

FLORIDA
REDEVELOPMENT
AWARDS

2022 BEST BOOK



THE FLORIDA
REDEVELOPMENT
ASSOCIATION



We see things *differently.*



LLW

**LEWIS
LONGMAN
WALKER**

We are not just attorneys, we are problem solvers. At Lewis, Longman & Walker, P.A., we pride ourselves on crafting solutions that work. **For everyone.**

LLW is a statewide law firm with 35 attorneys and over 25 years of experience. We help special districts and redevelopment agencies navigate the legal landscape, work with our clients to craft creative solutions, and offer counsel on everyday problems and complex issues. For more information on how we can help you serve your communities, visit our website at www.llw-law.com.

Jacksonville

(904) 353-6410

St. Petersburg

(727) 245-0820

Tallahassee

(850) 222-5702

Tampa

(813) 775-2331

West Palm Beach

(561) 640-0820

Lewis, Longman & Walker, P.A. is a proud supporter of the Florida Redevelopment Association.

LLW-LAW.com

PRESIDENT'S COMMENTS

Dear Redevelopment Professionals,

Public servants who are called to work in community redevelopment have the most rewarding positions in the State of Florida. Government, by its very nature, is about minimums. But community redevelopment agencies (CRAs) are called upon to go above and beyond those minimums and to lift blighted areas to higher ground.

To succeed at this mission, we, like our agencies, must be above reproach. We must strive personally every day to lift our professionalism above and beyond the minimum. CRA professionals nurture new ideas, improve methodologies and create innovation by solving centuries-old urban problems in our communities.

Whether we have the cleanest streets, like the City of Wauchula, or a billion dollars' worth of new investment, like the City of Fort Myers, we are the solution. Whether we grow green markets, like the City of Delray Beach, or raise seahorses, like the City of Palmetto, CRAs get the

work done. Whether we have been around for a while, like the City of Dunedin, or are just starting out, like the City of Niceville, we determine our own legacy. Our communities are like the legendary phoenix, redeveloped from the ashes.

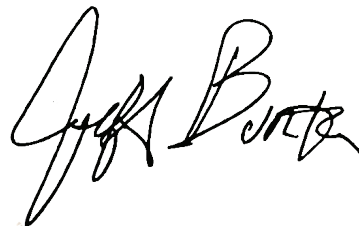
We are the dreamers, the planners and the builders of futures, but with these great gifts comes even greater responsibilities. We must strive to become more than what we are today, take our work to greater heights and make our visions into realities. We must be above reproach.

It is never right, to do wrong, to do right! When one CRA fails to meet the mark, in the eyes of the state, we all do.

It has been my honor to serve the Florida Redevelopment Association (FRA), to learn from each of you and to enjoy your enthusiasm and friendship. I am proud to be an FRA member, FRA-certified and FRA President.



Thank you,



Jeff Burton

2021-22 FRA President

About the Florida Redevelopment Association	3
About the FRA Roy F. Kenzie Awards Program	4
2022 Roy F. Kenzie Award Winners	5
Annual Report	6
Capital Projects/Infrastructure	7
Creative Organizational Development and Funding	8
Cultural Enhancement	9
Management Programs and Creative Partnerships	10
Out of the Box	11
Outstanding Housing Project	12
Outstanding New Building Project	13
Outstanding Rehabilitation, Renovation or Reuse Project	14
Planning Studies	15
President's Award Winner	16
2022 Roy F. Kenzie Award Entries	18

“ We become not a melting pot but a beautiful mosaic. Different people, different beliefs, different yearnings, different hopes, different dreams.

— Jimmy Carter

”

Front Cover Photos: 2021 President's Award Winner: Mark and Marianne Barnebey Planning and Development Lab, FSU
North Star Legacy Communities: A Florida Treasure

ABOUT THE FLORIDA REDEVELOPMENT ASSOCIATION

The Florida Redevelopment Association (FRA) 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 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.

“
Whatever good things we
build, end up building us.

— Jim Rohn

”

CONTACT US

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

Florida Redevelopment Association

301 S. Bronough St., Suite 300
Tallahassee, FL 32301
850.222.9684

redevelopment.net

Amber Hughes, Executive Director

850.701.3621
ahughes@flcities.com

Jan Newton, Executive Assistant

850.701.3622
jnewton@flcities.com

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. The Pres-

ident'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 CATEGORIES ARE:

- Annual Report
- Capital Projects/Infrastructure
- Creative Organizational Development and Funding
- Cultural Enhancement
- Management Programs and Creative Partnerships
- Out of the Box
- Outstanding Housing Project
- Outstanding New Building Project
- Outstanding Rehabilitation, Renovation or Reuse Project
- Planning Studies
- President's Award

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 2022. The FRA encourages you to use the Best Book to gather innovative ideas and share them within your community. They are true success stories.

2022 ROY F. KENZIE AWARD WINNERS

ANNUAL REPORT | 6

City of Lakeland, CRA
FY 2021 Annual Report

CAPITAL PROJECTS/INFRASTRUCTURE | 7

Martin County Community Redevelopment Agency
Mapp Road Town Center

CREATIVE ORGANIZATIONAL DEVELOPMENT AND FUNDING | 8

City of Oakland Park
Sky Oakland Park

CULTURAL ENHANCEMENT | 9

North Miami Beach Community Redevelopment Agency
Banners, Brochures and Bites Boost Business

MANAGEMENT PROGRAMS AND CREATIVE PARTNERSHIPS | 10

Boynton Beach Community Redevelopment Agency
Neighborhood Officer Policing Program Activities

OUT OF THE BOX | 11

City of St. Petersburg
Sankofa on the Deuces

OUTSTANDING HOUSING PROJECT | 12

Fort Myers Community Redevelopment Agency
West End at City Walk

OUTSTANDING NEW BUILDING PROJECT | 13

Fort Lauderdale Community Redevelopment Agency
L.A. Lee YMCA/Mizell Community Center

OUTSTANDING REHABILITATION, RENOVATION OR REUSE PROJECT | 14

Fort Lauderdale Community Redevelopment Agency
Sistrunk Marketplace and Brewery

PLANNING STUDIES | 15

Margate Community Redevelopment Agency (MCRA)
CRA Building Design Regulations

PRESIDENT'S AWARD WINNER | 16

City of Niceville, CRA
Old Town Landing Redevelopment Plan

ANNUAL REPORT

City of Lakeland, CRA FY 2021 Annual Report



LAKELAND CRA
COMMUNITY REDEVELOPMENT AGENCY

**RELATE. RENOVATE.
REINVIGORATE.**

2021 ANNUAL REPORT

The Lakeland CRA 2021 Annual Report's focus is "Relate. Renovate. Reinvigorate." The idea is to give snapshots of each of the three CRA areas and still provide the necessary budget information in an artful and entertaining way. Art from the Dixieland Art Infusion mural program is included along with QR codes for each artist, so if a mural spoke to them, readers can snap the QR code and view the artist's website. The best feature can be found on the back page, where there are two pieces of art that can be popped out and framed.

FOR MORE INFORMATION:
brian.rewis@lakelandgov.net



CAPITAL PROJECTS/INFRASTRUCTURE

Martin County Community Redevelopment Agency Mapp Road Town Center



Get on the Mapp! This long-anticipated, Complete Streets project showcasing generous sidewalks, lush landscaping, decorative streetlights, new bike lanes, curb and gutter drainage and on-street parking is now a beautiful, well-connected corridor that safely accommodates vehicles, bicycles and people. Mapp Road Town Center checks so many redevelopment boxes: new medians and crosswalks for pedestrian safety and traffic calming, infrastructure improvements to support future parcel development, placemaking for community pride and walkability and economic development for commercial and residential endeavors. So, c'mon, get on the Mapp! It is the place in the Old Palm City CRA to work, live, eat, shop or stroll.

FOR MORE INFORMATION:
skores@martin.fl.us



CREATIVE ORGANIZATIONAL DEVELOPMENT AND FUNDING

City of Oakland Park Sky Oakland Park



The Oakland Park Sky Building is an innovative mixed-use development that includes 119 residential rental units, 21 live-work units, 15,000 square feet of commercial space, City of Oakland Park City Hall offices and structured parking. The development also includes an affordable housing component that dedicates 100% of the units as affordable at 120%-140% area median income (AMI) level for five years. The West Dixie Lots are located on 2 acres of underutilized, contaminated City land, bisected by a roadway and adjacent to Dixie Highway and the Florida East Coast Railway (FEC). This challenging site will be the catalyst for downtown redevelopment.

FOR MORE INFORMATION:
steven.tinsley@oaklandparkfl.gov

CULTURAL ENHANCEMENT

North Miami Beach Community Redevelopment Agency
Banners, Brochures and Bites Boost Business

Banners, Brochures & Bites BOOST BUSINESS

North Miami Beach CRA
Cultural Enhancement Application
FRA Awards 2022



North Miami Beach (NMB) is comprised of an ethnically diverse population and is a melting pot of cultural heritage. The CRA recognized the opportunity to capture new audiences, promote incentives and support businesses while celebrating its culturally diverse culinary scene. The initiative began with installing light pole banners, updating the CRA's website, developing promotional collateral and hosting tours. The culmination of these efforts led to the NMB Bites monthly event series. Attendees were introduced to local culinary options while the CRA utilized the interactive platform to promote its economic development initiatives, small business resources, incentive programs and business attraction efforts.

FOR MORE INFORMATION:
joann.milord@citynmb.com

MANAGEMENT PROGRAMS AND CREATIVE PARTNERSHIPS

Boynton Beach Community Redevelopment Agency (BBCRA) Neighborhood Officer Policing Program Activities

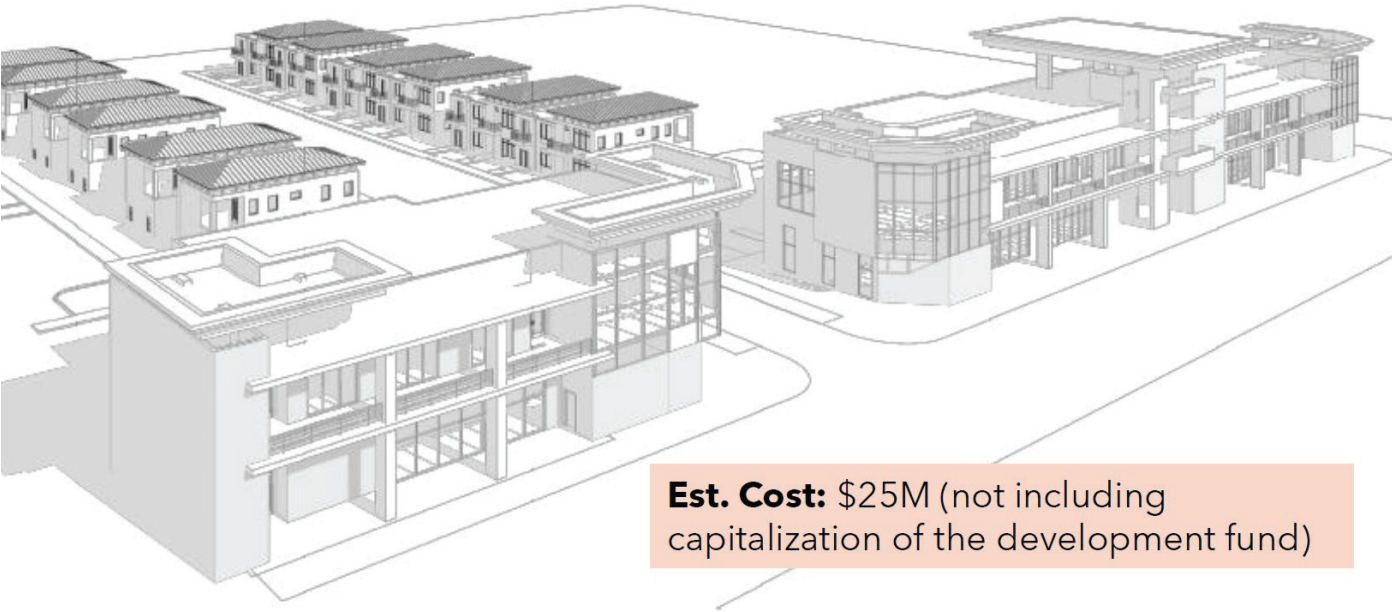


The Neighborhood Officer Policing Program (NOP) was created in FY 2015-2016 to cultivate high levels of mutual trust, understanding and respect between police and the residents of the neighborhoods and business areas they patrol by integrating police personnel into the fabric of our community. Moreover, this program assists in reducing crime and works toward improving the quality of life within historically blighted neighborhoods where it requires the development of problem-solving partnerships and substantive relationships. The BBCRA continues to fund the NOP as it is essential to support the growth and redevelopment of the BBCRA area by developing relationships that transform the confines of ordinary policing.

FOR MORE INFORMATION:
shuttt@bbfl.us

OUT OF THE BOX

City of St. Petersburg Sankofa on the Deuces



Est. Cost: \$25M (not including capitalization of the development fund)

Through a first-of-its-kind partnership, the City of St. Petersburg and the nonprofit Sankofa Group are collaborating to co-develop a transformative three-part project on the historic 22nd Street South (aka, the Deuces). The project entails housing consisting of new construction of townhomes to be affordably sold to families below 120% of area median income; new commercial construction of Sankofa on the Deuces, a 40,000-square-foot two-building business facility (the subject of this nomination); and funding with a new development fund providing below-market loans and equity to projects on the Deuces, 16th Street, MLK Street and elsewhere in the CRA.

FOR MORE INFORMATION:
robert.gerdes@stpete.org

OUTSTANDING HOUSING PROJECT

Fort Myers Community Redevelopment Agency West End at City Walk



Located along Fort Myers' palm-lined McGregor Boulevard, West End at City Walk is an attractive mixed-use apartment complex replacing a deteriorated strip mall on this historic Florida Scenic Highway. The community gained 318 much-needed Class A residential units, 527 parking spaces, a 17,000-square-foot amenity center and 5,500 square feet of office space. It reflects both the area's rich history and technological focus with original artwork and murals on building interiors and exteriors that give a nod to the past.

FOR MORE INFORMATION:
cra@cityftmyers.com

OUTSTANDING NEW BUILDING PROJECT

Fort Lauderdale Community Redevelopment Agency
L.A. Lee YMCA/Mizell Community Center



Located in Fort Lauderdale's Historic Sistrunk, the new L.A. Lee YMCA/Mizell Community Center is a result of collaboration between the YMCA, the Fort Lauderdale CRA and community partners. The modern facility replaced an aging building to meet the community's growing needs for a larger facility and to enhance economic development along the commercial corridor. The state-of-the-art facility features a 65,000-square-foot building with ground-floor retail space. The center offers traditional YMCA programming and community offerings such as Broward College, a preschool, meeting space, Black Box Theatre, gymnasium/wellness center, co-working space and swimming pool.

FOR MORE INFORMATION:
jadderley@fortlauderdale.gov

OUTSTANDING REHABILITATION, RENOVATION OR REUSE PROJECT

Fort Lauderdale Community Redevelopment Agency
Sistrunk Marketplace and Brewery



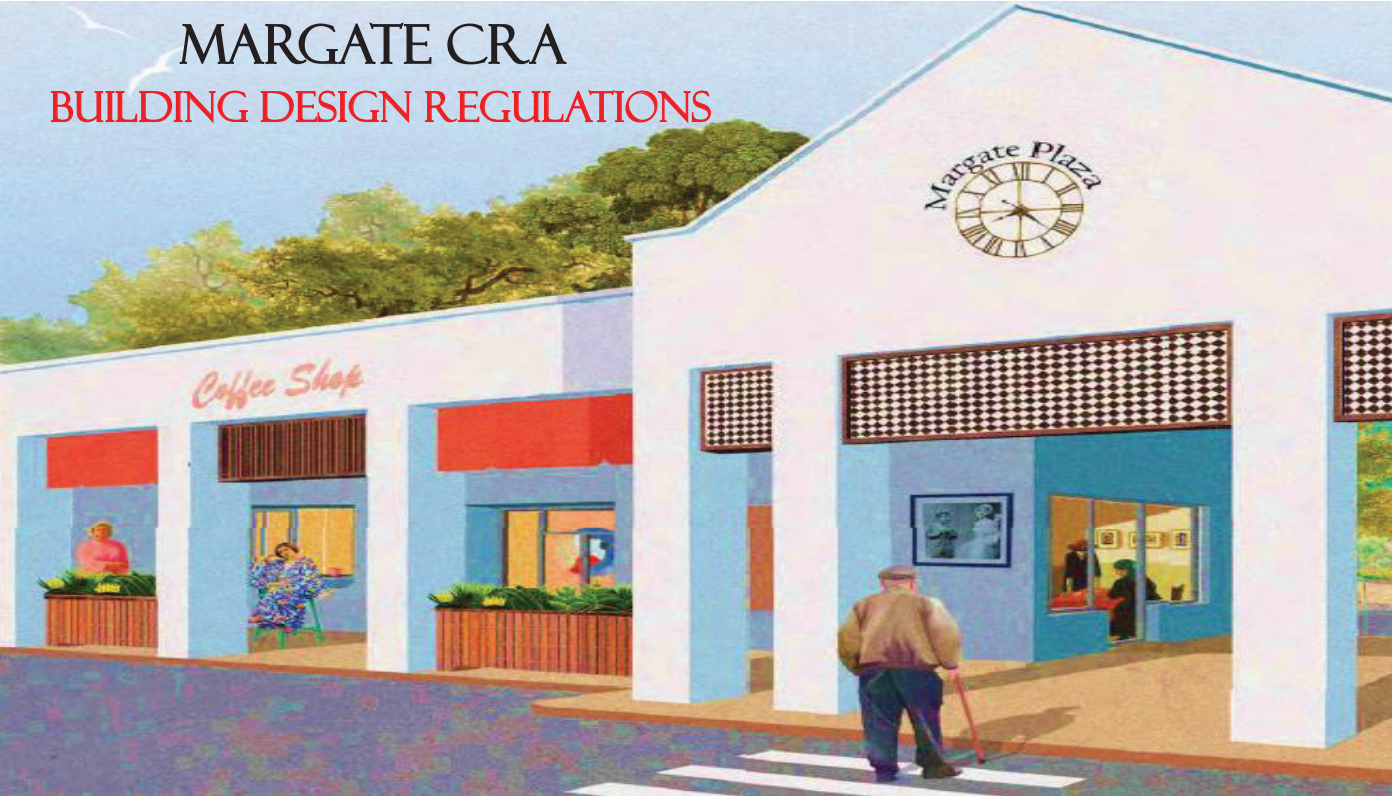
The re-emergence of Fort Lauderdale's Sistrunk Boulevard as a destination for entertainment and dining is being realized with projects like the Sistrunk Marketplace and Brewery. This project is the retrofit of a vacant warehouse into a hip and trendy food hall located along the area's commercial corridor. The 23,000-square-foot open shared space features numerous artisanal eateries, shops, craft beer, coffee, local art, live music and special events 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.

FOR MORE INFORMATION:
jadderley@fortlauderdale.gov

PLANNING STUDIES

Margate Community Redevelopment Agency (MCRA) CRA Building Design Regulations

MARGATE CRA BUILDING DESIGN REGULATIONS



The MCRA Building Design Regulations both graphically and textually illustrate new design standards for developments within the redevelopment district of the MCRA. The document places heavy emphasis on pictorial images and diagrams to illustrate each regulation. Throughout, and for each regulation, there are actual photo images or diagrams with supporting text descriptions that illustrate a “good example” versus “bad example” and identification of the physical locations of these “good” or “bad” structures or designs. This approach has made it an extremely user-friendly regulations document that serves to entice users’ interests rather than intimidate.

FOR MORE INFORMATION:
ccurtis@margatefl.com

PRESIDENT'S AWARD WINNER

City of Niceville, CRA
Old Town Landing Redevelopment Plan



PRESIDENT'S AWARD WINNER



The concept of the revitalization of the Niceville historic downtown was first identified in the original Niceville CRA Plan in 2015. Since then, the concept has been expanded to include a 6-acre site for which the use of CRA, City and grant revenues has been proposed to create and/or facilitate an intensive public and private development concept: Old Town. The concept will consist of an intensive village-type commercial center, businesses and destination-related public facilities.

FOR MORE INFORMATION:
admin@niceville.org



“

“Change will not come if we wait for some other person or if we wait for some other time. We are the ones we’ve been waiting for. We are the change that we seek.”

Barack Obama
Former U.S. President

”

2022 ROY F. KENZIE AWARD ENTRIES

Annual Reports

City of Bradenton, CRA FY 2020-2021 Annual Report

The City of Bradenton CRA believes that a detailed annual report is a critical tool to engage with the community and provide information as to the agency's achievements in the past fiscal year. This annual report showcases the breadth of activities undertaken (affordable housing projects, community events, grants, economic development incentives, partnerships, etc.). Staff used a free online design tool and a template that encouraged the use of pictures and made the document easy to read. The paper copy has been distributed to hundreds of people and is being used as part of the CRA's business development recruitment effort.

Davie Community Redevelopment Agency FY 2021 Annual Report

The Town of Davie CRA Annual Report embodies our vision, progress and dedication through FY 2021. Utilizing a highly visual and narrative-driven report, we walk stakeholders through our ongoing success story while demonstrating our fiscal responsibility and transparency. The report explores the revival of our major corridor, Davie Road, as it identifies the incentives, services and partnerships collaboratively used to facilitate this transformation. The annual report serves as an educational, marketing and public relations tool that highlights how we are invigorating our revitalized downtown with our signature western-themed presence. It attests to our commitment to safety, aesthetics and redevelopment readiness.

Delray Beach Community Redevelopment Agency FY 2021 Annual Report

This year, the Delray Beach Community Redevelopment Agency took a new approach to the annual report design. Having passed the 35-year anniversary of the CRA's inception in Delray Beach, we created a report that mimicked the look of a book that may have been printed in 1985. Details included a copyright page, table of contents, chapters and cover design. The outline of the report was divided into clearly marked chapters, allowing the reader to know exactly what the section of the report would be about. The familiar layout and design help relay the information.

Hallandale Beach Community Redevelopment Agency The Annual Report as a Visual Yearbook: A CRA's Performance Through Pictures

It's easy to get drawn into a yearbook – you can join in the story from any page. The Hallandale Beach CRA tells the story of its work in 2020-2021 through a photo chronicle of people, events and projects. The City flourished as a cultural center despite all the constraints of a global pandemic. The CRA ensured that artists painted, festivals enlivened families, businesses launched, and homes were improved. In our annual report, the pictures tell the story of our performance. The information and data are all there, but they merely support a greater truth that only pictures can depict.

Martin County Community Redevelopment Agency FY 2021 Annual Report

Under Construction! The Martin County CRA completed two long-anticipated, community-altering projects

and continued construction of an affordable housing neighborhood, essential infrastructure and a unique stormwater eco-art project. This report's simple, clean design is in direct contrast to the complex and impactful projects presented. It tells the compelling story of where we are in our redevelopment efforts, highlighting our journey with visuals, descriptive narrative and future potential. It delivers specific community redevelopment area information, succinct financials, a year in review and even a few fun facts. Every community comes to life as the Martin County CRA builds the vision!

North Miami Community Redevelopment Agency FY 2020-21 Annual Report

The North Miami Community Redevelopment Agency's (NMCRA) FY 2020-21 Annual Report is a creative, eye-catching publication that tells the story of the agency's key role in the community. This fiscal year's issue focuses on bringing to life the colorful and creative public arts projects that the NMCRA has funded throughout the past year. Presented as both a print publication and digital booklet, the report serves as an effective marketing tool, improving the dissemination of public information and engagement, informing and celebrating businesses and attracting new investment.

City of Port St. Lucie, CRA FY 2021 Annual Report

The Port St. Lucie CRA recently reimaged its annual report. The FY 2021 report's updated format and branding complement the City's overall annual reporting look and feel, making it easier for the reader to identify and associate with project activities. The platform in which the annual report is delivered is much more intuitive, provided in a magazine-style format that makes the message easy to relay to the public. With multiple redevelopment areas in the City,

the annual report is a great opportunity to consolidate the CRA messaging and to engage the public on the benefits of having CRAs working for their community. bit.ly/3B0bjQj

Tallahassee Community Redevelopment Agency 2021 Annual Report – Greater Frenchtown, Southside & Downtown Districts

The Tallahassee Community Redevelopment Agency (CRA) 2021 Annual Report is utilized to highlight projects, programs, accomplishments, improvements and events within the Greater Frenchtown/Southside and Downtown Districts. The slogan "Working Together Toward Community Goals" is the driving force behind staff, local business owners and residents of the neighborhoods who generously volunteer their time. It is our hope that the annual report reflects our combined efforts to provide a sustainable future for the community while honoring the past.

Capital Project/Infrastructure

City of Davenport Tom Fellows Community Center

The newly inaugurated Tom Fellows Community Center offers a variety of much-needed services expressed by residents. The 42,000-square-foot facility's central location gives residents a place to come together as a community to focus on health and wellness. The new community center offers two gymnasiums for local youth and adult leagues. It also offers a fully equipped fitness center, an arts and crafts room, media center and a banquet hall that can host a variety of celebrations such as birthdays and weddings, as well as private and public functions, including some of our annual signature events.

Delray Beach CRA SW 4th Street, SW 6th Street, SW 7th Avenue and SW 3rd Court Neighborhood Infrastructure Im- provement Project

The Southwest Neighborhood is a residential section within the Delray Beach CRA District, and it's comprised of approximately 1,900 parcels. This project is a partnership between the Delray Beach Community Redevelopment Agency and the City of Delray Beach. The goal of this project was to improve the existing public infrastructure to meet the current and future needs of residents and businesses. Improvements included: road resurfacing and reconstruction, pervious alleys, sidewalks, landscaping, lighting, improvements to drainage, potable water, sanitary and storm sewer systems. This project improved the overall livability conditions for residents and the overall infrastructure in the area.

Margate CRA Covered Field at Margate Sports Complex

The grand opening of the Covered Field at Margate Sports Complex showcased a large expanse of outdoor/open-air, fixed-roof covered, weather-protected and truly multipurpose public facility with artificial turf surface, attached washrooms and concession counter. Its flexibility of use and ability to accommodate large audiences and a diverse range of social, cultural and other events make it a one-of-a-kind facility in the South Florida region. It demonstrates Margate CRA's ongoing commitment to developing public spaces within the redevelopment district that create unique opportunities for economic activities, marketing its assets and creating innovative venues and initiatives for displaying artistic, social and cultural events.

Palm Beach County – Westgate/Belvedere Homes CRA

Oswego Oaks Neighborhood Park

The Oswego Oaks Neighborhood Park utilizes CRA-owned parcels to create open space for community use and events, re-purposes vacant land to prevent illegal dumping and loitering and initiates the Lake Worth Drainage District L-2 Canal Greenway project outlined in the CRA's Redevelopment Plan by creating a feature linear park with links to public uses. To finance the construction of the park, the CRA leveraged tax increment financing (TIF) with a grant awarded from the Palm Beach County Solid Waste Authority Blighted and Distressed Properties Clean-Up Program and funding from Palm Beach County's community development block grant (CDBG) allocations. In-kind design services were provided by the Palm Beach County Parks and Recreation Department.

WGI/City of West Palm Beach, CRA Banyan Boulevard Complete Streets

The Banyan Boulevard 1.25-mile-long Complete Streets is a primary gateway to the entertainment and business districts of West Palm Beach. The new design dissolves a dividing barrier between downtown and the historic northwest neighborhood while addressing neglected infrastructure and the absence of an urban tree canopy. The West Palm Beach CRA's advocacy for the corridor and its impact on the community drove the design. Banyan Boulevard is now a vibrant streetscape that prioritizes the pedestrian and cyclist experience. The reborn corridor now acts as a prototype for streetscape restoration, green infrastructure and multimobility for the City.

City of Winter Haven Dr. Martin Luther King, Jr. Park Renovations

Infrastructure improvements were implemented at

Dr. Martin Luther King, Jr. Park to advance community goals and contribute to a more vibrant community. Phased improvements have included a skate park and amphitheater (2020) and enhancements featuring a new restroom/concession building with observation deck, compliant with Americans with Disabilities Act water entry, shade structure, sidewalks, lakeshore stage, picnic area and Dr. MLK, Jr. Monument and Educational Kiosk Area. Park enhancements have attracted the attention of the International Waterski and Wakeboard Federation. The site will host the World Water Ski Show Tournament in October 2022, which will reignite the City moniker of being the “Water Ski Capital of the World.”

Cultural Enhancement

Cape Coral CRA

South Cape Utility Box Beautification

The Cape Coral Community Redevelopment Agency invited Lee County-based artists to participate in the Utility Box Beautification project by submitting artwork that will be used to wrap utility boxes along SE 47th Terrace in the South Cape CRA Entertainment District. The goals of this project are to enhance the visual landscape by displaying artwork from local artists on utility boxes in South Cape.

Fort Myers CRA

Dr. MLK Jr. Blvd. Redevelopment Area Murals

Fort Myers’ historic Black community was culturally bisected in 1991 when its main thoroughfare was widened by the Florida Department of Transportation (FDOT). Much of its rich history was lost to a younger generation as shops were razed and commercial parcels reduced to unbuildable sizes. Two new mural projects on opposite sides of the corridor – in McCollum Hall’s “Buck’s Backyard” and in the Barden Street

Community Garden Learning Center – have reunited these disconnected neighborhoods by visually celebrating their significant stories and inspirational leaders. So powerful are the images on these murals that they have generated international television interest.

Hallandale Beach CRA

Film Incentive Program

To maintain the momentum of redevelopment throughout the City of Hallandale Beach, the Hallandale Beach Community Redevelopment Agency (HBCRA) started a Commercial Film Incentive. The program is designed to promote economic development, attract more film producers to the City and motivate more investors to open a business in the City. The maximum amount of the film incentive is \$5,000 and requires that our City and CRA logo be used in all applicable printed/digital media relating to the film and that filmmakers spend a certain amount within the City and film one full day in the Hallandale Beach CRA area.

Hallandale Beach CRA

Mural Program

The Hallandale Beach Community Redevelopment Agency (HBCRA) kicked off a year-long public art project in collaboration with ArtServe, Broward County’s award-winning arts incubator, and many talented local street artists. This public project aimed to enhance and enrich the existing cultural fabric of the community by aiding in the attraction of more art-related activities, increasing business retention and providing more opportunities for community engagement. During this “12 Months of Art” program, residents and visitors of Hallandale Beach were invited to look around and explore their community as blank walls turned into giant canvases with the help of talented public artists and innovative business owners.

City of Holly Hill

Picture Perfect Pictona

When ballfields in your city have fallen into disrepair and the area, once a safe place for kids and families, has become blighted, what's a city to do? The leaders of Holly Hill created a Public Private Partnership tapping into the fastest-growing sport in the country: pickleball! The partnership (Martens Charities, Daytona Racing and Recreational Facilities District, a Volusia County ECHO grant and Holly Hill) built Pictona Phase 1, which includes 24 pickleball courts, a restaurant and other recreational, sporting and cultural amenities. The \$6 million Pictona has over 900 members and is the perfect solution for us.

City of Lakeland, CRA

Dixieland Art Infusion

Lakeland's Art Infusion program was established to promote local artistry in a historic and high-trafficked commercial corridor in the City of Lakeland. Since the program's establishment in February 2021, 22 businesses have signed up to have their building's façade enlivened with unique murals, with 100 more available for progress in the corridor. Owners choosing the program for their façade improvements are able to not only help create the mural but also repair/repaint the exterior of the building and replace any awnings. The photogenic murals offer visitors and residents art to enjoy on their journey through Lakeland, which ensures that the Art Infusion program is likely to continue increasing curb appeal and economic development as Lakeland grows in both population and flourishing businesses.

North Miami CRA

U-WRAP NOMI

The North Miami Community Redevelopment Agency (NMCRA) commissioned local North Miami artists to

design creations for their newest Art in Public Places program, U-WRAP NoMi. U-WRAP NoMi is an initiative to transform utility boxes into magnificent art displays with designs produced by five local artists. This phase of the NMCRA's Art in Public Places program transforms underdeveloped areas of the community into attractive displays of public art that reflect North Miami's vibrant and diverse culture. These beautification efforts enhance the experiences of North Miami residents and attract new businesses to support the area's growing local economy.

North Miami CRA

Phase 1 of Pioneer Boulevard Renovation

Since 2005, the North Miami Community Redevelopment Agency (NMCRA) has worked to drive development and investment to the City of North Miami. The previous 2012 capital project for Pioneer Boulevard had fallen in disrepair and was a blight to the area. In 2021, the NMCRA allocated \$100,000 toward the first phase of the Pioneer Boulevard Renovation, with Phase 2 to follow in 2022. Funds were used for new electrical systems and lighting, repairs to fountains and arches, and the implementation of street furniture, book benches and trash receptacles to revive the area into an expansive park area for residents.

Tallahassee CRA

"Soul Voices" – Frenchtown Heritage Trail

The "Soul Voices" – Frenchtown Heritage Trail project oratorically provides the collective history of the Tallahassee Community Redevelopment Agency's Greater Frenchtown (FT) district through a series of 13 permanent historical monument markers located throughout the neighborhood. Former longtime residents of this once-thriving Black community provide the oral histories. The educational landmark structures function as informative outdoor narratives

of a shared cultural history, even if the prior structure or development has not been physically preserved. The vision is of this insightful heritage trail through a landmark cultural community that provides a walkable and vehicular accessible public experience for tourists, Frenchtown residents and the community-at-large.

City of West Palm Beach, CRA The Heart and Soul Park Project

The West Palm Beach CRA collaborated with the City's public art initiative, ArtLife WPB, to creatively enhance the newly designed public space, the Heart and Soul Park. The park is located in West Palm Beach's Historic Northwest Neighborhood and is adjacent to the Historic Sunset Lounge, which was a venue on the famous "Chitlin' Circuit" from the 1930s to 1960s. Mosaic art now adorns sculptured seating areas celebrating the area's unique historical figures and community pioneers along with many famous musicians who performed at the Sunset Lounge. The park design also features a piano key pathway and interactive musical instruments.

Ybor City Community Redevelopment Area The Heart of Tampa Campaign

The Ybor City Community Redevelopment Area (CRA) celebrates being the pulse of Tampa from its rich history and culture, culinary diversity, entertainment options and historic beauty to the major revitalization underway that pays homage to a rich past while preserving iconic historic architecture. The Heart of Tampa campaign showcases Ybor's unique character through creative endeavors such as a community art contest and an original collaborative video series.

Management Programs Creative Partnerships

Hallandale Beach CRA

Food and Groove Festival: How Events Can Brand a City

Festivals provide a way for every city to produce a unique brand – a theme that becomes embedded in the identity of the locale. For the past three years, the Hallandale Beach Community Redevelopment Agency has partnered with the South Beach Food and Wine Festival to produce a larger-than-life event in a city of only 4.6 square miles. The event is designed to showcase our biggest asset: restaurants that represent five continents of culture and cuisine. With over 1,000 attendees on February 26 (our largest turnout to date), the festival was a celebration of the City's culinary entrepreneurs, diversity and resilience.

Mark and Marianne Barnebey Planning and Development Lab, FSU

The Providence Neighborhood Plan Refresh

The Providence Plan Refresh is an innovative neighborhood planning project stemming from a partnership between the Providence Neighborhood Association (PNA), the City of Tallahassee and the Mark and Marianne Barnebey Planning and Development Lab at FSU. The team worked collaboratively to implement and refresh an almost 20-year-old stagnated plan. The team created two deliverables: The Completion Matrix, a "living document" that serves to keep track of previous tasks and their status, and an Implementation Strategy Guide, a step-by-step framework with actionable, digestible steps that PNA leadership can follow to improve and complete the tasks outlined in the plan for the betterment of the neighborhood.

Out of the Box

Downtown Boca/Boca Raton CRA Annual Downtown Boca Calendar

In order to promote the exciting and prosperous center of Boca Raton, the Community Redevelopment Agency designs and prints the annual Downtown Boca Calendar, which is distributed to businesses and patrons in the area. This calendar is integral in promoting local commerce and creating awareness for Downtown Boca events and commerce through fun and aesthetic photographs that display the charm of Downtown Boca. Most of these photographs were taken by downtown patrons, and the calendar promotes their social media handles, which incentivizes the public to continue to share great photos they take in our district.

Boynton Beach CRA Economic Development Restart & Business Promotional Events

In the summer of 2021, during the COVID-19 pandemic, the Boynton Beach CRA (BBCRA) planned and executed five business promotional events in an effort to stimulate the local business economy. The events, which were executed in different districts throughout the BBCRA area, highlighted the goods and services available from local businesses. In conjunction with the events, the BBCRA launched Boynton Beach Bucks, a reward program that promoted special offers to incentivize community members to patronize local businesses that struggled during the pandemic. Participating businesses were reimbursed for offers that were claimed during the promotional period.

City of Cocoa, CRA Diamond Square CRA Paint and Beautification Grant Programs

The Diamond Square CRA Paint and Beautification Grant Programs began in FY21. Similar to a Façade Grant Program, these grant programs are an effort to raise the value and perception of an area and can help encourage area spending and investment. Though Diamond Square is an area recognized for its historical past, new painting and landscaping may bring the community up to date and give it a new life while improving ownership pride. Through partnerships with a local paint company and a landscaping company, applicants, once approved, receive for the Paint Grant – pressure washing of the home and \$1,000 for paint and paint supplies. Recipients of the Beautification Grant receive \$500 in Florida-friendly shrubbery, bushes and mulch. In both instances, the homeowner provides the labor to paint the home and plant their plants.

Delray Beach CRA Approved Supplemental Nutrition Assistance Program at the Delray Beach GreenMarket

During the ongoing COVID-19 pandemic, the Delray Beach Community Redevelopment Agency sought to implement mutually supportive programs that complement the mission of the Delray Beach CRA and meet additional community needs. The Supplemental Nutrition Assistance Program (SNAP) is the nation's most important anti-hunger program providing support to low-wage working families, low-income seniors, people with disabilities on fixed incomes and other households in need. The Delray Beach CRA saw an opportunity to implement SNAP at its GreenMarket to increase resident access to affordable and healthy food and, at the same time, increase market sales for vendors who are local small businesses.

City of Fort Lauderdale, CRA Holly Blue and The Angeles

Holly Blue and The Angeles is the conversion of a historic church into a new restaurant-nightclub experience in Fort Lauderdale's Flagler Village neighborhood. The project consists of the renovation and reuse of the interior of a former Lutheran Church. The stone-veneered Romanesque building, which was constructed in 1921, is designated as a historic landmark. The adaptive reuse project has breathed new life into the long-dormant church while preserving the exterior façade of the original structure, bringing active uses to the neighborhood that are unique and creating a vibrant place to live, work and recreate.

GAI Consultants, Inc. | Community Solutions Group and City of Tampa Tampa Market Report and Opportunity Zone Prospectus

The City of Tampa has eight distinct Community Redevelopment Areas, each rich in culture and character. These areas are home to many of Tampa's most historical and iconic places, including Ybor City, Tampa Riverwalk, Channelside, Downtown and Port of Tampa. Investing in neighborhood redevelopment is a high priority in each of these areas. With the creation of the Opportunity Zone Program in 2018, many of these areas are now able to benefit from additional layers of funding mechanisms and partnerships to further aid in making Tampa's neighborhoods more attractive, safe, convenient, environmentally healthy and economically strong.

Hallandale Beach CRA Broward County's First Semi-Permeable Parking Lot

The Hallandale Beach Community Redevelopment Agency (HBCRA) solved three problems for the City by

constructing Broward County's first semi-permeable parking lot in its burgeoning Food, Fashion, Art and Design District. Parking is essential for any neighborhood planning for new restaurants and entertainment; however, the HBCRA addressed the equally critical challenges of flooding and environmental sustainability in the design and materials for the lot at 203/207 NE Third St. The semi-permeable lot mitigates water overflow and provides space for approximately 50 vehicles. Also, the structure is impermanent and can be dismantled to accommodate alternative parking structures to meet future demand.

Hallandale Beach CRA Modularity Makes the Mood Broward County's First Shopping Container

Shipping containers provide a flexible, sustainable and creative alternative to land use. They enable developers to assemble geometrically diverse structures for applications including retail, production and housing. The Hallandale Beach Community Redevelopment Agency (HBCRA) is working to bring the first shipping container restaurant to Broward County. With Tomasi LLC and Elias Benaim as partners, the destination will serve as a restaurant, lounge and bar called Kao Sushi Bar and Grill. The property, which is located adjacent to the Florida Brightline, is comprised of a very small parcel of land that is only 4,581 square feet and has been vacant for many decades.

Hallandale Beach CRA COVID Restaurant Relief Program

The Hallandale Beach Community Redevelopment Agency (HBCRA) launched a special COVID-19 relief program for restaurants by providing them with a \$2,000 reimbursement for participation in the HBCRA's Food and Groove Festival. In doing so, the HBCRA facilitated an economic incentive that had

multiple benefits. First, it provided financial relief to restaurants already greatly hampered by the pandemic's lockdown. Second, the festival provided regional promotion and marketing for each restaurant via attendees, social media and the press. Finally, the collective presence of 25 restaurants in the festival provided greater visibility for the City as a center for global cuisine, tourism and nightlife.

Hollywood CRA Downtown Market and Foot Traffic Assessment

The 2022 Downtown Hollywood Market and Foot Traffic Report is the implementation of the trademarked BusinessFlare® Approach and its groundbreaking concept of strategic economic design. This method uses data analytics and technology solutions to leverage authentic community input that generates a collaborative value-based economic future. Expanding local government research beyond the three traditional economic drivers of land, labor and capital, strategic economic design is based on an evaluation of market conditions, quality of life and the regulatory environment. These are important contributory factors to intentional economic growth that unifies and stabilizes communities through respect and knowledge.

Jacksonville Beach CRA Sunshine Playground

Sunshine Playground at South Beach Park has always been a very popular playground. Due to age and exposure to harsh elements, the wood structure needed replacement. Community involvement was essential throughout the process. The project took about 16 months to complete at a cost of approximately \$1.8 million.

City of Margate, CRA Margate Delish, A Viral Campaign

Margate Delish is a campaign created to highlight the City of Margate's and MCRA's family-run restaurants. It promotes the City as a foodie destination and as the premier location for delicious restaurants in Broward County. More than 100 mom-and-pop restaurants are located in Margate, a municipality of 59,000 residents. These small businesses, which were heavily affected by the economic fallout caused by the COVID-19 pandemic, don't have the time, resources or expertise to increase their brand awareness. This campaign assists local restaurants in improving their economic vitality by offering a promotional video of top-notch quality at no cost.

City of Orlando, Downtown Development Board (DDB)/CRA

#TurnUpDowntown: Downtown Orlando Campaign

In 2014, the CRA of the City of Orlando launched a new initiative to chart a path for the evolution of downtown Orlando over the next 10 years and beyond. This stakeholder-driven initiative was named Project DTO. One of the primary elements included a Project DTO Marketing Strategy. In summer 2021, the timing was more ideal to launch the destination marketing campaign – titled #TurnUpDowntown.

City of Orlando, DDB/CRA 50 Years of Creating Exciting Experiences

Created by a Special Act of the Florida Legislature in 1971, the DDB serves to strengthen the role of downtown Orlando as the economic, governmental and cultural center of Central Florida. In 2021, the DDB celebrated 50 years of creating exciting experiences and new developments that keep people coming back to discover downtown Orlando.

City of Pensacola, CRA **General Daniel “Chappie” James Jr. Museum and Flight Academy Restoration**

General Daniel “Chappie” James Jr., America’s first African American four-star General, is an American icon, hero and inspiration to people everywhere, but especially in Pensacola, where he grew up. His family home, a 900-square-foot structure, which is listed on the National Registry of Historic Places, was donated to the City of Pensacola by the James family. The home was restored by the Pensacola CRA for use as a museum dedicated to his legacy, and an additional 1,500-square-foot space was added to house the Chappie James Flight Academy, where students are introduced to the thrill of aviation.

Pompano Beach CRA **Pompano Beach Fishing Village**

The Pompano Beach CRA has aggressively invested in its infrastructure and public areas to lay the groundwork for private development. A \$13-million beachfront makeover set the stage for major private-sector investment. Pompano Beach’s vibrant, pedestrian-friendly streetscape helped stimulate over \$80 million in new development, which includes 60,000 square feet of new restaurant and retail space, an iconic 620-car parking structure and a new 150-room dual-branded Hilton hotel. The Pompano Beach Fishing Village transformed this once outdated and underutilized public area into a thriving destination that is driving further investment, improving quality of life, attracting visitors and creating jobs.

Outstanding Housing Project

Boynton Beach Community Redevelopment Agency (BBCRA)

Model Block Phase II Affordable Single-Family Housing Project

The Model Block project, located within the Heart of Boynton Beach community, is the result of a successful collaboration between the BBCRA and the City to revitalize a residential block between NW 11th Avenue and NW 10th Avenue. Phase II of the project included the construction of 10 single-family homes on NW 11th Avenue as well as the roadway and underground utility improvements. Nine lots on NW 11th Avenue were acquired by both the BBCRA and City. The lots were replatted and transferred to Habitat for Humanity of South Palm Beach County and the Boynton Beach Faith Based Community Development Corporation for redevelopment. Each home was sold to an income-qualified buyer who was 40%-120% of the Palm Beach County area median income.

City of Bradenton, CRA **Lincoln Village Apartments**

Lincoln Village is the redeveloped site of the former Love Apartments, which were purchased in 2006 by the CRA as a key acquisition to revitalize the Washington Park neighborhood. When the CRA purchased the 38 apartment units, they had fallen into despair and added slum and blight conditions to the area. The CRA partnered with Norstar Development USA, LP to develop 50 units of affordable housing. Total development cost was \$13,364,000. Lincoln Village serves tenants at 33%- 60% of the area median income. This project was completed in August 2021, on time and under budget, despite challenges brought on by the COVID-19 pandemic.

City of Cocoa, Diamond Square CRA Female Veteran's Village

Championed by the Diamond Square CRA and staff, the CRA deeded Habitat for Humanity of Brevard County, Inc. six lots and \$60,000 for site preparation to build homes in the Diamond Square CRA area. These homes are constructed for low-income female veterans, most of whom were on the brink of homelessness, to own their homes. This project began in 2008 with the acquisition of a blighted trailer park property. A partnership with Habitat for Humanity of Brevard County was developed, and construction began in 2019. Today, four homes are complete, and the final two homes are under construction.

Lake Wales Community Redevelopment Agency B Street Affordable Housing Initiative

The Lake Wales CRA partnered with six entities to complete the Keystone Phase I and II affordable housing project: Aetna, The Green & Gold Foundation, the City of Lake Wales, Keystone Challenge Fund, Polk County and South State Bank. Two properties were purchased from the Green and Gold Foundation for \$10,000, and then both were donated to the nonprofit developer Keystone Challenge Fund. Keystone built four single-family affordable homes and rehabbed two others, all located in our northwest neighborhood. Over \$875,000 of combined funds from all entities made these homes come to fruition.

City of New Smyrna Beach, CRA Greenlawn Manor Senior Housing Development

The Greenlawn Manor Housing Development Project, located at 600 Greenlawn St. in New Smyrna Beach (NSB), is a \$23 million development project. Once completed, the project will provide 80 affordable rental housing units and will include resource and recreational amenities for its senior residents. Project funding partners

include NSB CRA, the City of New Smyrna Beach, NSB Housing Authority and the County of Volusia.

Outstanding New Building Project

Delray Beach Community Redevelopment Agency Corey Jones Isle – Workforce Housing Development

In 2017, the Delray Beach Community Redevelopment Agency purchased blighted vacant land that was previously a nursery. The Delray Beach Community Land Trust was awarded the project to construct and sell 10 single-family homes for workforce housing. Construction commenced in the fourth quarter of 2020, and all homes were completed and sold in 2021 to very low to moderate income buyers. The development was named after Corey Jones, a Delray Beach community member who was shot and killed by a police officer in 2015. The homes are located near where he used to mentor others in the community.

Hallandale Beach Community Redevelopment Agency Oasis

Oasis in Hallandale Beach is truly creating an oasis in the center of the Hallandale Beach CRA district; it greets residents and guests with graceful greenery as well as water features, ranging from fountains to an epic six-level waterfall. The project consists of 500 multifamily residential units, 34,691 square feet of office space and 59,219 square feet of retail space. Oasis is exactly the project the CRA has been trying to attract, which encourages walkability and prioritizes quality of life by providing residents with plenty of on-site amenities.

Hallandale Beach Community Redevelopment Agency

Atlantic Village 1-2-3

Atlantic Village is a sleek, glassy enclave of innovative restaurants and apartments: a pleasing balance of futurism and sustainable architecture. In total, it comprises a two-story building along North Federal Highway, a six-story building along NE Eighth Street and a one-story building along NE Seventh Street, with a total of 37,684 square feet for small retail businesses, restaurants and office use along with associated parking and landscaping. This ultra-modern complex has transformed the Western portion of Hallandale Beach's outmoded and neglected U.S. Highway 1 corridor, which makes the former brownfield site a destination for international dining and entertainment.

City of Lakeland, CRA

The Well

The Well is a collaborative workspace and multipurpose event room for culturally relevant performing arts and educationally focused resources for small businesses. The center offers a co-working space, executive suites, venue rental, a media room, a podcast production studio, music recording studio, community enrichment programs and a catering kitchen. The Well was also created to support underserved communities such as women, minorities and veterans. The project cost was approximately \$1.3 million for the 4,700-square-foot collaborative workspace, which had its grand opening in January 2022.

City of Melbourne, Downtown CRA

Hotel Melby Hilton Tapestry in Downtown Melbourne

Hotel Melby is a full-service, 156-room Hilton Tapestry lifestyle flag situated in the core area of Downtown

Melbourne. The urban hotel was constructed on just .57 acres, with 172-spaces of parking on the bottom levels. The site was formerly a small municipal parking lot adjacent to a dilapidated commercial building, which was razed in 2008. Hotel Melby debuts the first downtown hotel to be in operation in over a half century. The CRA established a public-private program and leveraged federal resources, overcoming constrained capital access within a low- and moderate-income area. Melby's success realizes a CRA plan strategy of new hospitality development.

City of Oakland Park

BLYS

Located at the southern edge of downtown Oakland Park is BLYS, a new mixed-use development offering a total of 300 residential options on a 12.1-acre site. It features landscaped and greenspace areas interspersed with seven residential buildings composed of two-story carriage homes and five-story apartment dwellings. The transformational development project, formally a vacant Kmart site, features significant green building aspects ranging from dual-head electric vehicle charging stations (EVCS) to abundant preservation and creation of preserves such as the existing mangrove stand and third-party certification of residential buildings under National Association of Home Builders National Green Building Standard (NGBS). The development includes 7,800 square feet of commercial space and is home to a new Sprouts Farmers Market. In keeping with the City's commitment to quality design and activated public spaces, this amenity-rich development will also include a publicly accessible Riverfront Promenade and walking trail.

City of Winter Garden and Winter Garden CRA The Plant Street Exchange Building

The Plant Street Exchange removed a derelict one-story vacant building and surface lot and replaced it with a three-story 48,000-square-foot mixed-use project with commercial on the ground floor and offices on the second and third floors. The \$12 million project was built at a time when Downtown Winter Garden was almost at 100% occupancy and during the COVID-19 pandemic. The project activated all four sides of the building with storefronts that added life to a street block that was once dead. The project added outdoor seating areas, pocket park and much-needed commercial and office space.

Outstanding Rehabilitation Renovation or Reuse Project

Lake Wales Community Redevelopment Agency (LWCRA)

Legacy Housing Rehabilitation Program

The Legacy Housing Rehabilitation Program is designed to pay homage to seniors in the northwest neighborhood by doing exterior improvements to their homes. The program provides much-needed structural and landscaping to the homeowner's property. The LWCRA was able to save the homeowners money and increase their property value with these improvements that they could not afford to do themselves. LWCRA partnered with five entities to transform each home, and their efforts have led to an increase in home renovations in the northwest neighborhood.

Lauderdale Lakes Community Redevelopment Agency

NW 31 Avenue Residential Preservation and Enhancement Program – Transforming the Corridor One Home at a Time

NW 31 Avenue was identified as a priority to address housing conditions. Virtual forums were conducted to hear from the public, particularly property owners and tenants. Based on feedback received at the forum, unique property maintenance standards were adopted as part of a new NW 31 Avenue Overlay District. There was overwhelming support to improve building facades and adopt standards for roofs, windows and doors, walls and fences, garbage container enclosures, landscaping and lighting features. The Lauderdale Lakes Community Redevelopment Agency established a Residential Preservation and Enhancement Program to provide matching dollars to improve 95 multifamily buildings along the corridor.

Lauderdale Lakes Community Redevelopment Agency

Lauderdale Lakes Industrial Park Improvement – Gateway to the Global Gateway

When the City of Lauderdale Lakes experienced a declining commercial district with vacant and abandoned buildings, the Lauderdale Lakes Industrial Park, a 23-acre commercial center, became a focal point of economic importance. As part of the Lauderdale Lakes Community Redevelopment Agency Master Plan, action strategies were developed to promote the industrial park as a gateway to the global gateway. Funding sources from various organizations were leveraged to maintain a stable core of employment-generating businesses, attract businesses in emerging industries, provide specialized training to businesses and enhance the visual appeal of the industrial park by making significant property improvements.

City of New Port Richey Historic Hacienda Hotel

Historic preservation of the 1927 Hacienda Hotel captures a sense of place in downtown New Port Richey. This destination for tourists and locals provides 40 unique rooms with a Spanish-Floridian charm, and historic markers along the sidewalk add cultural heritage and charming views of the park and downtown. Bringing back to life high-quality design standards and attractive architectural features enhance this primary gateway to the City with adaptive reuse and beautification. Stimulating the local economy, the Hacienda Hotel is a catalyst to the downtown businesses, expanding the market and establishing new synergies.

City of St. Augustine, CRA Lincolnvile CRA Institutional Rehabilitation Grant Program Private Institution Revitalization Project

Civic institutions have an opportunity to lead significant change by engaging specific groups to help devise and carry out creative community-building programs. The City of St. Augustine CRA ensures these institutions have that opportunity by investing in the preservation of privately owned historic institutions in the historic Lincolnvile community. Both the St. Paul AME Church and the First Baptist Church are contributing structures on the National Register of Historic Places and have been longtime anchors of the community. The investment in these structures encourages social capital and local economic growth while also ensuring that the story of the community's rich past is told.

Planning Studies

Collier County – Immokalee CRA 2022 Immokalee Redevelopment Area Plan

Immokalee, which means “my home” in the Mikasuki language, is home to nearly 26,000 family members, business owners, students, professionals and laborers. Through a 16-month process, the 2022 Immokalee Redevelopment Plan reflects the community's vision as a rural community that provides safe and affordable multigenerational living opportunities, interconnected pedestrian and transportation connections, a pristine environment and a thriving economy that celebrates a diverse culture. Broad and inclusive community engagement, including bilingual participation platforms ensured this is not a plan that “sits on a shelf.” The community has taken ownership of the plan and will make certain it comes to fruition.

GAI Consultants, Inc. | Community Solutions Group and City of High Springs City of High Springs Community Redevelopment Agency Strategic Plan

Under a new administration, the High Springs CRA has become key to the City's proactive approach in dealing with emerging growth issues. The CRA was refocused in order to become more relevant in addressing economic and development initiatives. These goals also required Alachua County's approval to extend the CRA's sunset provisions, which was uncertain due to historic city/county relationships. To demonstrate itself as a competent steward of incremental resources, the CRA sought a new, easily understandable strategic plan that would engage the community, identify attainable projects/programs, be fiscally responsible and most importantly, gain Alachua County's trust and approval.

North Miami Community Redevelopment Agency Revitalization Survey

In order to gauge community insight and resident feedback, the North Miami Community Redevelopment Agency (NMCRA) developed a Revitalization Survey regarding the vision and ideas for opportunities of redevelopment and revitalization in the North Miami community. To increase participation rates from North Miami residents, the NMCRA developed a professionally produced video to circulate to English, Spanish and Creole communities. Additionally, the NMCRA enacted a paid digital social media campaign to target specific audiences based on interests, location and language.

Stantec and City of Opa-locka Opa-locka Downtown Master Plan

The Opa-locka Downtown Master Plan integrates policy, placemaking and innovative public-private partnership (P3) strategies to unlock revival for one of Florida's most disinvested downtowns. Initiated by the Opa-locka Community Redevelopment Agency, this project embraced a broad approach in engaging residents, businesses, aspiring entrepreneurs, investors, developers, stakeholder organizations and others in developing a plan that captured the vision of the community and developed with buy-in and current market data to support it. Formally adopted in October 2021, the CRA has already begun implementing the clear action steps including achieving designation as a Florida Main Street Community.

City of Orlando, DDB/CRA Lake Eola Master Plan

Lake Eola Park serves as downtown Orlando's centerpiece, as well as a symbol for the City. Since its last major renovation over 30 years ago, the park has become a destination for residents, office workers and millions of annual visitors. Given that it is such an asset, the Downtown Orlando Community Redevelopment Agency, in partnership with the City of Orlando's Parks Division, worked with GAI Consultants Inc. to master plan the park and re-envision it in anticipation of the next 50 years. The result of this process is the Lake Eola Master Plan that was released in October 2021.

City of Pinellas Park, CRA City Center Plan

The City Center Plan from the Pinellas Park CRA is a roadmap to the creation of a place that will be not only the center of the City, but also the center of people's lives – from where they reside, to where they work, to where they play. The area has been reimaged to create interaction between people and the built environment and includes a park converted to function like a public living room framed by civic and business uses.

Village of Palm Springs, CRA Palm Springs CRA Plan Update and Economic Strategy

The Village of Palm Springs CRA engaged BusinessFlare® in 2021 to provide a CRA Plan Update and economic strategy for the Lake Worth Road and Congress Avenue CRA Districts. A thorough analysis of market and existing conditions was conducted, along with BusinessFlare's PIECE analysis – an approach to community and stakeholder engagement to build consensus on the community's goals and

opportunities by identifying important things to preserve, invest in, enhance, capitalize and expose related to market competitions, business climate and quality-of-life indicators. The goal is to create economically stable business corridors in conjunction with surrounding residential neighborhoods.

2021-22 Board of Directors

President

Jeff Burton, Tampa

Past President

Vacant

President-Elect

Ken Thomas, Daytona Beach

Elected Officials

Peter Altman, New Port Richey

Daniel Henkel, Niceville

Mary Estime-Irvin, North Miami

Hazelle Rogers, Lauderdale Lakes

Directors

Miles Ballogg, Cardno now Stantec

Mark Bennett, Lake Wales

Sherri Curtis, Tallahassee

Kyle Dudgeon, Winter Park

Michele Hylton-Terry, Fort Myers

Bob Ironsmith, Dunedin

Renee Jadusingh, Delray Beach

Evan Johnson, Pinellas County

Marc Kleisley, Burkhardt Construction

Elizee Michel, Palm Beach County

Jessica Newman, Wauchula

Charles Rudd, Crescent City

Florida Redevelopment Association

850.222.9684 or 800.342.8112

301 S. Bronough St., Suite 300

Tallahassee, FL 32301

P.O. Box 1757

Tallahassee, FL 32302

www.redevelopment.net