

# FLORIDA REDEVELOPMENT AWARDS



# 2024 BEST BOOK

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has."

*— Margaret Mead*

THE FLORIDA  
**REDEVELOPMENT**  
ASSOCIATION

## PRESIDENT'S COMMENTS

Dear Redevelopment Professionals,

The Florida Redevelopment Association's (FRA's) Annual Awards Program brings statewide recognition to the best practices of our members and their outstanding redevelopment projects and programs. As your President, it is a privilege to be given the opportunity to serve and celebrate with you tonight as we honor this year's "Best of the Best." I am especially proud to honor the award recipients for generously sharing their vision, energy and time as they strengthen communities throughout Florida.

We hope to see you next year in West Palm Beach as we continue to expand the awards program. Our mission is to support the improvement of urban areas through redevelopment activities and networking forums. Join us in helping to support our leaders in policy making, to educate the public on redevelopment and to revitalize our communities in a sustainable way. FRA membership is open to public and private sector redevelopment professionals, governments, businesses, consultants, nonprofits, developers and Main Street communities.

Thank you to the members of the Awards Committee, chaired by Jessica Newman, and the Conference Committee, chaired by Renee Jadusignh, for their tremendous work in planning and promoting the 2024 Awards Program and Ceremony. Special thanks to our main sponsor, Burkhardt Construction, for their continued support of the FRA annual awards ceremony. And last, many thanks to Jeff Blomeley and Merrily Bennett, whose guidance and hard work have helped us have a very successful conference and year.

Best wishes and congratulations to all the winners!



*Brenda Thrower*

Brenda Thrower, MPA, MURP, FRA-RA  
2023-2024 FRA President

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"Redevelopment is not a project, it's a process."

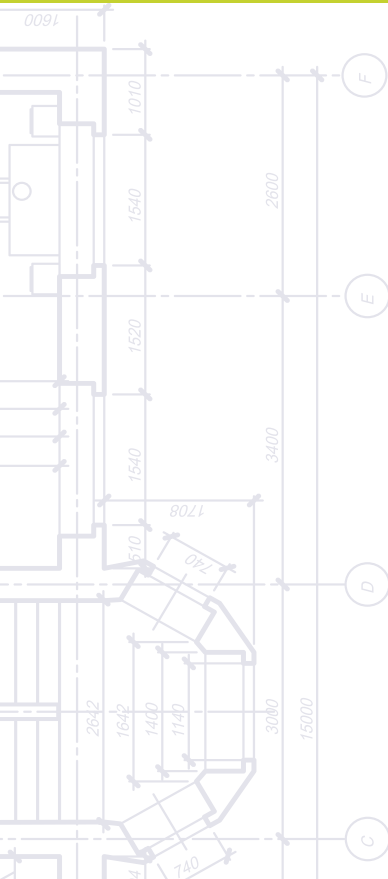
– Manuel Castells

*Front Cover Photo: 2024 President's Award Winner – Downtown Kissimmee Community Redevelopment Agency, 308 Broadway Redevelopment*

## 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 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.



## CONTACT US

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

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## 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 CATEGORIES ARE:

- **Annual Report**
- **Capital Projects/Infrastructure**
- **Creative Project Funding and Development Partnerships**
- **Innovative Blight Management**
- **Out of the Box**
- **Outstanding Housing**
- **Outstanding New Building**
- **Outstanding Rehabilitation, Renovation or Reuse**
- **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 2024. The FRA encourages you to use the Best Book to gather innovative ideas and share them within your community. They are true success stories.

# ANNUAL REPORT – LARGE CITY

## CRA, City of Clearwater Clearwater CRA Annual Report

The Clearwater Community Redevelopment Agency transformed its annual report into a new format and created an interesting and accessible statement piece highlighting the year's accomplishments. They thoughtfully designed the report for print and digital viewing. The goal was to develop a curated piece celebrating the established Downtown Clearwater area and introducing the newly created North Greenwood community redevelopment area. Through colorful pictures, bold icons, impactful numbers and informative narrative, this report showcases the best from the 2022-23 fiscal year.

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### ABOUT OUR COMMUNITY REDEVELOPMENT AREAS

The CRA works to redevelop two unique areas, each with its own plan, budget, and unique goals for the future.

#### DOWNTOWN CLEARWATER

**1981**

**CRA established**  
Historic business and commercial center of Clearwater, home of Pinellas County Courthouse and city of Clearwater government offices.

**2002**

CRA expanded its boundaries eastward with the inclusion of the Downtown Gateway Neighborhood.

#### VISION

Downtown Clearwater will thrive as the urban core and heart of the city, as the center of business and government, and as an attractive place to live, work, shop and play. A revitalized Downtown will be achieved through quality urban design, continued creation of a high-quality public realm, and a dense and livable pattern which will strengthen the overall health of the city.

#### NORTH GREENWOOD

**2023**

**CRA established**  
Recognized as a center for African American history and culture in Pinellas County.



#### VISION

The North Greenwood CRA Plan prioritizes social and economic equity to combat poverty and enhance the quality of life in the community. The success of North Greenwood will be achieved through people-based solutions, academic excellence, the improvement of existing infrastructure, and the creation of new spaces that will foster a thriving and sustainable future.

## DOWNTOWN CLEARWATER 22-23 SNAPSHOT

**14**  
PROJECTS  
completed

**1.9**  
MILLION  
investment

**8**  
PROJECTS  
ongoing

**6.6**  
MILLION  
investment

**The CRA is working to change the perception of Downtown Clearwater through:**

**Investing in Placemaking and Placekeeping.**

**Increasing Investor Confidence.**

**Creating and Sharing Positive, Authentic Stories.**



# ANNUAL REPORT – SMALL CITY

## City of Palmetto Community Redevelopment Agency Palmetto CRA 2023 Annual Report

Palmetto Community Redevelopment Agency's (CRA's) new and improved Annual Report is more readable, informative and marketable than its predecessor. With information being broken up into digestible blocks and the use of numerous pictures, this user-friendly report reads more like a magazine than a standard, dry report. And rather than just a high-level overview, they go into further detail on what the CRA is, describe their accomplishments and highlight favorite projects. They still provide great data and analysis, but now it is more accessible to those who didn't know about the CRA before picking up the report.

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### MISSION AND GOALS

MISSION

The mission of the CRA is to eliminate slum and blight within its boundary. This is accomplished through community redevelopment, which comes in many forms: improving image and infrastructure, promoting commerce and public safety, committing to accountability, performing property maintenance, and increasing affordable housing, and improving current housing stock.

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## FINANCES

### HOW THE CRA IS FUNDED

The CRA receives funding primarily through property taxes generated within the CRA Boundary. Additionally, Tax Increment Financing ("TIF") is utilized as a revenue tool.

The property taxes in the year the TIF was created, are called the base value. Each year the property values, and therefore property taxes, are expected to increase with help from CRA redevelopment activities. A portion of the property taxes collected above the base year amount are deposited into a trust fund. These revenues, called increment, must be spent within the CRA and used for specific redevelopment purposes outlined in the State Statute.

### HOW THE TRUST FUND HAS GROWN

Year	Base Year Increment	Increment
2013	\$300,000,000	\$0
2014	\$320,000,000	\$0
2015	\$340,000,000	\$0
2016	\$360,000,000	\$0
2017	\$380,000,000	\$20,000,000
2018	\$400,000,000	\$40,000,000
2019	\$420,000,000	\$60,000,000
2020	\$440,000,000	\$80,000,000
2021	\$460,000,000	\$100,000,000
2022	\$480,000,000	\$120,000,000

Source: Palmetto Finance Department, March 2024

In addition to the Trust Fund, the CRA also applies for various grants to supplement projects, especially those involving historic preservation or land restoration (ex: Brownfields projects). Some of our most recent and impressive Brownfields projects are Connor Park (pg 19) and the Riverscape Development (pg 21).

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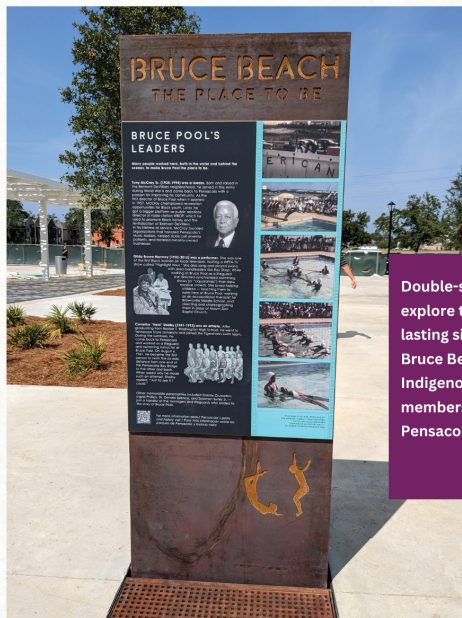
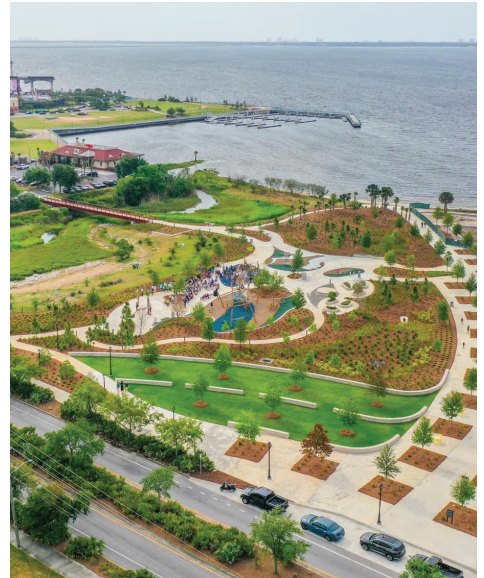
## CAPITAL PROJECTS/INFRASTRUCTURE – LARGE CITY

### City of Pensacola Community Redevelopment Agency Bruce Beach 107 Years of Transition

A 10-acre property along Pensacola's waterfront was once a thriving industrial hub serving the early 20th-century maritime industry and later a neighborhood gathering place for Pensacola's black community. The property, known as Bruce Beach, was a littered homeless camp by the mid-1970s. This all changed with the recent completion of phase one of a two-part reactivation plan by the Pensacola CRA to create a connected, accessible public realm along the water's edge. Today, Bruce Beach is transformed into a waterfront park with a central plaza, native plants, cultural exhibits, wildlife-friendly lighting, shade structures, a learning garden and a pedestrian bridge that overlooks historic Washerwoman Creek.

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Double-sided signs explore the origin and lasting significance of Bruce Beach for Black, Indigenous, and Creole members of the Pensacola community.





## CREATIVE PROJECT FUNDING AND DEVELOPMENT PARTNERSHIPS – LARGE CITY

### City of Orlando DOB/CRA An Ode to Third Places

In 2023, a new CRA open-space approach activated small, underutilized downtown properties by transforming two corner sites into art gallery plazas, part of the initiative "An Ode to Third Places." Supported by the Orlando Economic Partnership, Commissioners and Mayor, the first site at 30 S. Orange Ave. featured quick-build modifications and a Visit Orlando global mural campaign. The second site at 1 N. Rosalind Ave. involved a multiyear effort culminating in property acquisition with partners. This site, the gateway to Lake Eola Park, showcases Achromatic Aria Fresco, celebrating Orlando's diversity.

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## INNOVATIVE BLIGHT MANAGEMENT PROGRAMS – LARGE CITY

### Riviera Beach Community Redevelopment Agency Clean and Safe Initiative

The Riviera Beach Police Department and the Riviera Beach Community Redevelopment Agency (CRA) agreed to collaborate to address crucial quality-of-life issues within the CRA District. This groundbreaking initiative is marked by the participation of dedicated “Clean and Safe Ambassadors” and law enforcement officers, all uniting to make a visible and lasting difference in the heart of the City. Working tirelessly seven days a week, this dynamic team has set its sights on enhancing the CRA District, ensuring the safety and security of its residents and visitors and beautifying the area. Beautification, litter abatement and connections are key to success.

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## OUT OF THE BOX – LARGE CITY

### City of Tampa Community Redevelopment Agency Legacy Credit: Innovation Lies at the Heart of Community Redevelopment

The Legacy Credit Initiative, introduced by the City of Tampa Community Redevelopment Agency, innovatively tackles common barriers hindering property improvement grants. By reducing or eliminating owner-match requirements and facilitating direct contractor payments, the initiative encourages long-term property owners to enhance their properties without bearing substantial upfront costs. This not only fosters community stability but also incentivizes continued private investment, job creation and amenities for residents. The program ensures fairness by capping credits at past Trust Fund contributions and tailoring match requirements based on ownership tenure. Notably, its adaptability and focus on inclusivity make it a model for similar communities.

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## OUT OF THE BOX – SMALL CITY

### City of Palmetto Community Redevelopment Agency Flight of the Spoonbills

Palmetto has a long-standing commitment to the preservation of its wildlife and is, in fact, a bird sanctuary. With their striking pink feathers, roseate spoonbills were hunted to near extinction during the 1800s to decorate women's hats and clothes. In celebration of Palmetto's newest environmental park, the Community Redevelopment Agency's CCNA design team was charged with creating a sculpture that captured the importance of Connor Park to Palmetto's bird and wildlife population. From this request, "Flight of the Spoonbills," a sculpture that celebrates the City of Palmetto's devotion to enhancing the environment through projects like Connor Park, was created.

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## OUTSTANDING HOUSING – LARGE CITY

### Riviera Beach Community Redevelopment Agency Berkeley Landing

Berkeley Landing (BL) is a premier community of 112 rental homes consisting of one, two and three bedrooms for Riviera Beach's working families. It is catalytic to the revitalization of the Broadway corridor and brings the first major redevelopment to the area in 40 years. One hundred and ten families will call BL home along with two emerging entrepreneurs in the live-work lofts with storefront access to Broadway. Minutes from world-class beaches and a working waterfront, BL promises to upgrade lifestyles with its pool, dog park and pieces of modern art. The striking design draws the eyes of the thousands of travelers and passersby.

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## OUTSTANDING HOUSING – SMALL CITY

### City of Cocoa

#### Affordable Housing Public-Private Partnership

The City of Cocoa, with Diamond Square CRA, Community Housing Initiative Inc. and Smith Development and Construction, is spearheading the construction of five affordable single-family homes through a pioneering public-private partnership. This innovative endeavor combines governmental resources, community involvement and private expertise to address the pressing need for affordable housing. Leveraging funding from multiple sources, including grants and local investments, the project aims to revitalize the community while providing quality, sustainable homes for low-to-moderate-income families. With careful planning, inclusive design and transparent communication, this partnership embodies a proactive approach toward tackling housing challenges and fostering neighborhood growth and stability.

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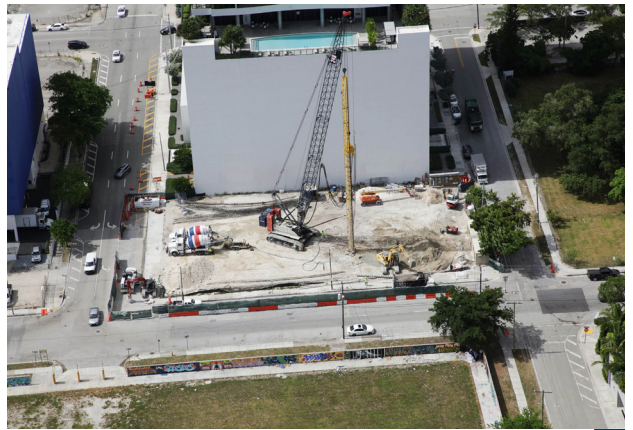


## OUTSTANDING NEW BUILDING – LARGE CITY

### Omni Community Redevelopment Agency Uni-Tower

Uni-Tower, a collaborative effort between the Omni Community Redevelopment Agency (CRA) and NR Investments, is a beacon of affordable housing in Miami's "Arts and Entertainment" neighborhood. This 29-story project features 252 rent-restricted residential units and 6,000 square feet of commercial space. It caters to diverse residents, including professionals and those transitioning from homelessness. With 95% completion, it exemplifies a holistic approach to urban development by incorporating public spaces and amenities to foster community engagement and sustainability. The Omni CRA's additional \$5 million grant highlights its dedication to delivering quality, affordable housing that enriches Miami's diverse communities.

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## OUTSTANDING REHABILITATION, RENOVATION OR REUSE – LARGE CITY

### City of Tampa Community Redevelopment Association The Well – “Live Well, Be Well, Feel Well”

"The Well" represents a paradigm shift in community wellness! By transforming a former nightclub into a vibrant health hub, it offers a comprehensive range of services, from pharmacy and telehealth to counseling and transportation, which addresses East Tampa's healthcare gaps. Beyond healthcare, its impact resonates in community revitalization by reducing barriers to access and fostering partnerships for sustainability. Funding from various sources, including the East Tampa CRA, underpins its success. With plans for expansion and replication, The Well sets a precedent for community-driven healthcare innovation. Its holistic approach, including mentorships and future service expansions, merits recognition and duplication.

**FOR MORE INFORMATION:**  
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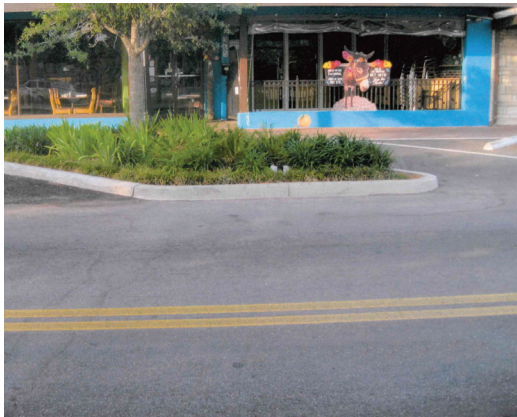
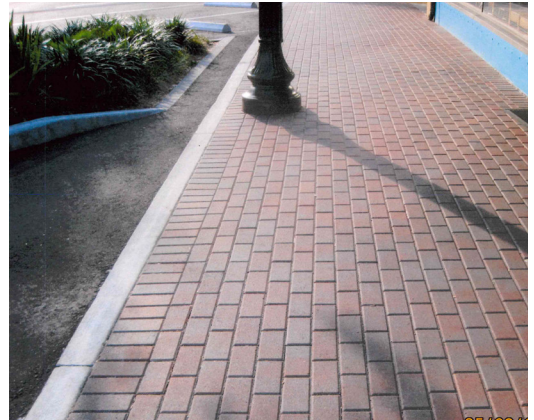
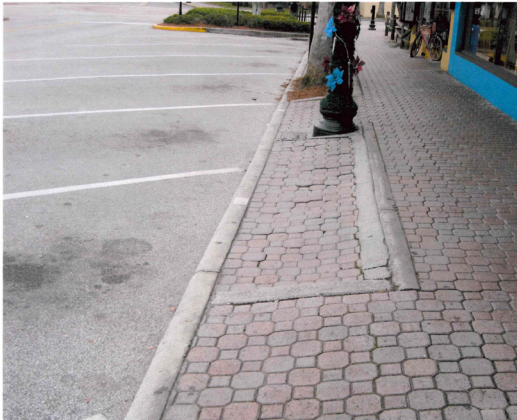


# OUTSTANDING REHABILITATION, RENOVATION OR REUSE – SMALL CITY

## City of Dunedin Downtown Pavers, Walkability and Enhancements

The City of Dunedin was pleased to have replaced 25-year-old concrete sidewalks that were somewhat narrow and not ADA-compliant. The new sidewalks involved a 9-foot usable width vs. 6 feet.

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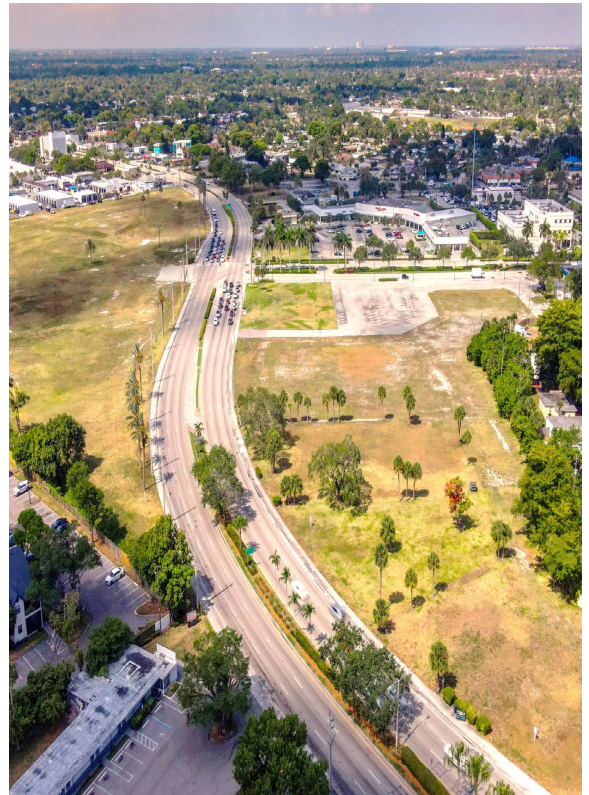


## PLANNING STUDIES – LARGE CITY

### Margate Community Redevelopment Agency 50+/- Acre Margate City Center Placemaking Opportunity

Margate is On the Move and marching forward to achieve its longtime goal of redeveloping its downtown area into a robust mixed-use City Center development. The Margate Community Redevelopment Agency and the City of Margate partnered with Colliers International, a global commercial real estate company, to provide real estate brokerage, marketing strategy and advisory services. One component of the agreement was the preparation and solicitation of the Margate City Center Placemaking Opportunity Offering Memorandum. The purpose was for qualified real estate developers and investors to acquire a long-term ground lease for up to 50 acres of developable land for the construction of its future city center, which will be a vibrant place for residents to live, work, shop and play.

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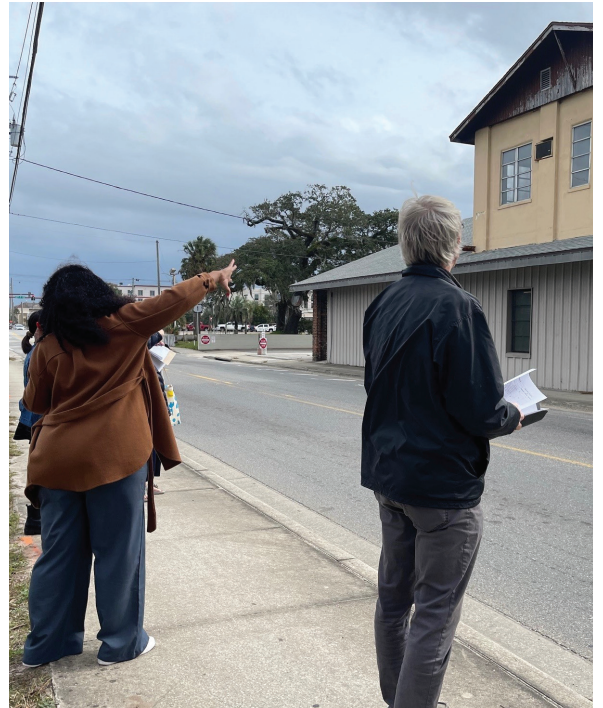


## PLANNING STUDIES – SMALL CITY

### City of St. Augustine Community Redevelopment Agency West City CRA Finding of Necessity Study: Establishing a CRA

The Finding of Necessity study serves as the initial step in creating a community redevelopment area. The establishment of a CRA is not an easy task. There is a massive amount of effort related to public engagement, data collection, field studies and meeting the State's compliance requirements. If the Finding of Necessity determines that required conditions exist, then the local government can establish a CRA. The study, completed with Inspire Placemaking LLC, is the first step in addressing challenges in West City. CRA staff members look forward to using the data collected to revitalize a once-thriving historic community.

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# PRESIDENT'S AWARD WINNER



## Downtown Kissimmee Community Redevelopment Agency 308 Broadway Redevelopment

Since 1884, 308 Broadway was home to Makinson Hardware, the oldest hardware store in Florida, before it closed its doors in 2021 and was purchased by Z Family Assets LLC in 2022. The once-historic hardware store set an example of the power of redevelopment by transforming the 0.23-acre site into a thriving mixed-use center. Now home to 1881 Steakhouse, this project also included 10 market-rate apartment units and over 7,000 square feet of mixed office and retail space, all while preserving and honoring the rich history of the building.

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## ANNUAL REPORTS

### **Boynton Beach Community Redevelopment Agency Fiscal Year 2023 Annual Report**

The Boynton Beach Community Redevelopment Agency's (BBCRA's) Annual Report clearly raises the bar on local government reporting while serving as a unique custom-design marketing tool informing the community of how their tax dollars are being leveraged. This year's report was designed and developed in-house by BBCRA staff and tabulated by the six districts that make up the BBCRA area. It highlighted the latest in redevelopment. This distinction further emphasizes the unique goals and objectives of each district in the BBCRA along with the agency's overall mission statement, financial transparency and innovative economic development initiatives.

### **City of Clearwater Community Redevelopment Agency Fiscal Year 2023 Annual Report**

The Clearwater Community Redevelopment Agency transformed its annual report into a new format and created an interesting and accessible statement piece highlighting the year's accomplishments. They thoughtfully designed the report for print and digital viewing. The goal was to develop a curated piece celebrating the established Downtown Clearwater area and introducing the newly created North Greenwood community redevelopment area. Through colorful pictures, bold icons, impactful numbers and informative narrative, this report showcases the best from the 2022-23 fiscal year.

### **City of Kissimmee Community Redevelopment Agency Fiscal Year 2023 Annual Report**

The 2023 Annual Report was themed to showcase the rich history of the City of Kissimmee's two CRA districts. They included pictures throughout the years within the

Downtown Kissimmee CRA and Vine Street CRA, as well as graphs and figures showing the increase in property values over time. The annual report was designed to be printed in a booklet format that is being used by CRA staff to showcase projects and encourage future investments within each CRA. This format is engaging and easy to follow, so it effectively allows them to communicate their mission and efforts.

### **City of Panama City Community Redevelopment Agency Fiscal Year 2023 Annual Report**

Panama City CRA's Fiscal Year 2023 report showcases a transformative year. Every district (Downtown, St. Andrews, Downtown North, Millville) saw progress in beautification (Harrison Avenue), infrastructure (parking lots) and community spaces (A.D. Harris Gym, Daffin Park and Millville Waterfront Park). Partnerships with World Changers and local organizations strengthened engagement. Committed to best practices, the CRA prioritizes plan updates and resident involvement to solidify Panama City's revitalization journey.

### **City of St. Cloud Community Redevelopment Agency Fiscal Year 2023 Annual Report**

The City of St. Cloud CRA recognizes the need for economic development not only in new commercial property developments but also in its existing business structure. With the goal of providing a diverse industry of employers, staff administered a business report comprised of responses from their CRA businesses. Their report studies and analyzes the CRA's economy from the business perspective. Using sample population data, the report provides current analysis and future projections customized toward their CRA. Data collected from the report is then used to create tailored programming models to assist existing and future development.

## **City of Tampa Community Redevelopment Agency Fiscal Year 2023 Annual Report**

The Tampa CRA is one of the largest agencies in Florida. In 2023, the Tampa CRA completed a restructuring and rolled out a new brand for the City's eight CRAs. Along with the new logo, the theme for the 2023 Annual Report, "Strengthening Communities, it is what we do!" tells the story of the Tampa CRA. The report's structure is enhanced to highlight the key objectives, partnerships and progress in each community. By better highlighting the needs and progress of each neighborhood, they maximize what investments are needed to increase the value of each one of the CRAs.

## **Delray Beach Community Redevelopment Agency Fiscal Year 2023 Annual Report**

The goal of the 2023 Annual Report was to disseminate important information about the Delray Beach CRA clearly, simply and engagingly. The design style was created to be eye-catching, with a bright color palette and bold font choices. The pages were ordered in a way that would help tell the CRA's story, with plenty of in-action photos from real events instead of stock photography. QR codes were used in each section to provide more information for the reader. Visual elements, such as the two-page map, provide a clear visual of a noteworthy area of redevelopment.

## **Hallandale Beach Community Redevelopment Agency Fiscal Year 2023 Annual Report**

One of the most important things about sharing the Hallandale Beach Community Redevelopment Agency's (HBCRA's) accomplishments is ensuring it's done in a stylized way. The HBCRA's annual report highlights the City's efforts in Fiscal Year 2023 to enhance the quality of life of residents through smart, sustainable and innovative investments. The report uses bright colors, artwork, landmarks from HBCRA boundaries and headshots of staff to showcase the vibrancy of the HBCRA and the people who work tirelessly to bring these projects to life. While the report is bold, it's also refined with the use of modern shapes and fonts.

## **Martin County Community Redevelopment Agency Fiscal Year 2023 Annual Report**

The Martin County Community Redevelopment Agency is comprised of six areas – Golden Gate, Hobe Sound, Jensen Beach, Old Palm City, Port Salerno and Rio – and they are open for business! Fiscal Year (FY) 2023 was an exceptional year for redevelopment in Martin County, which was proven by the positive response and participation of the private sector, commercially and residentially. Their FY 23 annual report vividly demonstrates that investment in redevelopment serves as a powerful catalyst that drives private development in a variety of ways. They showcase CRA and private investment projects in the Martin County FY 2023 Annual Report.

## **North Miami Community Redevelopment Agency Fiscal Year 2023 Annual Report**

The 2022-2023 Annual Report showcases the North Miami CRA's impactful initiatives and achievements. From infrastructure enhancements and residential rehabilitation programs to small business support, each effort underscores the CRA's commitment to improving their community's quality of life and opportunities. Their projects, ranging from residential rehabilitation to business grants and public art installations, have reshaped North Miami. These successes are thanks to their dedicated staff, whose tireless efforts have propelled the agency and community toward prosperity. The report also highlights their ongoing commitment to sustainable development practices, ensuring a vibrant future for North Miami.

## **Omni Community Redevelopment Agency Fiscal Year 2023 Annual Report**

Since 1987, the CRA's mission has been clear: to uplift neighborhoods, support development projects and ensure affordable housing, which fosters belonging and hope. Looking ahead, their commitment to the community burns brighter than ever. Progress stems from unity and understanding, which is why they engage residents, businesses and stakeholders inclusively. Together, they

shape a future where every voice is cherished. Their vision for Omni is one of unity and opportunity, through celebrating diversity and enabling all to thrive. They'll seek new ways to grow and renew, turning challenges into triumphs. Guided by vision, opportunity, activation and connection, they build a brighter, inclusive future for OmniCRA.

### **Palmetto Community Redevelopment Agency Fiscal Year 2023 Annual Report**

Palmetto CRA's new and improved Annual Report is more readable, informative and marketable than its predecessor. With information being broken up into digestible blocks and by numerous pictures, this user-friendly report reads more like a magazine than a standard, dry report. And rather than just a high-level overview, they go into further detail on what the CRA is, describe their accomplishments and highlight favorite projects. They still provide great data and analysis, but now it is more accessible to those who didn't know about the CRA before picking up the report.

### **Pompano Beach Community Redevelopment Agency Fiscal Year 2023 Annual Report**

The Pompano Beach CRA 2023 Annual Report Magazine is an eye-catching publication that tells the story of the agency's activities while also focusing on the business success stories and the important impact of the CRA's work in the community. The publication serves as an outstanding resource for disseminating information about CRA initiatives and endeavors. It simultaneously showcases the prospects for establishing a business, making investments, exploring tourism or settling down as a community member, inviting readers to partake in the thrilling "Journey through Pompano Beach."

### **St. Augustine Community Redevelopment Agency Fiscal Year 2023 Annual Report**

The City of St. Augustine Community Redevelopment Agency (CRA) 2023 Annual Report, "Reflecting on Redevelopment," provides a detailed overview of all the exciting reinvestments and redevelopment strides they've been making in their two CRAs. Introducing new brand logos, website and staff, the Annual Report is a bright and reader-friendly informative tool for CRA residents and stakeholders. In addition to their financial performance and project specifics, they used photos to help readers reflect on the annual redevelopment efforts. The feature photo was taken circa 1902 in downtown St. Augustine in what is now the Historic Area CRA.

### **The Lauderhill Community Redevelopment Agency Fiscal Year 2023 Annual Report**

2023 was the year of growth for the Lauderhill CRA. They continued to offer technical assistance programs at no cost to small-business owners and residents, along with the expansion of the CRA District, which included property acquisition where they can focus on investment, revitalization and beautification. Their 2023 Annual Report highlights these initiatives and also shares plans for the future.

### **Town of Davie Community Redevelopment Agency Fiscal Year 2023 Annual Report**

With a trailblazing, modern \$1 billion mixed-use building on the front cover, the first page says it all! As the words "dream, plan, accomplish" are prominently displayed across the front, it becomes apparent that this Annual Report doesn't just tell a story; it depicts a journey. It's a voyage birthed by a dream of revitalization, fulfilled by a plan of redevelopment and ultimately accomplished by public/private partnerships, community engagement, infrastructure improvements and creative planning. The Davie Community Redevelopment Agency (CRA) 2023 Annual Report shows impressive new projects, detailed financial data and heartwarming pictures of the people who matter the most to the CRA: the community.

## CAPITAL PROJECTS/INFRASTRUCTURE

### **City of Pensacola Community Redevelopment Agency**

#### **Bruce Beach 107 Years of Transition**

A 10-acre property along Pensacola's waterfront known as Bruce Beach was once a thriving industrial hub serving the early 20th-century maritime industry and later a neighborhood gathering place for Pensacola's Black community. The property, known as Bruce Beach, was a littered homeless camp by the mid-1970s. This all changed with the recent completion of phase one of a two-part reactivation plan by the Pensacola CRA to create a connected, accessible public realm along the water's edge. Today, Bruce Beach is transformed into a waterfront park with a central plaza, native plants, cultural exhibits, wildlife-friendly lighting, shade structures, a learning garden and a pedestrian bridge that overlooks historic Washerwoman Creek.

### **Downtown Boca and City of Boca Raton Downtown Boca Northwest First Avenue Beautification and Northeast Second Street Pedestrian Walkway Project**

As Downtown Boca continues to grow and mature, the focus on maintaining and sustaining existing infrastructure is critical. The addition of a premiere high-speed rail station in December 2022 meant considering the commuter experience once they left the train, in terms of aesthetics and functionality. Enhancements were needed to extend the charm and elegance of the district to and from the station; therefore, the N.W. First Avenue Beautification and N.E. Second Street Pedestrian Walkway project was created and implemented. This pedestrian-friendly path provided comfortable connectivity for Brightline passengers to Downtown Boca's shopping, dining and culture.

### **Margate Community Redevelopment Agency Serino Park Renovations Project**

A magnificent \$2 million renovation project was completed for this highly visible and extensively used park alongside State Road 7 in one of the oldest neighborhoods in the City. Improvements included a hard-covered fitness court, a new playground with safety surfacing, covered picnic tables and benches, water features, a restroom, hardscaping, upgraded landscaping, decorative uplighting, security elements and more. A park identity sign at the entrance further enhances the beauty of the park. This renovation has resurrected a source of pride in the community and has made first-class recreation accessible to countless children who live in the neighborhood.

### **Tampa Community Redevelopment Agency Water Street Public Realm Improvements**

Water Street Tampa is a new neighborhood in the heart of downtown Tampa across 56 acres of previously underutilized land. The public realm improvements for the neighborhood put an emphasis on creating large, legible sidewalks with space for large trees, lush landscaping, street furniture, public art, wayfinding, café seating and space for events. The project's signature feature is the 45' sidewalk on the east side of Water Street that is the heart of the district. The landscape features Florida-friendly plants, robust soil systems, rain gardens and zones with permeable pavers.



**Town of Davie Community  
Redevelopment Agency  
Davie Road Phase III Roadway  
Improvement Project**

The transformation of the Davie Road corridor is nothing short of astounding! The Davie Road Phase III Roadway Improvement Project morphed an aged and busy thoroughfare into a multimodal Complete Street. Through partnership with Broward County's Mobility Advancement Program (Map Broward), this \$5 million infrastructure project refaced the entire corridor with pedestrian-friendly elements and aesthetic enhancements to improve the overall quality of the street. With western-themed street furniture, drainage improvements, flourishing landscaped medians, broadened sidewalks, new lit crosswalks, fresh paving and signage, Davie Road truly reflects a quaint and charming sentiment that is conducive to having a livable and walkable corridor.

# CREATIVE PROJECT FUNDING AND DEVELOPMENT PARTNERSHIPS

## **Downtown Orlando, DDB/CRA An Ode to Third Places: New Directions in Open Space Planning, Public Art and Community Partnerships**

In 2023, a new CRA open-space approach activated small, underutilized downtown properties by transforming two corner sites into art gallery plazas, part of the initiative “An Ode to Third Places.” Supported by the Orlando Economic Partnership, Commissioners and Mayor, the first site at 30 S. Orange Ave. featured quick-build modifications and a Visit Orlando global mural campaign. The second site at 1 N. Rosalind Ave. involved a multiyear effort culminating in property acquisition with partners. This site, the gateway to Lake Eola Park, showcases Achromatic Aria Fresco, celebrating Orlando's diversity.

## **Downtown Orlando, DDB/CRA Incentivizing Businesses, Establishing DTO as a Vibrant Destination**

The 2023 updates to the Downtown Commercial and Residential Building Improvement Program aimed to address rising construction costs and enhance downtown Orlando's vibrancy. The creation of the DTO Façade, DTO Retail and DTO Restaurant Programs was central to this goal by supporting property owners in maintaining facade features and establishing downtown as a lively retail destination.

## **City of Sebastian Community Redevelopment Agency Sebastian CRA Sustainable Economic Redevelopment Master Plan**

The Sebastian CRA received a Community Planning Technical Assistance Grant of \$70,000 from the Florida Department of Economic Opportunity and retained GAI Community Solutions Group to update the Sebastian Riverfront CRA Redevelopment Plan. The Redevelopment Plan update incorporated economic development strategies that aid the Sebastian CRA in defining markets, designing infrastructure projects that address growth and capturing the essence of the City of Sebastian in a comprehensive, compatible design. Created and accepted to advance the City's vision, the Redevelopment Plan update aids in identifying sustainable strategies and opportunities for the future of Sebastian's core urban areas.

## **City of St. Cloud Economic Gardening Program**

The Downtown Economic Gardening Program was an innovative, multilayered suite of financial and technical assistance programs offered for businesses affected by the pandemic and prolonged construction of the CRA's streetscape and infrastructure project. Many businesses were facing closure. The program was launched to support the 97 small and midsize businesses in the downtown district by providing resources to assist in business continuity and sustainability while they were plagued with a lack of sales. The program offered \$190,000 in assistance including grants, technical support, fee waivers and marketplace information.

### **City of Tampa Community Redevelopment Agency Historic Seventh Avenue Iconic Illuminated Archways and Streetscape**

In 2023, 21 iconic lighted archways were installed along Ybor City's historic Seventh Avenue, which has been named one of the greatest streets in America. The original archways, installed more than 30 years ago for the National Historic Landmark District's centennial celebration, deteriorated over time. The new archways were improved with code-compliant structural and aesthetic enhancements in accordance with historic preservation standards. The success of this project hinged on strong partnerships forged between Ybor City CRA and several regional partners that worked to fabricate environmentally sustainable lighted structures that span Ybor's premier commercial corridor.

### **Delray Beach Community Redevelopment Agency Commercial Activation – Hatcher Construction & Development Inc. Office Building**

Hatcher Construction & Development Inc. is a family-owned business that provides construction and development services and has been in Delray Beach since 1999. By using the CRA's Incentive and Funding Assistance Programs, Hatcher constructed two two-story 3,556-square-foot commercial buildings totaling 7,112 square feet in the West Atlantic Corridor of The Set. This development is now the corporate office for Hatcher and allowed the company to grow from 13 to 24 employees. Units are also available for other small businesses to rent affordable space. The Hatcher family now has a permanent home for their business in the heart of Delray Beach.

### **Hallandale Beach Community Redevelopment Agency The Cloud EV Bus Fleet**

There's more to Hallandale Beach than sunny days and an ocean breeze. As a leader in sustainable, smart progress, bringing green solutions to the City is a priority. The Hallandale Beach Community Redevelopment Agency (HBCRA) joined forces with the City of Hallandale Beach and the Florida Department of Transportation to transition the community bus shuttle into the Cloud, a fleet of nine fully electric buses to tackle climate change and congestion while offering free rides to every rider, every time. The Cloud, featuring accessibility ramps, complimentary Wi-Fi and expanded routes, means riding on cloud nine has never been easier!

## INNOVATIVE BLIGHT PROJECT

### **City of Tampa Community Redevelopment Agency Ybor City YES! Team**

In November 2022, the Ybor City CRA launched a refreshed Ybor City YES! Team in partnership with Block by Block, a Louisville, KY-based company. Originally established in 2000 as the Ybor Environmental Services! (YES!) Team, the new partnership provides Tampa's National Historic Landmark District with enhanced cleaning and safety services. The new YES! Team serves as ambassadors of the district to help welcome guests, provide information and deliver cleaning services to maintain the visual aesthetic of Ybor City. The YES! Team also serves as additional safety personnel, interacting directly with local law enforcement to ensure the safety of Ybor City patrons.

### **Omni Community Redevelopment Agency Purple Shirts Program**

The Omni Community Redevelopment Agency (CRA) spearheads a \$310,000 urban revitalization initiative in downtown Miami through the "Purple Shirts Program." This effort employs 20 workers and offers competitive pay and specialized training in partnership with Camillus House Inc. and Chapman Partnership. Their tasks encompass trash removal, graffiti cleanup and landscape improvements, which enhance Miami's visual allure. Beyond aesthetics, the program underscores the CRA's commitment to cultivating a vibrant, inclusive and economically thriving urban space. This milestone signifies a significant step in downtown's renewal and showcases the Agency's dedication to enhancing Miami's landscape and fostering a better community.

### **Riviera Beach Community Redevelopment Agency Clean and Safe Initiative**

The Riviera Beach Police Department and the Riviera Beach Community Redevelopment Agency (CRA) agreed to collaborate to address crucial quality-of-life issues in the CRA District. This groundbreaking initiative is marked by the participation of dedicated "Clean and Safe Ambassadors" and law enforcement officers, all uniting to make a visible and lasting difference in the heart of the City. Working tirelessly seven days a week, this dynamic team has set its sights on enhancing the CRA District by ensuring the safety and security of its residents and visitors and beautifying the area. Beautification, litter abatement and connections are key to success.

### **City of Palmetto Community Redevelopment Agency Flight of the Spoonbills**

Palmetto has a long-standing commitment to the preservation of its wildlife and is, in fact, a bird sanctuary. With their striking pink feathers, roseate spoonbills were hunted to near extinction during the 1800s to decorate women's hats and clothes. In celebration of Palmetto's newest environmental park, the Community Redevelopment Agency's CCNA design team was charged with creating a sculpture that captured the importance of Connor Park to Palmetto's bird and wildlife population. From this request, "Flight of the Spoonbills," a sculpture that celebrates the City of Palmetto's devotion to enhancing the environment through projects like Connor Park, was created.

### **City of Tampa Community Redevelopment Agency Legacy Credit: Innovation Lies at the Heart of Community Redevelopment**

The Legacy Credit Initiative, introduced by the City of Tampa Community Redevelopment Agency, innovatively tackles common barriers hindering property improvement grants. By reducing or eliminating owner-match requirements and facilitating direct contractor payments, the initiative encourages long-term property owners to enhance their properties without bearing substantial upfront costs. This not only fosters community stability but also incentivizes continued private investment, job creation and amenities for residents. The program ensures fairness by capping credits at past Trust Fund contributions and tailoring match requirements based on ownership tenure. Notably, its adaptability and focus on inclusivity make it a model for similar communities.

### **Fort Myers Community Redevelopment Agency Buck's Backyard Murals Project at Historic McCollum Hall**

The Buck's Backyard Mural project, a transformative collaboration between the City of Fort Myers CRA, Public Art Committee and Fort Myers Mural Society, vividly revitalizes McCollum Hall's historic canvas. This mural suite serves as a vibrant, unifying emblem of cultural enhancement via striking aesthetic enrichment. The mural's theme masterfully transforms barriers into bridges and celebrates the kaleidoscope of cultural influences. This landmark project has transformed a mundane back wall into a living testament of cultural heritage and shared community vision, which makes Fort Myers a compelling and inclusive tableau of historical and contemporary expression.

### **Jacksonville Beach Community Redevelopment Agency Public Art Implementation**

The Public Art Committee, established to assist the CRA, is dedicated to enhancing the downtown district with public art. Focused on executing a master art plan, the committee aims to enrich the community through creative expression. Public art plays a crucial role in fostering community identity and engagement. To date, the committee has successfully commissioned two murals and two sculptures, contributing to the cultural and aesthetic vibrancy of the area. By integrating art into public spaces, the committee strives to create an inviting and inspiring environment for residents and visitors alike.

## **Margate Community Redevelopment Agency Property Improvement Program**

The Margate Community Redevelopment Agency (MCRA) implemented an award-winning, fully automated application process that expedited processing times and streamlined customer support for a \$2 million Property Improvement Program (PIP) grant for commercial and residential property owners in the MCRA district. The grant is designed to encourage residential and business owners to restore, renovate and improve their property, thereby improving the area's visual quality and attractiveness and increasing property values. Residential properties can qualify for up to \$10,000 with a matching grant, while commercial properties could receive a 50% reimbursement grant of up to \$750,000. The application process facilitated this undertaking seamlessly.

## **Martin County Community Redevelopment Agency Ripple Stormwater EcoArt Project**

Ripple ... as a drop of water becomes a river, The Ripple Stormwater EcoArt Project is a unique combination of stormwater treatment, water quality, EcoArt, creative placemaking, education and community engagement. Ripple provides the opportunity to reconnect the Old Palm City neighborhood with the St. Lucie Estuary, which is the most biodiverse in North America, at four interconnected stormwater treatment areas by integrating artist-designed/ community-inspired elements. This one-of-a-kind, artist-led endeavor brought together the Old Palm City neighborhood residents, businesses, county staff, professional engineers and architects to create an unrivaled environmental amenity that enhances stormwater retention, improves drainage, increases water quality, educates the public and beautifies the community.

## **Omni Community Redevelopment Agency Citizens Bank**

The Omni CRA's ambitious project to rehabilitate the historic Citizens Bank Building is a testament to their commitment to preserving heritage while embracing modernity. Acquired in June 2017, the project, now 95% complete, focuses on restoring the building's integrity and aesthetic appeal while reversing years of natural deterioration. With a total investment of over \$7 million, this initiative underscores Omni CRA's dedication to revitalizing the Overtown area. By merging historical preservation with contemporary functionality, the project ensures that the landmark not only honors the past but also meets the evolving needs of the present and future community.

## **Town of Davie Community Redevelopment Agency “Let’s Talk Business”**

Every business has a story to tell, and we want to know that story! The “Let’s Talk Business” Small Business Recognition Program connects business owners with the community they serve through a customized and compelling, professional-grade promotional video. Implemented in 2023, this original program spotlights one business within the CRA every quarter at the CRA Board meeting. Each recipient receives an award, a photo opportunity with the CRA Board/Town Council and an inspiring promotional video created by Town staff. Business owners are also given the opportunity to share their storefronts, services, products and staff with the community.

# OUTSTANDING HOUSING PROJECT

## **City of Cocoa Affordable Housing Public-Private Partnership**

The City of Cocoa, with Diamond Square CRA, Community Housing Initiative Inc. and Smith Development and Construction, is spearheading the construction of five affordable single-family homes through a pioneering public-private partnership. This innovative endeavor combines governmental resources, community involvement and private expertise to address the pressing need for affordable housing. Leveraging funding from multiple sources, including grants and local investments, the project aims to revitalize the community while providing quality, sustainable homes for low-to-moderate-income families. With careful planning, inclusive design and transparent communication, this partnership embodies a proactive approach toward tackling housing challenges and fostering neighborhood growth and stability.

## **Hallandale Beach Community Redevelopment Agency Solaris Affordable Housing Project**

The Solaris project exemplifies the Hallandale Beach Community Redevelopment Agency's (HBCRA's) commitment to enhancing affordable housing options. Initiated during the coronavirus pandemic, this nearly \$30 million mixed-income residential building, constructed in partnership with The Cornerstone Group, faced significant challenges. Despite these hurdles, the HBCRA successfully helped create development that provides affordable housing and revitalizes one of the City's underserved communities. By integrating affordable and market-rate units, Solaris promotes economic diversity, fosters community resilience and aligns with HBCRA's mission to improve living conditions and stimulate local development. This project is a beacon of innovation and dedication to community improvement.

## **Lake Wales Community Redevelopment Agency Legacy Housing Rehabilitation Program**

The Legacy Housing Rehabilitation Program was created to honor seniors in the Northwest neighborhood of Lake Wales by providing free repairs to their homes. This program aims to offer support to ease some of the financial burdens that older adults may experience and enhance their living conditions. Since its launch in June 2021, this initiative has completed repairs on over 30 homes. Some of the improvements covered by the program include roof repairs, replacement of fascia/soffit, exterior painting and light construction work. Furthermore, the work done for the senior residents not only enhances their property value but also contributes to creating generational wealth.

## **Omni Community Redevelopment Agency Project Peach**

The Omni CRA's \$1.3 million grant for the mixed-use development at 123 N.W. 14th St. epitomizes its dedication to combating urban blight, fostering economic growth and creating affordable housing opportunities. The project was done in partnership with Caprock 123 LLC, a developer whose values seamlessly align with the CRA's vision. Project Peach's offerings range from serving as headquarters for local nonprofit Catalyst Miami to providing additional affordable housing units and offering space for entrepreneurs to develop their business ideas. Project Peach, in line with the 2019 Amendment to the Redevelopment Plan, symbolizes the Omni CRA's ongoing efforts to create a vibrant and inclusive urban landscape.

## **Riviera Beach Community Redevelopment Agency Berkeley Landing**

Berkeley Landing (BL) is a premier community of 112 rental homes consisting of one, two and three bedrooms for Riviera Beach's working families. It is catalytic to the revitalization of the Broadway corridor and brings the first major redevelopment to this area in 40 years. One hundred and ten families will call BL home along with two emerging entrepreneurs for the live-work lofts with storefront access to Broadway. Minutes from world-class beaches and a working waterfront, BL promises to upgrade lifestyles with its pool, dog park and pieces of modern art. The striking design draws the eyes of the thousands of travelers and passersby.



# OUTSTANDING NEW BUILDING PROJECT

## **City of Oakland Park Fire Station No. 9**

Fire Station 9 is a state-of-the-art facility in Oakland Park that replaces a 56-year-old station. This new 19,800-square-foot, two-story, three-bay fire station serves as a centralized hub for Fire Rescue operations and administration. Located in a Qualified Census Tract in the Community Redevelopment Area, it exemplifies the City's commitment to sustainability, public safety and community service. The station features innovative designs, including a metal facade made from recycled materials and renewable energy use.

Additionally, it incorporates the Hot Zone concept, which enhances firefighter safety by minimizing exposure to contaminants through designated decontamination and clean zones. This project is a key component of Oakland Park's vision for its second century and reflects its dedication to strategic growth and community well-being.

## **City of Ocala District Bar and Kitchen Redevelopment Project**

The District Bar and Kitchen (DBK) redevelopment project is in the historic downtown of the City of Ocala. The 0.07-acre property was developed into a 6,700-square-foot high-energy restaurant and bar. The building embodies the Form Based Code planning district of Ocala's downtown, with its placement in relation to the street, floor plan and facade treatments. Construction of the building was completed in June 2023, and the grand opening followed shortly after. DBK provides a full dining experience with an elevated sports bar/food concept, live music and entertainment. The project was supported by incentives from the Ocala CRA and the City's Economic Investment Program.

## **Omni Community Redevelopment Agency Uni-Tower**

Uni-Tower, a collaborative effort between the Omni CRA and NR Investments, is a beacon of affordable housing in Miami's "Arts and Entertainment" neighborhood. This 29-story project features 252 rent-restricted residential units and 6,000 square feet of commercial space. It caters to diverse residents, including professionals and those transitioning from homelessness. With 95% completion, it exemplifies a holistic approach to urban development by incorporating public spaces and amenities to foster community engagement and sustainability. The Omni CRA's additional \$5 million grant highlights its dedication to delivering quality, affordable housing that enriches Miami's diverse communities.

## **Omni Community Redevelopment Agency Wynwood Haus**

Wynwood Haus is a landmark of community renewal in the Omni CRA District. It features 224 rental units and 5,200 square feet of retail space that redefines urban living with a vibrant community feel. This mixed-use project includes 100 affordable housing units that highlight the impact of urban renewal. Supported by the Omni CRA with a 95% Tax Increment Financing rebate and a \$1.1 million construction grant, Wynwood Haus exemplifies commitment to economic growth and sustainability. As a cornerstone of the area, it promises a future driven by collaboration and innovation.

## **Pompano Beach Community Redevelopment Agency Old Town Square**

Old Town Square is the first market-rate, mixed-use development in the historic Old Town Arts and Entertainment District in Pompano Beach. Located in a blighted and transitional area, the developer faced a substantial financial gap and used the CRA's tax-increment financing incentive to bring the project to fruition, which established a real estate market that didn't exist previously. This \$62 million high-end development includes 281 apartments, ground-floor commercial spaces, a structured parking garage and luxury amenities targeting a younger demographic. Old Town Square officially opened in May 2024 and is estimated to generate \$9 million annually for the local economy.

## **Tallahassee Community Redevelopment Agency SoMo Walls**

SoMo Walls is a vibrant, new construction redevelopment project that fosters a catalytic addition to the public art scene in Tallahassee. Located near Cascades Park, this arts and entertainment hub blends artistic expression with modern retail spaces, which makes it accessible to residents and visitors. It features 14 rotating wall canvases amid 27,000 square feet of commercial activity, including food and beverage, fitness and event spaces. SoMo Walls aims to revitalize the south side and downtown Tallahassee by bringing revitalization to a previously underused and blighted area, which offers Florida's capital a platform to showcase its story through art. This destination is set to become a focal point for daily activities, community engagement and cultural exploration.

## **Tallahassee Community Redevelopment Agency Magnolia Oaks**

Located in the heart of Tallahassee and the greater Frenchtown/southside district, Magnolia Oaks is an affordable housing development consisting of 110 units. The community serves a mixed demographic of seniors and family households at varying income levels between 33% Area Median Income (AMI) to 60% AMI. Magnolia Oaks provides residents with services such as an employment assistance program, a family support coordinator and a financial management program to continue to educate and better the community. Residents also have access to amenities such as a large heated pool, a fitness center, a multipurpose community room/clubhouse and a playground.

# OUTSTANDING REHABILITATION, RENOVATION OR REUSE PROJECT

## **City of Dunedin Downtown Pavers, Walkability and Enhancements**

The City of Dunedin was pleased to have replaced 25-year-old concrete sidewalks that were somewhat narrow and not ADA-compliant. The new sidewalks involved a 9-foot usable width vs. 6 feet.

## **City of North Miami Copperbridge**

This project transformed a dilapidated plantation house into a vibrant historical and cultural hub. It created a temple-like aesthetic by preserving original features such as Floridian pine floors and millwork and exposing structural beams with innovative lighting design. The space now serves as a venue for high-caliber exhibits, lectures and community events. An art garden featuring Latin American and Caribbean sculptures, lush tropical landscaping and ample seating enhances its cultural significance. This restoration, funded by private donations and a CRA matching grant, fosters community cohesion, offers educational opportunities and supports the arts and marks the start of a multiphase art hub in North Miami.

## **City of Tampa Community Redevelopment Agency The Well – “Live Well, Be Well, Feel Well”**

"The Well" represents a paradigm shift in community wellness! By transforming a former nightclub into a vibrant health hub, it offers a comprehensive range of services, from pharmacy and telehealth to counseling and transportation, which addresses East Tampa's healthcare gaps. Beyond healthcare, its impact resonates in community revitalization by reducing barriers to access and fostering partnerships for sustainability. Funding from various sources, including the East Tampa CRA, underpins its success. With plans for expansion and replication, The Well sets a precedent for community-driven healthcare innovation.

Its holistic approach, including mentorships and future service expansions, merits recognition and duplication.

## **Delray Beach Community Redevelopment Agency Focus on Fifth Initiative – Affordable Commercial Activation**

This Affordable Commercial Activation Project was designed to revitalize and encourage economic activity in the CRA District. The property is on the historic Northwest/Southwest Fifth Avenue commercial corridor, which was once a bustling business area, dominated by black-owned enterprises. Rehabilitation and activation of this building was an opportunity for the CRA to provide affordable commercial retail/office space and funding assistance to small businesses in an important area of the District. The new building provides space for five retail bays on the first floor and flex/co-working space on the second floor.

## **Downtown Kissimmee Community Redevelopment Agency 308 Broadway Redevelopment**

Since 1884, 308 Broadway was home to Makinson Hardware, the oldest hardware store in Florida, before it closed its doors in 2021 and was purchased by Z Family Assets LLC in 2022. The once-historic hardware store set an example of the power of redevelopment by transforming the 0.23-acre site into a thriving mixed-use center. Now home to 1881 Steakhouse, this project also included 10 market-rate apartment units and over 7,000 square feet of mixed office and retail space, all while preserving and honoring the rich history of the building.

### **Lake Worth Beach Community Redevelopment Agency Catapult Youth Mentoring Center at Madlyn's PLACE**

In 2019, the Lake Worth Beach CRA purchased a dilapidated property in the historic downtown. The commercial building, which at one time suffered major fire damage, had been vacant for over 20 years. After many setbacks, primarily due to construction delays during the COVID-19 pandemic, the CRA's hard work and determination were realized. The newly renovated building was dedicated in April 2024 as "Madlyn's Place," named after the CRA's former Chairperson. The building will be leased to a local nonprofit organization to provide educational services, mentoring and college preparation to local high school and college students.

### **Lauderdale Lakes Community Redevelopment Agency Lauderdale Lakes CRA Trailhead Park**

The Lauderdale Lakes Community Redevelopment Agency acquired a .22-acre site with a dilapidated building that was eventually demolished to construct a pocket park. The community identified the opportunity to design this park, known as the Trailhead Park, in a way that provides recreational activities and complements the greenway trails network. Youth from the local schools and programs inspired the creation of a wall mural that represents the elements of nature along the greenway trail and the metamorphosis of Lauderdale Lakes. Ultimately, a blighted area was transformed into a vibrant gathering space that connects people and places.

### **Omni Community Redevelopment Agency Bowles Apartment – Transformation Through Community Collaboration**

The Bowles Apartments renovation that commenced in 2022 exemplifies the Omni CRA's dedication to affordable housing and sustainable communities. With Rebuilding Together, the CRA embarked on a transformative project to revitalize the historic six-unit residential building, steeped in a rich three-decade history under the Bullard family's ownership. Completed at a cost of just over \$600,000, this comprehensive renovation underscores the CRA's unwavering commitment to preserving affordable housing and fostering sustainable communities. Enhancing structural integrity and uplifting the neighborhood, the project serves as a beacon of hope and progress.

### **City of St. Augustine Community Redevelopment Agency West City CRA Finding of Necessity Study: Establishing a CRA**

The Finding of Necessity study serves as the initial step in creating a community redevelopment area. The establishment of a CRA is not an easy task. There is a massive amount of effort related to public engagement, data collection, field studies and meeting the State's compliance requirements. If the Finding of Necessity determines that required conditions exist, then the local government can establish a CRA. The study, completed with Inspire Placemaking LLC, is the first step in addressing challenges in West City. CRA staff members look forward to using the data collected to revitalize a once-thriving historic community.

### **Community Redevelopment Agency of Bradenton Bradenton CRA Sustainable Redevelopment Policy Suite**

In October 2023, the Bradenton Community Redevelopment Agency staff began building a new foundation for its redevelopment mission. This foundation would be framed on sustainable economic development, synergizing economic, environmental and social benefits. Redevelopment plan rewrites for the downtown, central and Tamiami Trail redevelopment areas came first, followed by aligned grant, incentive, Community Advisory Committee and intergovernmental financing policies. The plans were written counter to the typical industry standard "drill down" analysis, which provided the agency with the maximum intent of the state redevelopment law and maximized the redevelopment board's opportunities with 16 grant and 18 incentive types.

### **Margate Community Redevelopment Agency 50+/- Acre Margate City Center Placemaking Opportunity**

Margate is On the Move and marching forward to achieve its longtime goal of redeveloping its downtown area into a robust mixed-use City Center development. The Margate Community Redevelopment Agency (MCRA) and the City of Margate partnered with Colliers International, a global commercial real estate company, to provide real estate brokerage, marketing strategy and advisory services. One component of the agreement was the preparation and solicitation of the Margate City Center Placemaking Opportunity Offering Memorandum. The purpose was for qualified real estate developers and investors to acquire a long-term ground lease for up to 50 acres of developable land for the construction of its future city center, which will be a vibrant place for residents to live, work, shop and play.

### **Tampa Community Redevelopment Agency West Tampa Community Redevelopment Area Parking Study**

The West Tampa CRA Parking Study evaluates the existing parking conditions and identifies recommendations regarding parking management options for the West Tampa Community Redevelopment Area (CRA) in the City of Tampa. The study was conducted to address parking issues and parking-related problems that have been noted by businesses, residents and visitors. The study is designed to support the adoption of the Parking Master Plan for the West Tampa CRA. Overall, the study evaluated current parking inventory and its utilization, assessed the effectiveness of current parking management strategies and developed strategies to address existing and future parking needs for the community.

## **Vine Street Community Redevelopment Agency – City of Kissimmee**

### **Vine Street Landscape Master Plan**

The Vine Street corridor is the primary spine through the City of Kissimmee and contributes to the overall image of Kissimmee. The Vine Street CRA developed the Vine Street Landscape Master Plan to further its goal of creating vibrant, attractive and inviting public spaces. Landscaping provides an immediate visual improvement to the aesthetic of the corridor. This collaborative effort spanned nearly one year and engaged residents, businesses and stakeholder organizations to address existing context and conditions, opportunities and constraints throughout the corridor. The result is an innovative plan that includes community-driven design principles and guidance for landscape beautification along the corridor.

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