration, elected officials and many residents were getting fed up with an outdated image and perceived high crime rate. So, in 2019, the City of Lake Worth (and subsequently, the CRA) rebranded and renamed itself the City of Lake Worth Beach!

Lakeland Community Redevelopment Agency West Lake Parker Shared Use Path and Art Walk

Citizens of the Lakeshore Neighborhood wanted safer walking and biking experiences, better access to the lakefront, increased lighting and improved aquatic plant life. The West Lake Parker Shared Used Path project is an important segment of the City’s multimodal plans to increase bicycle and pedestrian facilities. The southwestern edge of Lake Parker has transformed from a 5-foot concrete sidewalk to a

10-foot shared-use asphalt path. This 1-mile stretch connects General Van Fleet State Trail with the Fort Frasier Trail. Student-led historical artwork is incorporated in the bands of the path as well as within decade-themed portraits.

City of Orlando, DDB/CRA Frontyard Festival™: Reigniting Downtown Orlando

Situated in a unique outdoor setting on the beautiful Seneff Arts Plaza in front of the Dr. Phillips Center for the Performing Arts’ front entrance, Orlando’s Frontyard Festival™ showcases the region’s best performing artists and health and wellness experts through live, unique experiences, reengaging in a safe environment that will help to revitalize downtown Orlando as Central Florida’s cultural hub. It is also a model for other communities to follow as they seek effective approaches to reignite their own downtowns and uplift the community in a collaborative and a sustainable economy building approach.

RMA Reinventing Your City by Kim Briesemeister and Chris Brown

The book, “Reinventing Your City,” provides a step-by-step strategy to create thriving cities. This book was created by two of the most successful economic development experts in the country, Kim Briesemeister and Chris Brown. “Reinventing” shows others how to assess the threats and opportunities in a city and build an action plan based upon the unique strengths and distinct character of a community. In addition, difficult topics of political discord and the missteps that can ruin a comeback are tackled. The book also features case studies and insights from government leaders who will inspire others with their success stories.

Outstanding Housing Project

Dania Beach CRA/Atlantic Pacific Communities, LLC Saratoga Crossings

Saratoga Crossings, developed by the Dania Beach Housing Authority and Atlantic|Pacific Communities, is located in the City of Dania Beach's Community Revitalization Area. The area has attracted \$1 billion of investments in the last few years. The redevelopment transformed 39 obsolete public housing units into a vibrant 172-unit intergenerational community that provides robust services through strategic partnerships. Its completion, together with desperately needed infrastructure improvements, has transformed the character of the neighborhood while adding to the City's affordable housing stock, preventing displacement of longtime residents in the face of gentrification.

Delray Beach Community Redevelopment Agency Corey Jones Isle Workforce Housing Development

In 2017, the Delray Beach CRA purchased blighted vacant land within the Southwest Neighborhood in order to develop 10 single-family homes for workforce housing. The Delray Beach Community Land Trust was awarded the project to construct and sell the homes. Construction commenced in the fourth quarter of 2020, and the project was completed in May 2021. The project was named after Corey Jones, who was shot and killed by a police officer in 2015. Jones worked for the Delray Beach Housing Authority for several years, and the houses sit across from where Jones used to mentor others in the community.

Escambia County Community Redevelopment Agency Brownsville Manor

In the Brownsville Redevelopment District, the lack of affordable housing has been an ongoing issue. According to the HAAS Center for Public Service. There were 2,046 households in April 2020, a mere 152 increase from April 2010 when there were 1,894 households. The concept of providing safe, affordable housing began with a partnership between the Brownsville Assembly of God and The Paces Foundation. The Assembly of God purchased the property where the housing development is located. Once they built a relationship with the CEO of The Paces Foundation, the property was sold to them to be developed as an affordable senior citizen housing facility.

Lakeland Community Redevelopment Agency Vermont Place

In a joint effort with the City of Lakeland Code Enforcement and City Attorney's Office, the Lakeland Community Redevelopment Agency (CRA), acquired 1.77 acres of property housing 16 apartment units. The entire site was a squatter's camp that was also used for illegal dumping, and criminal activity was prolific. After acquisition, the CRA worked with Talbot House Ministries (THM) to turn this eyesore into a life altering home for the most vulnerable members of the community. After renovations funded by a multitude of sources, THM offers permanent supportive housing services such as case management, financial literacy, medical and dental services and employment services to help ensure the residents retain their housing and are not plunged into homelessness.

Lakeland Community Redevelopment Agency (LCRA) Mirrorton

Mirrorton Apartments features 305 multifamily units presented as a mixture of townhouses and three-to-four story flats. Framework Group's \$50.1 million dollar investment was offset by 1.76 million dollars in direct LCRA incentives. The development provides an urban housing option in the City's energetic downtown. The design of the site is focused on concepts that include establishing pedestrian connectivity, on-street parking and minimum building setbacks across the 10-acre site. Community amenities include pool, fitness center, meeting and work areas, and areas for social gatherings.

Lakeland Community Redevelopment Agency Midtown Lofts

With affordable housing being one of the primary objectives of LCRA's Midtown District, Midtown Lofts is just what was needed to kickstart housing development within the Parker Street neighborhood. This four-story, 80-unit apartment building was constructed on a 1.8-acre LCRA-owned lot previously occupied by a duplex. To support the development, LCRA designated the site a brownfield, and Green Mills Group obtained 9% tax credits from the Florida Housing Finance Corporation. Midtown Lofts is comprised of one-, two- and three-bedroom apartments with on-site amenities and a community gathering space.

Southeast Overtown/Park West Community Redevelopment Agency, City of Miami Soleste Grand Central

Soleste Grand Central is one of the newest developments located on land provided by the Southeast Overtown/Park West CRA. Completed in 2021, this \$110 million project created workforce

and affordable housing to the Southeast Overtown/Park West CRA community. Soleste Grand Central has 360 apartments, 80 of which are affordable with 6,500 square feet of retail and 2,250 square feet of office space. Soleste Grand Central sits at the location where the Mary Elizabeth Hotel was originally built back in 1921. The Mary Elizabeth Hotel was the tallest building in Colored Town (Overtown), with 90 rooms.

North Miami Community Redevelopment Agency (NMCRA) Eleven55 NoMi

Located on 4.1 acres at 1155 NE 126th St., ELEVEN55 NoMi is an \$86 million project that will bring 384 units of workforce housing to North Miami, FL. Developed by Omega Investors Group, ELEVEN55 NoMi will deliver high-class amenities to create an urban, peaceful, and affordable living development in one of Miami's most central neighborhoods. Ranging from studio apartments to one-, two- and three-bedroom units, ELEVEN55 NoMi appeals to a wide range of renters. Set to break ground in the fourth quarter 2021, the project will include a pool with an expansive deck, yoga rooms, café, pet spa, bike storage, gym, lobby lounge and quiet rooms.

City of St. Augustine, Lincolnville Community Redevelopment Area (LCRA) LCRA Fix It Up Program

The LCRA has made it a priority to maintain the community's heritage and retain long-term residents. A previously conducted feasibility study showed the need to stabilize the African American presence in Lincolnville, which is a historic African American community. Providing health and safety repairs and façade treatments for qualified homeowners has proven to be vital in sustaining the community.

Repairs can include replacing a roof, HVAC installation, masonry or carpentry work and plumbing repairs. The program also allows for beautification of the exterior of the home, which helps to maintain the integrity of the community and its residents.

Outstanding New Building Project

Town of Davie Community Redevelopment Agency Zona Village-Live DIFFERENT

The Zona Village-Live DIFFERENT project serves as a monumental anchor to the Davie Road corridor as it is the first development to span an entire block. Though this site is now a prosperous four-story, modern-western mixed-use development, it was once economically depressed with a history of unpromising developments. Previously home to a dilapidated retail center, this site has gone from vacant to auctioned, and is now the largest project ever created in the heart of downtown Davie. Consisting of 24,200 square feet of commercial and 209 residential units, this \$45-plus million project truly embodies the restorative power of redevelopment.

City of Deerfield Beach, CRA The Kirk Cottrell Pavilion

In 2020, the Deerfield Beach Community Redevelopment Agency completed the transformation of the beach area with the construction of the Kirk Cottrell Pavilion. Prior to the project's 2019 approval, the site was an underused, deteriorating thatched-roof hut. The new pavilion is a unique state-of-the-art visitor center designed to attract beach and water sports enthusiasts, local residents and visitors from around the world to experience Deerfield Beach's award-winning Blue Wave Beach. The \$2.7 million facility was paid for by CRA tax increment revenue with design, creative and financial support from dozens of stakeholders in the community.

Fort Lauderdale Community Redevelopment Agency Northwest-Progresso-Flagler Heights L.A. Lee YMCA/Mizell Community Center

Located in Fort Lauderdale's historic Sistrunk community, the L.A. Lee YMCA/Mizell Community Center is a transformative development that has provided significant community and economic improvements along the area's main commercial corridor. The state-of-the-art facility, which sits on the former site of the first hospital for Blacks in Fort Lauderdale, is a 65,000-square-foot, four-story multiuse structure with ground-floor retail space. The building includes traditional YMCA programming along with community offerings such as Broward College, a co-working space, preschool, meeting space, Black Box Theater, gymnasium, wellness center and swimming pool.

Hoyt Architects The Mark

Hoyt Architects provided a sophisticated, high-rise tower respecting the streets, becoming a pedestrian hub for the City with a resort feel. Amenities include a west-facing pool deck, fitness center and community room. Located just two blocks from the downtown Bayfront, the Mark Sarasota is a bold new 12 story mixed-use development that encompasses two city blocks of commercial, retail and residential space that will bring well-known national retailers and restaurants downtown. With 157 condos, 35,000 square feet of retail space and 15,000 square feet of office space, this redevelopment replaced surface parking with new activity centered in the downtown core.

Lakeland Community Redevelopment Agency Mirrorton

Mirrorton Apartments features 305 multifamily units presented as a mixture of townhouses and three-to-four story flats. Framework Group's \$50.1 million investment was offset by 1.76 million in direct LCRA incentives. The development provides an urban housing option in the City's energetic downtown. The design of the site is focused on concepts that include establishing pedestrian connectivity, on-street parking and minimum building setbacks across the 10-acre site. Community amenities include pool, fitness center, meeting and work areas, and areas for social gatherings.

Lakeland Community Redevelopment Agency Midtown Lofts

With affordable housing being one of the primary objectives of LCRA's Midtown District, Midtown Lofts is just what was needed to kickstart housing development within the Parker Street neighborhood. This 4-story, 80-unit apartment building was constructed on a 1.8-acre LCRA owned lot previously occupied by a duplex. To support the development, LCRA designated the site a brownfield, and Green Mills Group obtained 9% tax credits from the Florida Housing Finance Corporation. Midtown Lofts is comprised of one-, two- and three-bedroom apartments with on-site amenities and community gathering space.

Outstanding Rehabilitation Renovation or Reuse Project

Fort Lauderdale Community Redevelopment Agency Northwest-Progresso-Flagler Heights Sistrunk Marketplace & Brewery

The reemergence of Fort Lauderdale's Sistrunk

Boulevard as a destination for entertainment and dining is being realized with projects like the Sistrunk Marketplace & Brewery. This project is the retrofit of a vacant warehouse into a hip and trendy food hall located along the area's commercial corridor. The 23,000-square-foot open shared space features numerous artisanal eateries, craft beer, coffee, local art and live music in an inviting and upscale atmosphere. The first of its kind in the CRA area and Fort Lauderdale, the popular concept has attracted numerous people to the historic neighborhood.

Hoyt Architects Belle Haven

Originally completed in March 1926 with twenty furnished apartments, this three-story, 19,000-square-foot building was designed in the Mediterranean Revival style by Dwight James Baum, and was originally named the El Vernona Apartments. The site once overlooked Sarasota Bay, marking the northern gateway of the Broadway Development. On March 22, 1984, Belle Haven was added to the U.S. National Register of Historic Places. The Belle Haven site is now located in the middle of the quickly developing Quay project. Set amongst high-rise hotels and condominiums, this historic structure will be the anchor for the public amenity area of the Quay.

Lakeland Community Redevelopment Agency Vermont Place

In a joint effort with the City of Lakeland Code Enforcement and City Attorney's Office, the Lakeland Community Redevelopment Agency (CRA), acquired 1.77 acres of property housing 16 apartment units. The entire site was a squatter's camp that was also used for illegal dumping, and criminal activity was prolific. After acquisition, the CRA worked with Talbot House Ministries (THM) to turn this eyesore into a life altering home for the most vulnerable members

of the community. After renovations funded by a multitude of sources, Talbot House Ministries offers permanent supportive housing services such as case management, financial literacy, medical and dental services and employment services to help ensure the residents retain their housing and are not plunged into homelessness.

Lakeland Community Redevelopment Agency Tapatio's

Tapatio's is the only sit-down Mexican restaurant in the LCRA's Midtown District. Business owners Sandra and Rene Vargas partnered with the LCRA to build out their long-term business vision and to align with the LCRA's future plans for the Memorial Boulevard. Tapatio's renovations included new signage, Americans with Disabilities Act accessibility improvements, fencing, kitchen and service area reconfiguration, 3,000 square feet of additional space and major exterior renovation to the south and east facades.

Lakeland Community Redevelopment Agency Rec Room

This 10,600-square-foot historic building located in the Downtown Lakeland CRA District had been vacant since 2017. Built in 1930 and modified throughout the years, the space previously housed the Firestone Tire and Rubber Company and LkldTV. The property was purchased in 2019 and leased to a new "Barcade" business, Rec Room Lakeland. After renovations, the business opened in October 2020. Whether you want to relive a part of your childhood with their collection of old-school arcades, try something new with high-end consoles or just watch some football at the bar, there is something for everybody!

Lakeland Community Redevelopment Agency The Joinery

On the banks of Lake Mirror in downtown Lakeland sits The Joinery, a food hall and craft brewery. Formerly known as Lakeland Brewing Co., The Joinery includes vendors selling items such as Japanese street snacks, ramen, artisan tacos, craft brews and cocktails and wood-fired pizza. The Joinery is Polk County's first food hall and opened in early 2020 with the help of \$250,000 from the LCRA that was used for the million-dollar renovation project.

City of Mulberry Gem Theatre

For nearly a decade, the Gem Theater had delighted audiences in Mulberry, creating fond memories and a sense of community. Over time and a change of ownership, the theater and downtown had lost its vibrancy. In a three-year effort, the City of Mulberry brought back the Gem Theater to once again shine. The Gem Theater has been restored and now serves as a multipurpose performing arts and event center. With a creative design, quality cultural programming and the support of the entire community, the Gem Theater is once again shining in a thriving downtown.

North Miami Community Redevelopment Agency (NMCRA)

Lost City Brewing Company

In August 2020, North Miami's Lost City Brewing Company opened an expansive, new 4,000-square-foot space, including a 1,100-square-foot Tasting Room to serve more guests and house a novel, five-barrel production brewery on site. The construction of the facility and the purchasing of the necessary equipment was made possible through a \$300,000 NMCRA Business Attraction and Expansion Grant awarded in November 2018. The buildout included major infrastructure

upgrades to the building's plumbing, electrical and mechanical installations.

**City of Orlando, DDB/CRA
PASF: Parramore Asset Stabilization Fund**

Through a unique public-private partnership, the City of Orlando is furthering its vision to ensure safe, high-quality and affordable housing options for all through a partnership with the Parramore Asset Stabilization Fund, LLC (PASF). Through this initiative and more than \$8 million in investments, PASF has purchased 44 properties with 83 rental units that have been rehabilitated to ensure they remain affordable, modernized and attractive housing options for residents in the Parramore community. To support this effort, in February 2019, the City and Community Redevelopment Agency contributed \$750,000 toward renovations of these units.

**Riviera Beach Community Redevelopment Agency
Riviera Beach Community Redevelopment Dairy
Belle/"Smoothie Me Please" Rehabilitation Project**

The CRA started a small business incubator and entrepreneurship program by rehabbing a dilapidated building that once housed the oldest business in the city. We also issued a competitive request for proposal and selected Ashley Walker, creator of the CRA "Smoothie Me Please" as the successful winner. This opportunity grew a cart business into a permanent, attractive location that is thriving. This once drab location is now the site of a 50s era, diner-motif walk-up restaurant. The neon colors attract customers from several blocks away; the food and service have customers returning. The economic benefit is lasting.

**Southeast Overtown/Park West Community
Redevelopment Agency
Town Park Plaza South**

The Southeast Overtown/Park West CRA completed a \$17 million rehabilitation project serving low-income households at Town Park Plaza South in Overtown. Town Park Plaza South is among one of the oldest and largest multifamily housing HUD developments in the area, and home to many long-time Overtown residents. Built in 1973, the aging buildings have suffered from years of deteriorating physical conditions. Residents expressed concerns about their poor living conditions being a threat to their health. This major project includes the total gut rehabilitation of all 116 units, common area improvements, and the temporary relocation of each resident during the project.

**City of Safety Harbor
Café Vino Tinto Rehabilitation & Renovation**

In 2020, Café Vino Tinto moved the location of their café/coffee shop a few blocks east to the ground floor of the building located at 509 Main St. in downtown Safety Harbor within the Safety Harbor Community Redevelopment District. For at least 15 years, this building sat vacant. Prior to the opening, a comprehensive renovation of all aspects of the building interior was completed, including new electrical, plumbing and fire safety upgrades. In addition, a kitchen and covered outdoor seating area were added.

**City of St. Cloud
Makinson Hardware Store Renovation**

The Makinson Hardware Renovation is St. Cloud CRA's first vertical, public-private partnership, acquisition and renovation project. In 2019, the CRA purchased the historic, dilapidated property, formerly known as

Makinson Hardware. Vacant for over seven years and in dire need of redevelopment, this was the CRA's first major vertical redevelopment project with a simple goal: to create a full-service restaurant and entertainment destination location for visitors and locals. The project reinforces our main street character while capitalizing on the public streetscape improvements and repurposing of a vintage building in our Downtown District.

City of Sunrise

Celebrate Sunrise – City Park Renovation

The relaunch of City Park, the oldest park in Sunrise, brings impressive outdoor amenities to the heart of Sunrise's original neighborhoods. The complete makeover of City Park does more than restore residents' pride and expand safety – it also serves as a catalyst for redevelopment and demonstrates the City's commitment to implementing the East Sunrise Improvements Master Plan. The underutilized baseball diamonds were converted into a multipurpose field surrounded by a walking path with outdoor exercise stations. New park features also include a covered amphitheater stage, event pavilions, a soccer-themed splash pad, a sun-shaded playground, covered basketball courts and more.

Planning Studies

Hoyt Architects

Pineapple Square

The Pineapple Square vision was of mixed-use and extended activity, which brought new vitality to a main area that had seen its streets abandoned after 5 p.m. The Downtown Improvement District (DID) helped introduce incentives that were alluring to developers and national retail tenants. Shortly after the DID was formed, the City introduced the Downtown Residential Overlay District, which increased density in the overlay

to 200 units per acre. These incentives encouraged the mixed-uses that came to be the hub that has been realized. The master plan extends approximately 11.4 acres along four primary streets, making the hub Pineapple Square.

City of Kissimmee

Kissimmee Community Redevelopment Plan

The Kissimmee Community Redevelopment provides innovative community-based solutions to elevate the City's redevelopment objectives and improve the quality of life. Developed during the COVID-19 pandemic, virtual meetings, an online project website, interactive GIS maps and online surveys enabled participation by the local, regional and national community. The plan was adopted by the Community Redevelopment Agency and City Commission at virtual public hearings. The short-term results of the plan include reactivation of three stalled redevelopment projects that will yield over 620 new multifamily residential units and a parking structure with a combined capital value over \$65 million and extension of CRA operations through 2052.

Lakeland Community Redevelopment Agency North Downtown Catalyst Masterplan

Since adopting of the LCRA's 2018 Catalyst Plan for downtown, the City has completed over 450,000 square feet of new commercial, retail and residential development while adding an 800-space, \$11 million parking garage. With another 125,000 square feet of pending (re)development, LCRA partnered with the area stakeholders along with The Lunz Group to expand the North Downtown vision. This study is centered around an LCRA owned development site while highlighting adjacent opportunities to move private owners into action.

Lakeland Community Redevelopment Agency Mass Market Area Plan

Since its grand opening in 2017, the Mass Market redevelopment project in the Parker Street neighborhood has helped anchor the Lakeland CRA's (LCRA) growing Midtown district. The award-winning project showcases both local entrepreneurs and the arts and exemplifies the hard work of the LCRA team and partners in the community who helped Mass Market come to fruition. The LCRA team created an area master plan that could expand on the already established redevelopment, highlighting successful developments at Mass Market. With its assorted mix of uses, redevelopment potential in the Mass Market area is boundless.

Lauderdale Lakes Community Redevelopment Agency Northwest 31 Avenue Overlay District

The Northwest 31 Avenue Overlay District was created to establish supplemental regulations focused on the revitalization of a 28.5-acre residential area encompassing 95 multifamily buildings constructed in the 1970s under different building codes and zoning regulations. Public meetings were held to seek input from the community regarding building facade improvements and property maintenance standards that were eventually incorporated in the Overlay District. The Lauderdale Lakes Community Redevelopment Agency allocated matching dollars towards multifamily building improvements. This planning effort served as a catalyst to maintain property values, reduce the impact of blighted areas and protect the social welfare of residents.

Martin County Board of County Commissioners Redefining Redevelopment Through Regulation

Business as usual will produce the usual results. After 20 years, a seismic shift in our approach to

redevelopment was necessary if we were ever to realize our communities' goals. In 2018, a team of diverse professionals began creating complex planning and regulatory documents accompanied by intensive public participation. In 26 months, Martin County produced a comprehensive plan chapter dedicated to the CRA and six new form-based codes. Through 45 public meetings, 120 citizen interviews, a new baby, a retirement, county commissioner elections, oh, and a pandemic, we are now equipped to fulfill our visions and redefine redevelopment in Martin County.

City of Port St. Lucie, CRA Southern Grove Master Plan

The Southern Grove Master Plan was created to guide the development of approximately 1,200 acres of city-owned property along the I-95 corridor in southern St. Lucie County. This unique plan, on an even more unique property, focuses on the City's vision of creating a "jobs corridor" to reinforce Port St. Lucie's economy, sustainability and quality of life. Since its adoption in early 2021, several plan recommendations have already been implemented. By embracing the Southern Grove Master Plan, the City is positioned to bring thousands of jobs into this corridor immediately with exponential growth over time.

RMA North Miami Beach CRA Strategic Finance Action Plan

The North Miami Beach CRA Strategic Finance Action Plan was created by RMA to provide a structured and proactive approach guiding CRA activity over an extended period. The Action Plan portion outlines projects and programs, and the Finance Plan provides the associated funding. The Plan is divided into distinct targeted areas which accomplishes

two main goals; first, it gives a defined vision and investment plan that stakeholders can support; second, it's better positioned to market and promote the area, which leads to business attraction and redevelopment. The goal is to increase the City's tax base and promote economic growth.

Riviera Beach Community Redevelopment Agency Avenue "E" Streetscape Project

The Agency commenced with the Avenue "E" Streetscape Project in response to business and resident concerns. This secondary corridor, just east of Broadway, is part of our planned downtown core. The planning project was an effort to bring stakeholders together along with professionals to reimagine a total transformation. The corridor connects one of our oldest neighborhoods to the Marina and our original downtown area. The corridor is currently a hotbed for crime, disinvestment, poor road travel areas, and vacant lots, all an impediment to redevelopment. The community outreach, follow-up surveys and report-out were very robust and well-received.

connects General Van Fleet State Trail with the Fort Frasier Trail. Student-led historical artwork is incorporated in the bands of the path as well as within decade-themed portraits.

Transportation Transit Enhancement

Lakeland Community Redevelopment Agency West Lake Parker Shared Use Path & Art Walk

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We see things *differently.*



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