

THE FLORIDA
REDEVELOPMENT
ASSOCIATION

“There is no power
for change greater
than a community
discovering what
it cares about.

— Margaret J. Wheatley



FLORIDA REDEVELOPMENT AWARDS

2025 BEST BOOK

PRESIDENT'S COMMENTS

Dear Redevelopment Professionals,

On behalf of the Florida Redevelopment Association, congratulations to the Best Book winners and special thanks to everyone who submitted proposals for consideration this year. It truly warms my heart to see the amazing projects happening in CRAs all over the state. The creative approaches to redevelopment showcased in the submissions exemplify the passion and innovation taking place in our communities by each and every one of you.

The Best Book is a celebration of the transformative work happening across Florida by CRAs. Each submission reflects the hard work that goes into improving our neighborhoods through various redevelopment activities. Whether or not your project was selected for an award, your contribution helps elevate the conversation around what is possible in redevelopment.

It has been my honor to serve as President of FRA over the past year. I've been continually inspired by the dedication and enthusiasm of redevelopment professionals and CRA supporters statewide. Your willingness to share your successes, challenges, and lessons learned enriches our collective knowledge and helps us all grow as professionals.

Thank you again for your commitment to redevelopment – one project at a time – and for helping make this year's Best Book a true showcase of the amazing work taking place in communities throughout the state of Florida.

With sincere appreciation,



Renée A. Jadusingh, Esq., FRA-RA
2024-2025 FRA President

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"In every community, there is work to be done.
In every nation, there are wounds to heal. In every
heart, there is the power to do it."

– Marianne Williamson

Front Cover Photo: 2025 President's Award Winner - Martin County Community Redevelopment Agency, The Patio at Palm City Place

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 the 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 award series have been established. The Roy F. Kenzie and Thomas J. Mills Awards are given for outstanding examples of redevelopment and leadership, respectively, in Florida. The President's Award is given for the "Best of the Best" to honor the 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 Programs**
- **Out of the Box**
- **Outstanding Housing Project**
- **Outstanding New Building Project**
- **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 2025. The FRA encourages you to use the Best Book to gather innovative ideas and share them within your community. They are true success stories.

2025

ROY F. KENZIE AWARD WINNERS



Front Cover Photo: 2025 President's Award Winner - Martin County Community Redevelopment Agency, The Patio at Palm City Place

The Martin County Community
Redevelopment Agency
LIVE! from Martin County, It's FY 2024

With just a few clicks or taps of your device, you can take a journey through the Martin County Community Redevelopment Agency. You will see the projects, hear the enthusiasm, and experience the success of fiscal year 2024. As the curtain rises and the pages turn, you can scan or click the QR codes to hear from businesses, residents, volunteers, and staff – LIVE! – informing, entertaining, and educating on the redevelopment happening in six special communities. Don't fill your gas tank, just your coffee cup, and enjoy the ride through Golden Gate, Hobe Sound, Jensen Beach, Old Palm City, Port Salerno, and Rio.

FOR MORE INFORMATION:
scores@martin.fl.us



LIVE!

from

MARTIN COUNTY

IT'S FY 2024



Martin County Community Redevelopment Agency

Spotlight on our COMMUNITY



COMMUNITY PULSE

MARTIN COUNTY CRA INITIATED A NEW COMMUNICATION PROGRAM

It's our "three touch" strategy to enhance communication, community knowledge and meeting attendance. It works like this:

- 1ST TOUCH
Meeting Announcement: We publicly notice and send out an agenda one week prior to each meeting.
- 2ND TOUCH
Meeting Reminder: A reminder with the agenda is sent two to three days prior to the meeting.
- 3RD TOUCH
Meeting Recap: The CRA Community Pulse e-blast is sent after the meeting, highlighting key updates and outcomes from the meeting.



The CRA works successfully with the Martin County Sheriff's Office's Community Policing unit as both agencies place emphasis on heavy community involvement. This unit is the direct link between the community and the Sheriff's Office and requires law enforcement and citizens to join as partners in both identifying and effectively addressing issues.

NEIGHBORHOOD ADVISORY COMMITTEE MEETINGS:	36 PER YEAR
CRA BOARD MEETINGS:	12 PER YEAR
AVERAGE EMAIL OPEN RATE:	49.6%

WE HAVE RECEIVED MANY POSITIVE COMMENTS FROM THE COMMUNITY...

I really like this email on the key updates!
Your newsletter is most informative.
Thanks for doing this. Good info!
Thank you...great newsletter!

MARTIN CARES



SCAN/CLICK TO HEAR FROM A CARES PARTICIPANT

CITIZENS ACADEMY AND RESOURCE EDUCATION SERIES

CARES is an award-winning program that offers a behind the scenes look at Martin County government. Over a six-week period, participants enjoy a variety of field trips to various Martin County facilities, and personally get to know the men and women who oversee the day-to-day operation of the departments that provide key services and have a firsthand knowledge of the structure and function of county government.



9/11 BRIDGE WALK

This event brought together hundreds of Martin County residents for a walk, remembering 9/11 and honoring the brave men and women who served on September 11, 2001.



UNITED WAY HOLIDAY PROJECT

Through the United Way Holiday Project, local children, teens, and young adults, bringing joy and warmth to their holiday season.



HIIBISCUS HOUSE ANGEL PROJECT

As part of the Hibiscus House Angel Project, CRA staff and volunteers, along with local businesses, helped make the Christmas wish list come true!



RIPPLE STORM-WATER ECO-ART

Public Works and CRA staff joined a special Ripple Stormwater Eco-Art project to create art for the 19th Water Anniversary.



FLORIDA REDEVELOPMENT ASSOCIATION CONFERENCE

20th Florida Redevelopment Association Conference in Tampa.

ANNUAL REPORT – SMALL CITY

City of Lake Wales Community Redevelopment Agency The 2024 Lake Wales CRA Annual Report

The 2024 Annual Report of the Lake Wales Community Redevelopment Agency (CRA) is a comprehensive document that outlines the City's strategic vision, accomplishments, and plans under the guiding theme of a "City in a Garden." The new, interactive and improved report reflects the CRA's mission to transform Lake Wales into a vibrant, inclusive, and sustainable community. It emphasizes honoring the City's historic charm while fostering economic growth, environmental stewardship, and social equity. The back page of the Annual Report boasts a pocket that holds pollinator seeds, inspiring readers to cultivate their own garden – "Grow with us."



FOR MORE INFORMATION:

ddrumgo@lakewalesfl.gov

“ The goal was to incorporate a wide variety of plants to build upon our City in a Garden concept while keeping true to our historic downtown charm. **”**

- Deena Drumgo

Activate Downtown

Historic Restoration Facade Program

2:1 Private to Public Match

Yeoman's Feed & Farm Supply
201 E Orange Avenue

Scenic West, LLC - 122 N First Street

Before

After

Support Quality Housing

Legacy Housing Program

The CRA's Legacy Housing Rehabilitation Program benefits seniors living in the Northwest Neighborhood of Lake Wales through free home improvements. The program helps eligible homeowners 60 and older, who are not physically capable or financially able, to tackle big projects at home.

In 2024, 15 homeowners received such services as new windows and doors, exterior painting, and lawn cleanup. Program recipient and homeowner Maxine Isom said, "This program enhances the neighborhood. It lifts it up." Isom received a new roof, air conditioning unit, and exterior painting, as well as a raised planter with flowers donated by Roosevelt Academy's Agriculture and Construction program.

15 Senior Citizens Impacted

\$500K+ Invested

Transitional Housing

The century-old building on Park Avenue and 3rd Street has been given new life. The CRA and Lake Wales Care Center partnered to renovate the building to provide 10 additional housing units. The Transitional Housing program provides opportunities for individuals and families to become independent and productive members of the community. Enrichment activities like on-the-job training and resume building are part of the program to promote growth.

“ This program enhances the neighborhood. It lifts it up. **”**

- Maxine Isom, Homeowner

10 Affordable Housing Units Created

CAPITAL PROJECTS/INFRASTRUCTURE – LARGE CITY

Martin County Community Redevelopment Agency The Patio at Palm City Place

A simple concept randomly sketched evolved into a transformative community destination. Palm City's own 20-acre "central park" is a vibrant anchor for the neighborhood and a catalyst for continued investment. This thoughtfully designed public space brings together lush green zones, scenic walking trails, a freshwater fishing pier, and recreational amenities, including concrete ping-pong tables, cornhole, picnic seating, chess and checkers, community events, a pavilion, and a multicolored fountain. The Patio stands as a model of community-driven redevelopment, blending environmental stewardship, placemaking, and economic revitalization into a space where residents can gather, play, and celebrate what makes Palm City home.

FOR MORE INFORMATION:

skores@martin.fl.us



CAPITAL PROJECTS/INFRASTRUCTURE – SMALL CITY

City of Lake Wales Park Avenue & Market Plaza Redesign Project

Lake Wales was originally intended to be a “City in a Garden,” paying homage to Frederick Law Olmsted Jr. The redesign of Park Avenue and Market Plaza is part of an expansive reconstruction and beautification effort as part of the Lake Wales Connected Plan, a multi-million-dollar plan designed to revitalize the historic core of the city. The renovated Park Avenue features a brick surface, abundant planters, wide sidewalks set with benches, and vintage-looking streetlamps on black poles lining the road. Market Plaza is now equipped with outdoor seating areas and public gathering spaces for exhibits and large community gatherings.

FOR MORE INFORMATION:

ddrumgo@lakewalesfl.gov



CREATIVE PROJECT FUNDING AND DEVELOPMENT PARTNERSHIPS – LARGE CITY

City of Pinellas Park Sprowls Horizon Sports Park

In 2022, the City of Pinellas Park identified an untapped opportunity: the need for a premier sports destination that could serve not just its residents but also the wider Tampa Bay Region. The Sprowls Horizon Sports Park is planned to have turf practice fields, a turf football field with Olympic materialized rubberized track, a playground inside the complex, and multiple fields to be utilized for sports such as lacrosse, soccer, cheerleading, football, and track and field. Overall, the Sprowls Horizon Sports Park will act as a catalyst for economic and social enrichment in Pinellas Park.

FOR MORE INFORMATION:

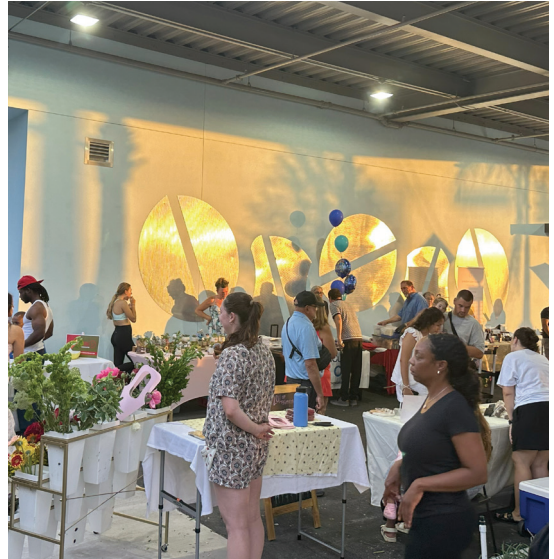
estpierre@pinellas-park.com



CREATIVE PROJECT FUNDING AND DEVELOPMENT PARTNERSHIPS – SMALL CITY

Lake Park Community Redevelopment Agency Culinary Crossroads

Oceana Coffee's new 26,500-square-foot headquarters in Lake Park – branded Culinary Crossroads – is a bold \$11.2 million redevelopment that merges coffee production, a small-batch beverage canning facility, and a commercial kitchen incubator. This first-of-its-kind project in Palm Beach County supports over 60 jobs, empowers food and beverage entrepreneurs with affordable, professional-grade space, and revitalizes a long-vacant site. Backed by layered public-private funding, Culinary Crossroads exemplifies innovation, economic development, and community-building. With its scalable model, this project transforms Lake Park into a regional hub for culinary creativity and offers a powerful blueprint for other communities seeking sustainable redevelopment and small business growth.



FOR MORE INFORMATION:

ajustice@lakeparkflorida.gov



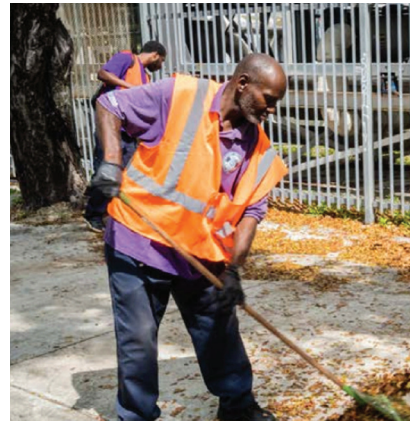
INNOVATIVE BLIGHT MANAGEMENT PROGRAMS – LARGE CITY

Omni Community Redevelopment Agency Purple Shirts Program

Launched in October 2022, the Purple Shirts Program has become a cornerstone of the Omni CRA's revitalization strategy. In partnership with the City of Miami's Downtown Enhancement Team, this year-round initiative ensures district cleanliness through daily trash collection, graffiti removal, landscaping, and maintenance, even in Florida's challenging heat. Managed in collaboration with Camillus House and Chapman Partnership, the program has created 20 local jobs for individuals overcoming employment barriers and offered livable wages and steady work. Serving the Omni and Overtown neighborhoods, Purple Shirts enhances safety, supports redevelopment, and sets a powerful example of inclusive, community-based urban improvement.

FOR MORE INFORMATION:

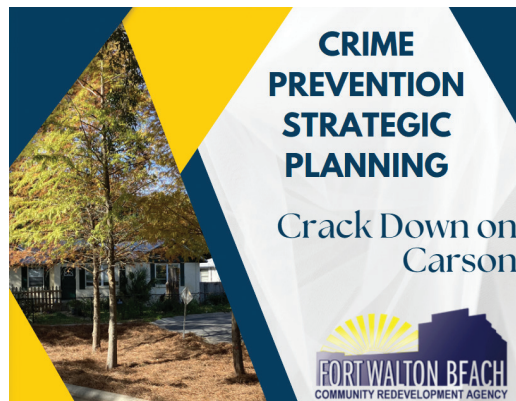
isjones@miamigov.com



INNOVATIVE BLIGHT MANAGEMENT PROGRAMS – SMALL CITY

City of Fort Walton Beach Community Redevelopment Agency FWB Crime Prevention Strategic Plan - Crack Down on Carson

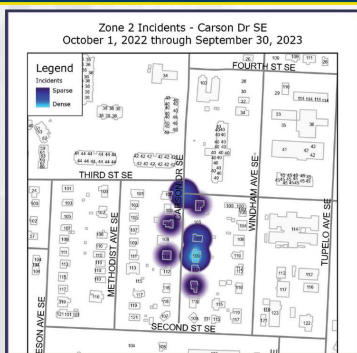
In 2024, the FWB Community Redevelopment Agency prioritized community safety by implementing Crime Prevention Through Environmental Design (CPTED) strategies. These methods were applied to park upgrades and multifamily housing, but the most significant impact occurred on a single block of Carson Drive in the CRA District. This area was designated by the CRA and Community Policing Division as a CPTED Zone. A comprehensive site analysis was conducted to identify environmental factors that contribute to criminal activity. By addressing these negative elements, the CRA reduced crime and created a safer environment for residents, demonstrating the effectiveness of CPTED in targeted community revitalization efforts.



FOR MORE INFORMATION:

aburleson@fwb.org

Police Activity Report



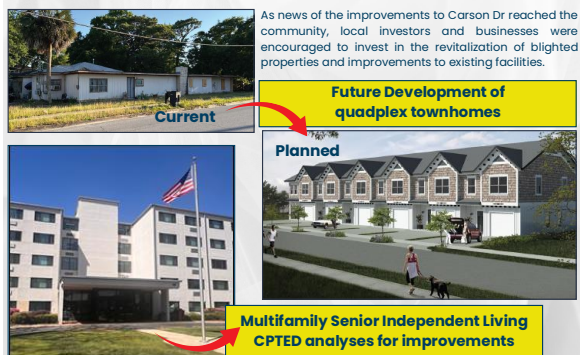
Total Reports Generated – 23 Dense Location – 9

- Narcotics Violation (3)
- Felony to Simple Battery (7)
- Trespassing (3)
- Resisting Arrest (2)
- Disturbances
- Abandoned Vehicles
- Hit and Run
- Vehicle Accidents



Results

Private Investments



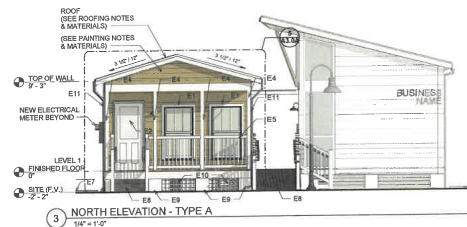
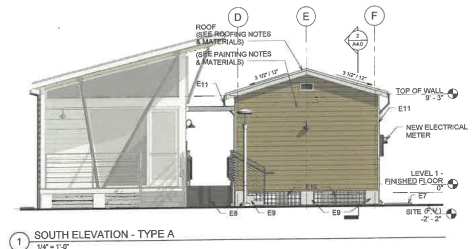
OUT OF THE BOX – LARGE CITY

West Palm Beach Community Redevelopment Agency Styx Promenade

The Styx Promenade reimagines West Palm Beach's Historic Northwest District with a bold tribute to its African American roots. The \$3 million initiative by the Community Redevelopment Agency features nine new shotgun-style structures, including four parcels pairing traditional and modern designs, and a restored original shotgun structure. Honoring the legacy of the Styx community, which resettled in Pleasant City after displacement from Palm Beach Island, the project fosters economic revival with a row of Black-owned businesses. As of June 2025, all businesses are minority-owned and -operated. Those businesses are Camile's Flowers and Gifts, Wild Rose Wine & Daiquiri Bar, Eat'n Cake, A Better Way Home Care, Rohi's Readery, and Serene Beauty Suite. Designed by Alfonso Hernandez and intentionally built with community input, it celebrates cultural heritage while creating an opportunity that will shape the future. A grand opening was held on August 1, 2025.

FOR MORE INFORMATION:

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OUT OF THE BOX – SMALL CITY

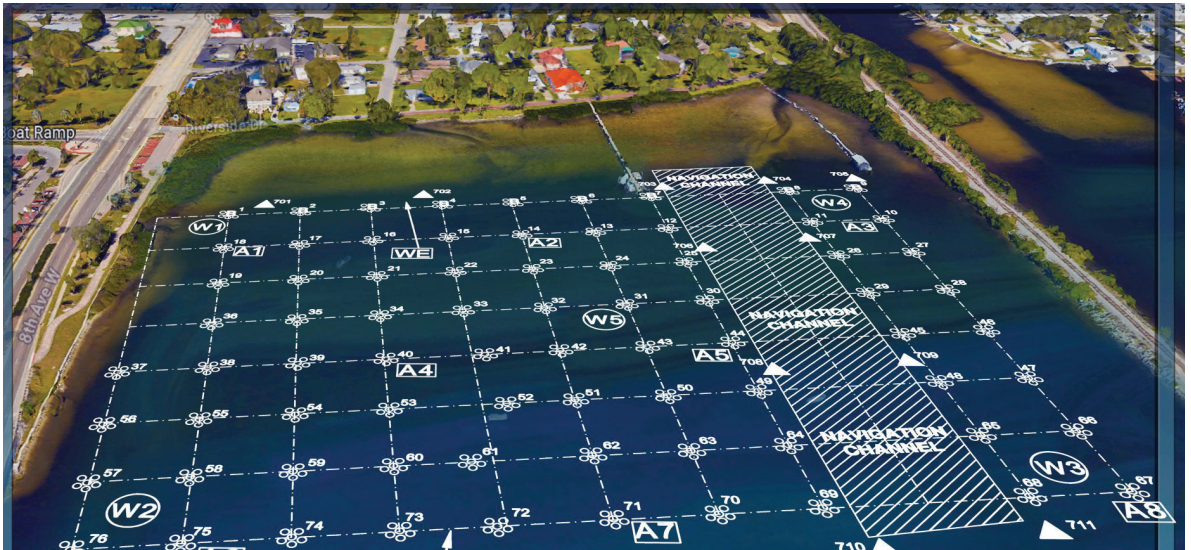
City of Palmetto Community Redevelopment Agency Palmetto Bay Oyster Preserve

The Palmetto Bay Aquatic Habitat and Water Quality Restoration project is a 22.81-acre site within the boundaries of the Palmetto CRA. The river was named the Oyster River in the 1880s due to the massive amounts of oysters in the water. Over-harvesting led to the depletion of oysters and a significant reduction in aquatic habitat and bird populations, leading to the name being changed to the Manatee River. Water quality cleanup efforts can be difficult, but they offer a tremendous opportunity to transform environmentally impacted waterways into end uses that can benefit the entire community in a holistic manner.



FOR MORE INFORMATION:

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OUTSTANDING HOUSING – LARGE CITY

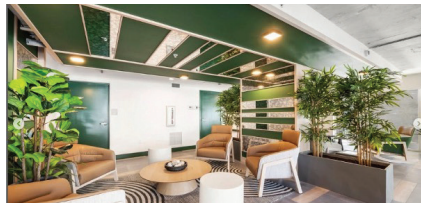
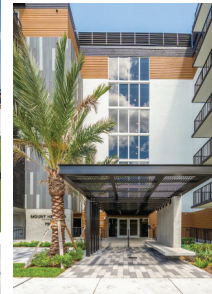
Fort Lauderdale Community Redevelopment Agency Mount Hermon Apartments

Mount Hermon Apartments is a seven-story, \$43.5 million affordable senior housing development in Fort Lauderdale's Dorsey Riverbend neighborhood. Reserved for residents aged 62-plus earning at or below 25-60% of the area median income, the project offers 104 energy-efficient one- and two-bedroom units, with rents ranging from \$425 to \$1,225, which is well below area averages. Developed by the Housing Trust Group in partnership with Mount Hermon AME Church, the project sits on church-owned land under a long-term lease. Residents enjoy top-tier amenities including a rooftop walking path, clubroom, fitness center, outdoor kitchens, and wellness support programs.



FOR MORE INFORMATION:

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OUTSTANDING HOUSING – SMALL CITY

Southeast Overtown Park West Community Redevelopment Agency Residences at Sawyer's Walk, Block 55

Sawyer's Walk, a transformative 3.44-acre development in the heart of Overtown, Miami, revitalized land once vacant at 249 NW Sixth Street. This mixed-use project encompasses 578 affordable units (Residences at Sawyer's Walk). Half are reserved for seniors earning below 50% of the area's median income, which offers relief for families amid the nation's housing crisis. It also brings 250,000 square feet of commercial and entertainment space, anchored by major retailers such as Target, Aldi, and Ross. With a 925-space garage and MSC Group headquarters on-site, it's a catalyst for economic growth. The Southeast Overtown Park West Community Redevelopment Agency's strategic land investment, valued at \$18 million, fuels further neighborhood reinvestment and long-term community transformation..



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OUTSTANDING NEW BUILDING – LARGE CITY

City of Palmetto Community Redevelopment Agency Sudsko West Laundry

Sudsko West, a collaborative effort between the City of Palmetto Community Redevelopment Agency (CRA) and Opal Hotels, is a beacon of new light in an under-served neighborhood of the CRA that brings new employment opportunities for its residents. The new facility will be located just north of a former migrant-worker subdivision that was condemned and demolished. A new multifamily subdivision comprised of 100 units is planned for the area. These units will become available to the new employees at the Sudsko facility.

FOR MORE INFORMATION:

ryounggopie@palmettocra.org



OUTSTANDING NEW BUILDING – SMALL CITY

Bradenton Community Redevelopment Agency Astoria on 9th

Bradenton's new affordable senior housing community has recently opened with great enthusiasm and featured a visit from a celebrity who helped bring the project to life. The 120-unit, \$37.4 million Astoria on 9th collaborated with AM Affordable Housing, a nonprofit founded by Alonzo Mourning, NBA Hall of Famer and Miami Heat legend. "These are not just apartments," Mourning said. "They're homes." Project partners include the Bradenton Community Redevelopment Agency, Housing Trust Group, AM Affordable Housing, Manatee County, the City of Bradenton, Fifth Third Bank, Raymond James, the State Apartment Incentive Loan, and the National Housing Trust Fund.

FOR MORE INFORMATION:

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OUTSTANDING REHABILITATION, RENOVATION, OR REUSE – LARGE CITY

Fort Lauderdale Community Redevelopment Agency Thrive Art District

Thrive Art District is a transformative redevelopment turning Fort Lauderdale's Progresso Village into a vibrant destination for business, culture, and entertainment. This private-public initiative revitalized a once-blighted industrial corridor into more than 80,000 square feet of retail, office, and creative space. Thrive offers unique opportunities for restaurants, breweries, artists, and entrepreneurs, and it is anchored by Music Square, a 17,000-square-foot outdoor venue hosting weekly events. At full capacity, Thrive Art District will support up to 60 local businesses, fostering inclusive growth, driving job creation, and redefining the area as Fort Lauderdale's own version of Wynwood.



FOR MORE INFORMATION:

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OUTSTANDING REHABILITATION, RENOVATION, OR REUSE – SMALL CITY

Opa-locka Community Redevelopment Agency OCRA Rose Tydus Prayer Garden Renovation

The Rose Tydus Prayer Garden Renovation transformed a neglected public space in Opa-locka into a vibrant, community-centered green oasis. Led by the Opa-locka Community Redevelopment Agency (CRA), the revitalization project included new landscaping, upgraded seating, lighting improvements, and enhanced accessibility features. Named in honor of former Commissioner Rose Tydus, the garden now serves as a peaceful gathering space for residents that promotes wellness, reflection, and neighborhood pride. This project exemplifies how public-private partnerships, thoughtful design, and targeted investment can restore underused spaces, align with the CRA's redevelopment goals, and improve quality of life for historically under-served communities.

FOR MORE INFORMATION:

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PLANNING STUDIES – LARGE CITY

Marion County Community Redevelopment Agency Silver Springs CRA Master Plan Update

The Silver Springs CRA Master Plan Update re-imagines one of Florida's most iconic natural and cultural destinations through a bold, community-driven redevelopment strategy. Anchored by Silver Springs State Park, the plan outlines four catalyst concepts – multiple-family, town center, resort lodging, and mixed-use – that act to illustrate opportunities to revitalize the area's economy, enhance mobility, and celebrate its unique identity. Developed through extensive public engagement and market analysis, the plan outlines infrastructure upgrades, branding, and placemaking to guide reinvestment through 2052. It is a replicable model for rural and mid-sized communities seeking sustainable, inclusive, and place-based revitalization.



FOR MORE INFORMATION:

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DESIGN INSPIRATION AND MATERIALS



ALTERNATIVE W/ WOOD PANELS

ALTERNATIVE W/ DIGITAL SIGN BOARD

ALTERNATIVE W/ ROUGH LIMESTONE

ALTERNATIVE W/ POLISHED LIMESTONE



LARGE

MEDIUM

SMALL

MULTI-TENANT

DIRECTIONAL

PLANNING STUDIES – SMALL CITY

City of Palmetto Community Redevelopment Agency City of Palmetto Vulnerability Assessment

The City of Palmetto Vulnerability Assessment analyzed the impact of sea-level rise, storm surge, and rainfall and illustrated the results in an easy-to-understand format that will inform ongoing resilience planning.

FOR MORE INFORMATION:

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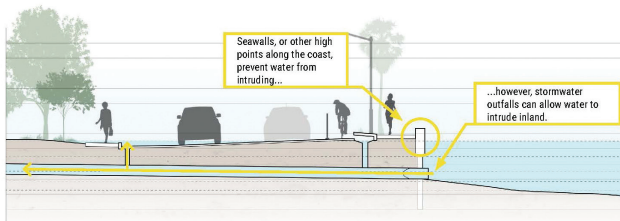
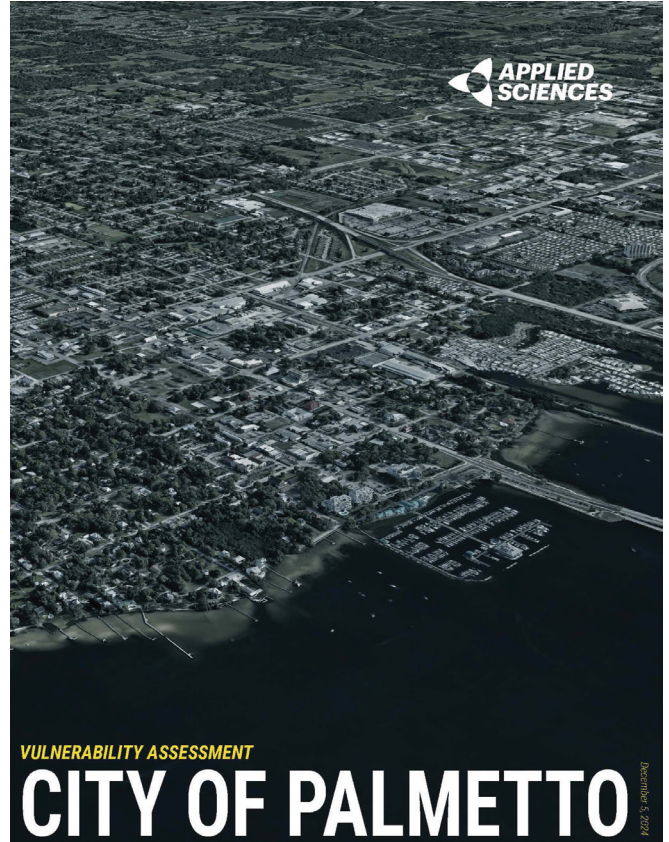


FIGURE 16: DIAGRAM SHOWING FLOODING CAUSED BY HYDRAULIC CONNECTIONS.

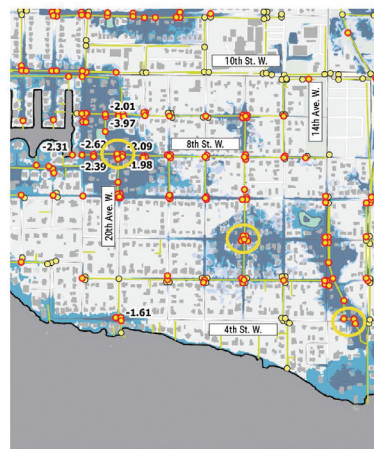
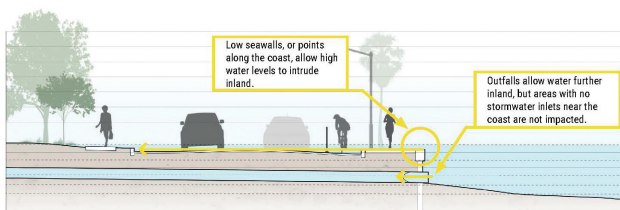


FIGURE 16: GAINSPILL: MAP WITH COPIED ADEAR IDENTIFIERS.



FIGURE 16: 8TH ST. W. AND 20TH AVE. W.



FIGURE 16: 8TH ST. W. AND 14TH AVE. W.



FIGURE 16: 8TH ST. W. AND 14TH AVE. W.

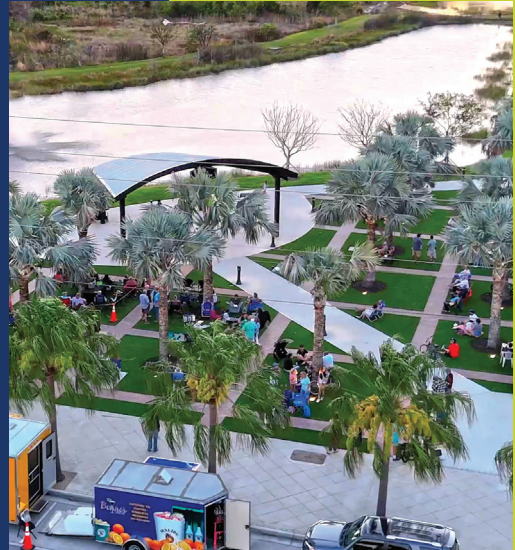
PRESIDENT'S AWARD WINNER



Martin County Community Redevelopment Agency The Patio at Palm City Place

A simple concept randomly sketched evolved into a transformative community destination. Palm City's own 20-acre "central park" is a vibrant anchor for the neighborhood and a catalyst for continued investment. This thoughtfully designed public space brings together lush green zones, scenic walking trails, a freshwater fishing pier, and recreational amenities, including concrete ping-pong tables, cornhole, picnic seating, chess and checkers, community events, a pavilion, and a multicolored fountain. The Patio stands as a model of community-driven redevelopment, while blending environmental stewardship, placemaking, and economic revitalization into a space where residents can gather, play, and celebrate what makes Palm City home.

FOR MORE INFORMATION:
skores@martin.fl.us



2025

ROY F. KENZIE AWARD ENTRIES



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

City of Tampa Community Redevelopment Agency City of Tampa's CRA 2024 Annual Report

The Tampa Community Redevelopment Agency (CRA) enhanced its Annual Report with a new design and a custom-illustrated map, which created a cohesive document that showcases each community redevelopment area's unique character. The illustrated map provides a comprehensive and distinctive visual of the various projects and initiatives undertaken by the nine CRAs in fiscal year 2024. In addition to the map, a new eye-catching design and layout allow for enhanced photography while maintaining an informative narrative with compelling metrics. Bold section headlines lead readers to better connect projects and initiatives to the objectives of the Tampa CRA.

City of Oakland Park Community Redevelopment Agency City of Oakland Park CRA Annual Report – Fiscal Year 2024

Oakland Park's fiscal year 2024 Community Redevelopment Agency (CRA) Annual Report, Realizing Redevelopment, captures a transformative year of bold investments, community partnerships, and inclusive growth. Highlighting over \$55 million in strategic investments, the report showcases a vibrant Downtown Local Activity Center (Culinary Arts District), mixed-use developments, support for small business growth, expanded attainable housing, and enhanced public spaces. With compelling visuals, measurable outcomes, and a cohesive narrative, the report illustrates how the CRA is revitalizing neighborhoods, expanding opportunity, and fostering local pride. It reflects a city redefining its future through innovation, equity, and engagement, regardless of budget size.

City of Clearwater Community Redevelopment Agency Clearwater Community Redevelopment Agency Annual Report Fiscal Year 2023-24

The Clearwater Redevelopment Agency (CRA) Annual Report for fiscal year 2023-24 provides a clear, engaging, and accessible overview of the agency's impact, partnerships, and fiscal stewardship. Designed as both a digital flip book and print publication, the report communicates key accomplishments, community engagement efforts, and redevelopment goals. Its clean layout and photography highlight a year of investment in arts, infrastructure, and economic development. Produced in collaboration with the City's Public Communications Department, this report promotes transparency and civic pride while meeting all statutory requirements.

Hallandale Beach Community Redevelopment Agency 2024 Hallandale Beach Community Redevelopment Agency Annual Report

The Hallandale Beach Community Redevelopment Agency's (HBCRA's) 2024 Annual Report celebrates a year of bold, forward-thinking investments that uplift and empower the community. Over \$7 million was invested to tackle the affordable housing crisis by bringing new homes and revitalized spaces to those who need them most. Nearly \$2 million supported the launch of a free, all-electric bus fleet, which delivers clean, reliable, and accessible transportation for all. Every initiative reflects the HBCRA's unwavering mission: "to enhance quality of life by eliminating and preventing blighted conditions through the facilitation of community partnerships, business growth, job creation, and neighborhood revitalization."

City of Tarpon Springs Downtown Tarpon Springs CRA Annual Report

The Downtown Tarpon Springs CRA produced a redesigned Annual Report in a smaller format that is clean, clear, and easy to read. The smaller format makes it easier to distribute, and it reaches more residents and business owners who are learning about the CRA. By focusing on business activity and people, the report is more engaging and is reaching more people.

Martin County Community Redevelopment Agency LIVE! from Martin County, It's FY 2024

With just a few clicks or taps of your device, you can take a journey through the Martin County Community Redevelopment Agency. You will see the projects, hear the enthusiasm, and experience the success of fiscal year 2024. As the curtain rises and the pages turn, you can scan or click the QR codes to hear from businesses, residents, volunteers, and staff – LIVE! – informing, entertaining, and educating on the redevelopment happening in six special communities. Don't fill your gas tank, just your coffee cup, and enjoy the ride through Golden Gate, Hobe Sound, Jensen Beach, Old Palm City, Port Salerno, and Rio.

City of Palmetto Community Redevelopment Agency Palmetto CRA Annual Report Fiscal Year 2023-24

Palmetto CRA's fiscal year 2023-24 Annual Report reinforced branding and product familiarity by maintaining last year's improved formatting. The report expanded to highlight the CRA's positive impact, specifically local partnerships and program successes. Reporting was further improved by establishing a theme and creating cohesion within the report. The theme was based on the highlighted project, and all "filler" material was related to it. This year's theme was "nature and water quality," which provided a cohesive history of efforts over the past years, as told by local imagery. Cohesion was further achieved through conscientious color choice and the utilization of color-blocking to organize the

report and improve readability.

Fort Pierce Redevelopment Agency Fort Pierce Redevelopment Agency 2024 Annual Report

The Fort Pierce Redevelopment Agency's (FPRA's) 2024 Annual Report redefined how community redevelopment agencies communicate impact. It was centered around the FPRA Redevelopment Plan and guided by the agency's Four-Point Action Plan: restoring neighborhoods, fostering arts and culture, resetting the economic base, and connecting the community. The report used engaging visuals, QR codes, infographics, and real community stories to showcase progress. Created entirely in-house, it maximized transparency and accessibility without additional cost. The report also connected each program to specific FPRA Plan goals and highlighted projects in progress for fiscal year 2025. With monthly updates and resident testimonials, the report delivered a fresh, people-first narrative of redevelopment success.

Fort Myers Community Redevelopment Agency Fort Myers CRA 2022-23 Annual Report

The Fort Myers Community Redevelopment Agency (CRA) produced a 12x12 full-color Annual Report that presents financial data, project updates, and community impact in an easy-to-read format. Infographics, photos, and personal stories help residents and businesses see how tax increment funding creates visible results. The report serves as both a public document and a communications tool for elected officials and partners. Its square format creates a professional, accessible design that makes the CRA's work clear to everyone.

North Miami Community Redevelopment Agency NMCRA Fiscal Year 2024 Annual Report

Over the past year, the North Miami Community Redevelopment Agency (NMCRA) has continued to invest in transformative projects that enhance the quality of life

for North Miami residents and businesses. From launching business support initiatives and funding infrastructure projects to fostering community engagement through events and grant programs, the agency remains dedicated to sustainable development and inclusive growth. The NMCRA has been instrumental in supporting businesses, homeowners, and entrepreneurs, which ensures that North Miami thrives as a hub for innovation and commerce. As the agency moves forward, it remains focused on the mission of revitalization, economic empowerment, and community enhancement. NMCRA thanks its board members, stakeholders, and residents for their continued trust and collaboration in shaping the future of North Miami.

City of Lake Wales Community Redevelopment Agency The 2024 Lake Wales Community Redevelopment Agency Annual Report

The 2024 Annual Report of the Lake Wales Community Redevelopment Agency (CRA) is a comprehensive document that outlines the City's strategic vision, accomplishments, and plans under the guiding theme of a "City in a Garden." The new interactive and improved report reflects the CRA's mission to transform Lake Wales into a vibrant, inclusive, and sustainable community. It emphasizes honoring the City's historic charm while fostering economic growth, environmental stewardship, and social equity. The back page of the Annual Report boasts a pocket that holds pollinator seeds, which inspires readers to cultivate their own gardens and "grow with us."

Boynton Beach Community Redevelopment Agency Boynton Beach Community Redevelopment Agency Fiscal Year 2023-2024 Annual Report

The Boynton Beach Community Redevelopment Agency (BBCRA) produced a comprehensive and visually engaging fiscal year 2023-2024 Annual Report to inform the public about the agency's impact and operations. The report

highlights key redevelopment projects, community programs, financial performance, and strategic goals. It also introduces BBCRA board members and staff to foster greater transparency and connection with the community. Designed for clarity and accessibility, the report serves as an essential communication tool that showcases the CRA's commitment to revitalization, fiscal responsibility, and community engagement. It reinforces the CRA's role in shaping a vibrant, thriving Boynton Beach through thoughtful planning and public investment.

City of Dunedin Community Redevelopment Agency City of Dunedin CRA Fiscal Year 2024 Annual Report

In an effort to continually improve, the City of Dunedin Community Redevelopment Agency (CRA) partnered with the Communications Department for this Annual Report. The CRA wanted its branding to remain consistent with other promotional items that the City has posted. It began creating this report using a graphic design template that was user-friendly and fun. It used fiscal year 2023's report as a reference point and updated sections accordingly. The goal was to make a bright, easy-to-read document that shows the progress of the CRA in fiscal year 2024.

City of Newberry Annual Report

The City of Newberry Community Redevelopment Agency (CRA) has set a new standard for local government reporting with its latest Annual Report. Far more than just a summary of activities, this beautifully designed in-house publication doubles as a powerful marketing tool that showcases how taxpayer dollars are actively transforming the community. Created by the CRA's dedicated two-person team, the report highlights the latest redevelopment successes, reflects the unique vision and mission of the CRA district, and reinforces a strong commitment to financial transparency. This year marks a major upgrade from a two-page summary to a

CAPITAL PROJECTS/INFRASTRUCTURE

Westgate/Belvedere Homes Community Redevelopment Agency, Palm Beach County Westgate Avenue Streetscape Project

The Westgate Avenue Streetscape Project is a transformational infrastructure initiative by the Westgate CRA that re-imagines a blighted five-lane corridor into a vibrant, multimodal complete street. Located in a historically under-served area of Palm Beach County, the project enhances safety, walkability, and connectivity, which catalyzes infill development and supports economic growth. Funded through layered local, state, and federal partnerships, the streetscape project underscores the importance of building strategic alliances within local government and exemplifies how community-driven planning and vision persistence can fulfill long-standing planning efforts and community priorities. The Westgate Avenue Streetscape project represents the first of its kind in unincorporated Palm Beach County to apply Complete Streets principles to roadway improvements, which offers a scalable design that can serve as a model for similar efforts statewide.

City of Clearwater Community Redevelopment Agency Mercado

The Mercado is a vibrant public plaza located in Clearwater's Downtown Gateway district. This capital improvement was the finishing element of the 1-mile Cleveland Streetscape and Improvement Phase III Project. From this reconstruction, a key three-way intersection was transformed into a new, dynamic public gathering place featuring green space, a large shade canopy, and a colorful mosaic mural selected by the community. In April 2025, the community and local businesses came together to celebrate its completion. The Mercado reflects neighborhood pride, enhances walkability, and strengthens cultural identity. It serves as a central hub and catalyst for future redevelopment.

Tampa Community Redevelopment Agency Historic Seventh Avenue Bricking Project

In 2024, the Tampa Community Redevelopment Agency completed a transformative streetscape project in the heart of the Ybor City Historic District. The project replaced aging asphalt with historically accurate bricks along Seventh Avenue, between 15th and 17th streets, which is one of Tampa's most iconic corridors. This restoration enhances the area's historic character, improves pedestrian safety, and supports heritage tourism. By reintroducing brick paving, the CRA honored Ybor City's rich cultural legacy while promoting sustainable urban design. The project reflects a commitment to preserving Tampa's unique identity and revitalizing public spaces in a way that respects their historical significance.

Hallandale Beach Community Redevelopment Agency Foster Road Streetscape Improvement Project

The Foster Road Streetscape Improvement Project, completed in April 2025, revitalized a historic corridor in Hallandale Beach's Northwest quadrant. Funded by a \$20 million revenue bond, it enhanced safety, walkability, and aesthetics while increasing property values and community pride. Guided by community input since 2018, the design honors Foster Road's vibrant past as a music and business hub from the 1950s and 1960s. Key improvements include upgraded sidewalks, bike lanes, on-street parking, micro-transit access, new lighting, re-greening, and business revitalization, which preserved history while meeting current community needs.

Hallandale Beach Community Redevelopment Agency Tree-Planting Environmental Campaign

One large tree can provide a day's oxygen supply for up

to four people! Talk about breathing life into the City of Hallandale Beach! The Hallandale Beach Community Redevelopment Agency (HBCRA) set out to cultivate green infrastructure, boost natural ecosystems, and improve the aesthetics of blighted areas. By partnering with PlanIt Geo, the HBCRA took a science-backed approach, using the Urban Tree Canopy assessment to analyze existing conditions before launching major planting efforts. Once the potential plantable area metrics were established, Kimley-Horn stepped in to design a strategic planting program. Their combined efforts led to 451 new trees planted within the CRA area by May 2024, which is a huge step toward sustainability.

Downtown Boca/City of Boca Raton Downtown Boca Wayfinding Program

Downtown Boca has always sought to be a walkable district connecting commercial, residential, and cultural locations. The growth of the City over the past two decades, while economically prosperous and aesthetically pleasing, has completely changed the foundation of how the downtown looks and feels. In order to create a sense of place for residents and tourists, the community redevelopment agency implemented a wayfinding signage program throughout the district.

Martin County Community Redevelopment Agency The Patio at Palm City Place

A simple concept randomly sketched evolved into a transformative community destination. Palm City's own 20-acre "central park" is a vibrant anchor for the neighborhood and a catalyst for continued investment. This thoughtfully designed public space brings together lush green zones, scenic walking trails, a freshwater fishing pier, and recreational amenities, including concrete ping-pong tables, cornhole, picnic seating, chess and checkers, community events, a pavilion, and a multicolored fountain. The Patio stands as a model of community-driven redevelopment, blending environmental stewardship,

placemaking, and economic revitalization into a space where residents can gather, play, and celebrate what makes Palm City home.

St. Augustine Community Redevelopment Agency Eddie Vickers Park: Sports Courts Reimagined

Once a field in historic Lincolnville, Dr. Robert B. Hayling and Eddie Vickers Parks have transformed into 25 acres of passive and active recreational space. In 2023, the community redevelopment agency (CRA) adopted a master plan that identified individual opportunities for improvement. The basketball courts at Eddie Vickers Park had become dilapidated with significant damage and overgrown vegetation, making it impossible to use. Now, transformed into two basketball and six pickleball courts, park users have a multisport court system, with shaded seating for rest and spectating. During the grand opening ceremony, residents could participate in a friendly match of pickleball and basketball against CRA/City staff.

North Miami Community Redevelopment Agency The Gardens Residences

The North Miami Community Redevelopment Agency (NMCRA) has approved a transformative infrastructure grant of \$8 million and a tax increment financing grant of up to \$7 million over the life of the agency to support a major mixed-use redevelopment project. With an estimated construction cost of \$57.8 million, the new nine-story building will feature 358 residential units, 3,000 square feet of retail space, and premier amenities including a rooftop pool, gym, conference rooms, and a game room. Replacing an outdated and much smaller structure, this project represents a significant upgrade in scale, design, and community impact. In partnership with the developer, the NMCRA secured 35 units at affordable rental rates, which helped to ensure long-term housing accessibility while enhancing the area's economic vitality and urban appeal.

Lynn Haven Community Redevelopment Agency

Lynn Haven Rails to Trails

The Lynn Haven Rails to Trails project was completed in September 2023. The design of the trail was completed earlier in 2016. It includes the construction of a 3.25-mile multi-use, non-motorized trail on a former railroad track from Highway 231 to State Route 390. (Only the Northern portion runs through the CRA area.) The trail construction was completed in about nine months. It connects several neighborhoods with local schools and commercial corridors. Project funding of approximately \$4.6 million was secured by the award of two Shared-Use Non-motorized Trail grants from the Florida Department of Transportation. The trail features two trail heads that include vehicular parking, two water fountains, two bike repair stations, and seven benches at the trail head and along the trail.

City of Lake Wales

Park Avenue and Market Plaza Redesign Project

Lake Wales was originally intended to be a “City in a Garden,” paying homage to Frederick Law Olmsted Jr. The redesign of Park Avenue and Market Plaza is part of an expansive reconstruction and beautification effort as part of the Lake Wales Connected Plan, a multi-million-dollar plan designed to revitalize the historic core of the City. The renovated Park Avenue features a brick surface, abundant planters, wide sidewalks set with benches, and vintage-looking streetlamps on black poles lining the road. Market Plaza is now equipped with outdoor seating areas and public gathering spaces for exhibits and large community gatherings.

CREATIVE PROJECT FUNDING AND DEVELOPMENT PARTNERSHIPS

Fort Myers Community Redevelopment Agency Fort Myers CRA Website Redesign

The Fort Myers Community Redevelopment Agency (CRA) redesigned its website to better serve its residents, businesses, and developers. The new site features three clear user pathways that allow visitors to quickly find grants, incentives, projects, and resources tailored to their needs. Each landing page includes a video message from the Executive Director and targeted information for each audience. The redesign simplifies access, improves transparency, and helps the public engage with the CRA's work. The site now serves as a tool for public information and stakeholder outreach.

City of Oakland Park Community Redevelopment Agency Horizon of Oakland Park

Horizon of Oakland Park is a transformative public-private redevelopment on the current site of City Hall that is designed to reshape the City's core and catalyze future growth. The project brings 311 residential units, over 21,000 square feet of retail space, structured and surface public parking, a new Greenleaf Park, and preserved open space. It also introduces a woonerf that promotes walkability and vibrant street-level activity, which aligns with plans for a future train station. Representing over \$140 million in private investment, Horizon reflects Oakland Park's vision for a connected, transit-oriented downtown that delivers attainable housing, supports mobility, and strengthens downtown economic vitality.

City of Tampa Community Redevelopment Agency Partners in Preservation: A Blueprint for Bold Collaboration

In the heart of historic Ybor, an abandoned 1930s auto garage was reborn, thanks to an imaginative public-private partnership between the City of Tampa Community Redevelopment Agency (CRA), Bennett, Jacobs & Adams, P.A., and the culturally rooted Barrio Latino Commission. With just \$50,000 in CRA support and \$1.2 million in private investment, the project transformed decay into opportunity. The result? A design-forward, energy-efficient workspace that respects the past and fuels the future. This project proves that when vision meets collaboration, even the most overlooked buildings can become anchors of renewal, and creative funding is the foundation of powerful community transformation.

Lake Park Community Redevelopment Agency Culinary Crossroads

Oceana Coffee's new 26,500-square-foot headquarters in Lake Park – branded Culinary Crossroads — is a bold \$11.2 million redevelopment that merges coffee production, a small-batch beverage canning facility, and a commercial kitchen incubator. This first-of-its-kind project in Palm Beach County supports over 60 jobs, empowers food and beverage entrepreneurs with affordable, professional-grade space, and revitalizes a long-vacant site. Backed by layered public-private funding, Culinary Crossroads exemplifies innovation, economic development, and community-building. With its scalable model, this project transforms Lake Park into a regional hub for culinary creativity and offers a powerful blueprint for other communities seeking sustainable redevelopment and small business growth.

Southeast Overtown Park West Community Redevelopment Agency Miami Worldcenter

Miami Worldcenter is one of Florida's most significant and transformative urban redevelopment projects, spanning 27 acres in the heart of downtown Miami. Through a dynamic public-private partnership, the project revitalized underutilized land into a vibrant, walkable, transit-connected district featuring retail, residential, hotel, office, and public space. Leveraging a 57% tax increment financing from the Southeast Overtown Park West Community Redevelopment Agency and significant private investment created thousands of jobs and catalyzed billions in surrounding development. With pedestrian promenades, local hiring initiatives, and cultural placemaking, Miami Worldcenter sets a new standard for equitable, large-scale urban revitalization in Florida and serves as a model for other communities.

City of Pompano Beach Community Redevelopment Agency Vision, Commitment, Perseverance ... Pompano Beach's 30 Year Journey to a New Downtown

Pompano Beach's New Downtown is a transformative, \$2 billion innovation district rooted in community vision, equity, and smart planning. Originating 30-plus years ago by the City's first Black Mayor, the project revitalizes 50-plus acres into a vibrant hub of civic, commercial, and cultural energy. Through 136 inclusive public meetings and expert guidance, the City/community redevelopment agency secured a Master Developer in 2024. At full buildout, the project is envisioned to deliver major economic returns – \$1 billion-plus in annual output, thousands of jobs, and millions in tax revenue – while integrating cultural preservation, walkable design, and community-led opportunities. It's a replicable model of place-based, inclusive redevelopment.

Palmetto Community Redevelopment Agency ReEnvision Palmetto

A key aspect of the Palmetto Community Redevelopment Agency (CRA) plan is fostering public-private partnerships to drive long-term revitalization efforts. In 2024, the CRA partnered with ReEnvision Palmetto on a workforce housing initiative through the new unsolicited proposal process. Six CRA-owned parcels, appraised at \$1.7 million, were transferred for an 80/20 mixed-income model, benefiting first-time home buyers, seniors, veterans, and multi-family renters. This strategic investment will strengthen community redevelopment while ensuring a return that supports ongoing efforts to combat gentrification. By prioritizing sustainable growth, the CRA continues to create vibrant, inclusive neighborhoods that enhance the quality of life in Palmetto.

City of Pinellas Park Sprowls Horizon Sports Park

In 2022, the City of Pinellas Park identified an untapped opportunity: the need for a premier sports destination that could serve not just its residents but also the wider Tampa Bay Region. The Sprowls Horizon Sports Park is planned to have turf practice fields, a turf football field with Olympic materialized rubberized track, a playground inside the complex, and multiple fields to be used for sports such as lacrosse, soccer, cheerleading, football, and track and field. Overall, the Sprowls Horizon Sports Park will act as a catalyst for economic and social enrichment in Pinellas Park.

Bradenton Community Redevelopment Agency Astoria on 9th

Bradenton's new affordable senior housing community has recently opened with great enthusiasm and featured a visit from a celebrity who helped bring the project to life. The 120-unit, \$37.4 million Astoria on 9th collaborated with AM Affordable Housing, a nonprofit founded by Alonzo Mourning, NBA Hall of Famer and Miami Heat legend. "These are not just apartments," Mourning said. "They're

homes.” Project partners include the Bradenton Community Redevelopment Agency, Housing Trust Group, AM Affordable Housing, Manatee County, the City of Bradenton, Fifth Third Bank, Raymond James, the State Apartment Incentive Loan, and the National Housing Trust Fund.

West Palm Beach Community Redevelopment Agency Currie Park Redevelopment Project

The Redevelopment of Currie Park, a 13-acre public space, aims to breathe new life into the area by activating the space with engaging amenities and positive community activities. This \$35 million project was designed with extensive community input and features a sustainable Placemaking Plan to ensure success for years to come. With strategic park programming and modern amenities, the Placemaking plan will ensure activation and safety for the community.

INNOVATIVE BLIGHT MANAGEMENT PROGRAMS

Omni Community Redevelopment Agency Purple Shirts Program

Launched in October 2022, the Purple Shirts Program has become a cornerstone of the Omni CRA's revitalization strategy. In partnership with the City of Miami's Downtown Enhancement Team, this year-round initiative ensures district cleanliness through daily trash collection, graffiti removal, landscaping and maintenance, even in Florida's challenging heat. Managed in collaboration with Camillus House and Chapman Partnership, the program has created 20 local jobs for individuals overcoming employment barriers and offered livable wages and steady work. Serving the Omni and Overtown neighborhoods, Purple Shirts enhances safety, supports redevelopment, and sets a powerful example of inclusive, community-based urban improvement.

City of Fort Walton Beach Community Redevelopment Agency FWB Crime Prevention Strategic Plan – Crack Down on Carson

In 2024, the Fort Walton Beach Community Redevelopment Agency (CRA) prioritized community safety by implementing crime prevention through environmental design (CPTED) strategies. These methods were applied to park upgrades and multifamily housing, but the most significant impact occurred on a single block of Carson Drive in the CRA District. This area was designated by the CRA and Community Policing Division as a CPTED zone. A comprehensive site analysis was conducted to identify environmental factors that contribute to criminal activity. By addressing these negative elements, the CRA reduced crime and created a safer environment for residents, which demonstrated the effectiveness of CPTED in targeted community revitalization efforts.

Omni Community Redevelopment Agency Project Peach

Project Peach reimagines 3,050 square feet as a bold live-work concept in Overtown, within the Omni Community Redevelopment Agency (CRA). This innovative four-story structure combines affordable housing with flexible commercial and creative space, which is designed to support local entrepreneurs and residents. With \$1.3 million in CRA funding, it demonstrates how small-scale development can deliver out-sized community impact. Project Peach challenges conventional models by integrating living, working, and opportunity into a single footprint. It's a scalable, people-first approach to revitalization that prioritizes innovation, equity, and sustainability. This project is more than a building. It's a blueprint for inclusive urban progress rooted in place, purpose, and possibility.

Dania Beach Community Redevelopment Agency PATCH Garden Redevelopment

In 2013, the People's Access To Community Horticulture (PATCH) was established as an urban farm for naturally grown fruits and vegetables, while providing a social center for the neighborhood residents. On April 12, 2023, a historic flood occurred in South Florida. The PATCH was severely flooded, crops were wiped out, and the garden was closed for eight months. A solution to mitigate future flooding was proposed by our farming team. On February 13, 2024, the Board of the Community Redevelopment Agency (CRA) approved the construction of the 64 raised beds to elevate the crops above the site grade, and the Redevelopment Project began.

West Palm Beach Community Redevelopment Agency Styx Promenade

The Styx Promenade re-imagines West Palm Beach's Historic Northwest District with a bold tribute to its African American roots. A \$3 million initiative by the Community Redevelopment Agency features nine new shotgun-style structures – including four parcels pairing traditional and modern designs – and a restored original shotgun structure. Honoring the legacy of the Styx community, which resettled in Pleasant City after displacement from Palm Beach Island, the project fosters economic revival with a row of Black-owned businesses. As of June 2025, all businesses are minority-owned and -operated. Those businesses are Camile's Flowers and Gifts, Wild Rose Wine & Daiquiri Bar, Eat'n Cake, A Better Way Home Care, Rohi's Readery, and Serene Beauty Suite. Designed by Alfonso Hernandez and intentionally built with community input, it celebrates cultural heritage while creating an opportunity that will shape the future. A grand opening was held on August 1, 2025.

Tampa Community Redevelopment Agency The Skills Center Collaborative

The Skills Center Collaborative is a transformative 55,000-square-foot facility located in the East Tampa Community Redevelopment Area, designed to empower youth through sports-based education. Serving as a hub for academic support, career readiness, and community engagement, it offers programs in sports, STEAM, life skills, and health. The center features a gymnasium, a health and nutrition kitchen, a computer lab, and co-working spaces. With a \$23.5 million investment, it aims to create 180 jobs and impact over 3,500 youth within its first five years of opening, which will foster long-term economic growth and community revitalization.

City of St. Cloud Community Redevelopment Agency Entertainment District Sidewalk Graphics

To enhance its vibrant Downtown Entertainment District, the St. Cloud Community Redevelopment Agency (CRA) implemented creative sidewalk floor graphics to clearly mark the district's boundaries. This initiative supports redevelopment by promoting economic activity, walkability, and a sense of place within a designated redevelopment area. The district allows open container use with specially marked cups, which encourages visitors to sip, shop, and explore. The graphics serve as wayfinding and branding tools, reinforcing the area's identity while supporting local businesses and attracting foot traffic, while advancing the CRA's goals for revitalization through placemaking and innovative redevelopment strategies.

Lauderdale Lakes Community Redevelopment Agency Trailhead Park Gathering Space Connecting People and Places

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 small park, known as the Trail head 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.

North Miami Beach Community Redevelopment Agency Crochet Art: Transformation Through Community Collaboration

The Knitting and Painting Community project turned creativity into a catalyst for change in North Miami Beach. Led by the Community Redevelopment Agency, the initiative engaged senior citizens to crochet vibrant yarn art installed along 164th Street, paired with new lighting to activate the corridor day and night. It brought local businesses, residents, and community leaders together in a shared effort to beautify and uplift the neighborhood. This out-of-the-box approach to placemaking fostered connection, gave older adults purpose, and revitalized a once-overlooked area, which boosted safety, foot traffic, and business activity. It's public art with impact: low-cost, inclusive, built to inspire, and a powerful model for neighborhood transformation.

Downtown Boca/City of Boca Raton Downtown Boca Instagrammable Art Piece

In accordance with the City of Boca Raton's goals of adding to the vibrant culture of the Downtown, the Boca Raton Community Redevelopment Agency (CRA) created and installed the Downtown Boca Instagrammable Art Piece in November 2024. This project not only enhances the beauty of the public green space, but it also creates a popular landmark, for a sense of place, as well as public interest. While considered an art piece, it has been uniquely interactive, to the point where residents and visitors pose on and around it and share their photos on social media, which creates free brand exposure for the CRA.

Community Redevelopment Agency, City of Bradenton Freebee Bradenton-Palmetto

In January 2024, the Bradenton Community Redevelopment Association (CRA) partnered with Freebee to provide the community with free, on-demand, 100% electric transportation. The micro-transit program aims to strengthen economic development and community engagement by providing a sustainable, equitable ride service to and from anywhere within the Bradenton CRA area. In January 2025, the Bradenton CRA partnered with the Palmetto CRA to combine their micro-transit programs. The ride share service also reduces the overall number of cars on the road, alleviates traffic, and improves air quality by using all-electric vehicles. Popular destinations include restaurants, shopping, grocery, work commutes, pharmacy, non-emergency medical, parks, and the Bradenton Area Convention Center.

Community Redevelopment Agency, City of Bradenton The Architecture of Community

Community is at the heart of Bradenton, and that community thrives in its vibrant downtown. A new mural on the City Centre Parking Facility helped advance the Community Redevelopment Agency's (CRA's) vision to champion local artists as vital contributors to the CRA Districts. A new public art grant was created to encourage public art on private property. This grant led to the creation of an artist roster. Local artist Mary Fragapane called the 50-by-30-foot mural "The Architecture of Community." Through the Bradenton CRA's Sustainable Community Redevelopment plan (4.2.2.2), "Public and private art's financial support may be considered an incremental revenue expenditure."

Lake Wales Community Redevelopment Agency The Squeeze

The Squeeze is a free micro-transit service in downtown Lake Wales that offers convenient, eco-friendly transportation via eight-passenger golf carts. Operating weekdays from 11 a.m. to 2 p.m., it stops at seven key downtown locations. Launched through a partnership between the City of Lake Wales, the Lake Wales Community Redevelopment Agency, Main Street, and Citrus Connection, it enhances mobility, supports local businesses, and complements downtown revitalization efforts.

City of Palmetto Community Redevelopment Agency Freebee Mico-transit System

In January 2025, the Palmetto Community Redevelopment Agency (CRA) partnered with Freebee to provide the community with free, on-demand, 100% electric transportation. The micro-transit program aims to strengthen economic development and community engagement by providing a sustainable, equitable ride service to and from anywhere within the Palmetto or Bradenton CRA areas. The ride share service also reduces the overall number of cars on the road, alleviates traffic, and improves local air quality by using all-electric vehicles. Popular destinations include restaurants, shopping, grocery, work, pharmacies, non-emergency medical destinations, parks, and the Bradenton Area Convention Center.

City of Palmetto Community Redevelopment Agency Palmetto Bay Oyster Preserve

The Palmetto Bay Aquatic Habitat and Water Quality Restoration project is a 22.81-acre site within the boundaries of the Palmetto CRA. The river was named the Oyster River in the 1880s due to the massive amounts of oysters in the water. Over-harvesting led to the depletion of oysters and a significant reduction in aquatic habitat and bird populations, leading to the name being changed to the Manatee River.

Water quality cleanup efforts can be difficult, but they offer a tremendous opportunity to transform environmentally impacted waterways into end uses that can benefit the entire community in a holistic manner.

Boynton Beach Community Redevelopment Agency Coastal Cruiser

Launched in March 2024, the Coastal Cruiser began as a visionary pilot program designed to enhance connectivity and mobility across eastern Boynton Beach. Recognizing the need for an affordable, reliable, and sustainable transportation option, the Boynton Beach Community Redevelopment Agency introduced this service to bridge key destinations while reducing traffic congestion and transportation barriers for residents, employees, and visitors. With rides starting at just \$1, the Coastal Cruiser offers a budget-friendly alternative for commuting to work, running errands, or enjoying a night out with friends, without the stress of traffic or parking.

City of Orlando, DDB/Community Redevelopment Agency Ride DTO: \$1 Ride Around Downtown Orlando

Ride DTO is a transformative, eco-friendly mobility solution launched by the City of Orlando's Community Redevelopment Agency (CRA) in partnership with Circuit Transit. This on-demand micro-transit service enhances accessibility by offering \$1 electric vehicle rides throughout downtown Orlando, with the first three rides free using code RIDEDTO. Operating daily from 8 a.m. to 8 p.m., Ride DTO connects residents, workers, and visitors to key destinations, which reduces congestion and supports local businesses. By improving downtown connectivity and creating a more seamless travel experience, Ride DTO advances the CRA's goals of sustainability, economic vitality, and an enhanced quality of life.

City of Orlando, DDB/Community Redevelopment Agency Clean & Safe App – Making a Difference Downtown

The City of Orlando's Community Redevelopment Agency is committed to providing a clean, safe, and welcoming environment, and the new Clean & Safe app makes it easier than ever to report nonemergency maintenance and public safety concerns. This user-friendly tool allows residents, workers, and visitors to quickly report issues such as graffiti, overflowing trash bins, and sidewalk repairs with just a few taps. By streamlining the reporting process, the app ensures faster response times and helps keep downtown vibrant and well-maintained. This initiative reflects our continued commitment to enhancing the downtown experience for everyone.

OUTSTANDING HOUSING PROJECT

Omni Community Redevelopment Agency Wynwood Works

Wynwood Works is a transformative mixed-use affordable housing development created through a partnership between the Omni Community Redevelopment Agency (CRA), Magellan Housing, and the Haslem Foundation. This 12-story project includes 120 income-based residential units, with rents starting at \$596, and it serves residents ranging from those transitioning out of homelessness to households earning up to 80% of the area median income. The project is supported by a \$9.9 million CRA forgivable loan, a land and tax-increment financing rebate not to exceed \$12.9 million, and a 50-year restrictive covenant and share in the retail space. It features 5,698 square feet of commercial space, 102 parking spaces, and amenities such as a gym, garden, and community center. Wynwood Works is a model of equitable, sustainable housing in Miami.

Lake Worth Beach Community Redevelopment Agency Deco Green – “A Boutique Way to Live”

Deco Green at Lake Worth Beach is the latest and greatest housing development in Palm Beach County. This brand-new mixed-use project provides 125 rental units with one, two, and three bedrooms. The development also contains 6,800 square feet of future retail space and 1,000 square feet of leasable office space. This project is located on a 2.3-acre former industrial site that was purchased and remediated by the Lake Worth Beach Community Redevelopment Agency (CRA). Deco Green at Lake Worth Beach was designed to inspire artists and others who want to live in a community focused on art and a Florida bohemian flair for life.

Fort Lauderdale Community Redevelopment Agency Mount Hermon Apartments

Mount Hermon Apartments is a seven-story, \$43.5 million affordable senior housing development in Fort Lauderdale's Dorsey Riverbend neighborhood. Reserved for residents aged 62-plus earning at or below 25-60% of area median income, the project offers 104 energy-efficient one- and two-bedroom units, with rents ranging from \$425 to \$1,225, which is well below area averages. Developed by the Housing Trust Group in partnership with Mount Hermon AME Church, the project sits on church-owned land under a long-term lease. Residents enjoy top-tier amenities including a rooftop walking path, clubroom, fitness center, outdoor kitchens, and wellness support programs.

Southeast Overtown Park West Community Redevelopment Agency Residences at Sawyer's Walk, Block 55

Sawyer's Walk, a transformative 3.44-acre development in the heart of Overtown, Miami, revitalized land once vacant at 249 NW Sixth Street. This mixed-use project encompasses 578 affordable units (Residences at Sawyer's Walk), half reserved for seniors earning below 50% of the area's median income, which offers relief for families amid the nation's housing crisis. It also brings 250,000 square feet of commercial and entertainment space, anchored by major retailers such as Target, Aldi, and Ross. With a 925-space garage and MSC Group headquarters on-site, it's a catalyst for economic growth. The Southeast Overtown Park West Community Redevelopment Agency's strategic land investment, valued at \$18 million, fuels further neighborhood reinvestment and long-term community transformation.

Community Redevelopment Agency, City of Bradenton The Met I

The MET I is a workforce housing community that aligns with new urbanism and focuses on sustainable, modern living. It includes 200 studios and one- and two-bedroom units, and it creates a vibrant atmosphere centered around affordable apartments. This setup allows individuals to live close to work, shopping, restaurants, and entertainment. The community showcases human-scale design that emphasizes the creative and flexible use of space, which caters to residents' needs and promotes healthy living. The MET I boosts economic development and revitalization in the Bradenton Community Redevelopment Agency.

City of St. Cloud Community Redevelopment Agency Plant Paint Pave Program

The Paint, Plant, Pave program was launched by the St. Cloud Community Redevelopment Agency (CRA) to enhance curb appeal and improve the quality of life in residential neighborhoods in the Downtown CRA district. Targeting single-family homes and two-unit multifamily properties in visible disrepair, the program supports aesthetic and functional upgrades such as pressure washing, painting, minor façade repairs, landscaping, awning installation, sidewalk and driveway restoration, irrigation, fence repair or removal, and interior repairs directly impacted by exterior work. By offering up to \$2,000 per property for eligible exterior improvements, the CRA empowers residents to revitalize their homes, strengthens neighborhood pride, and contributes to the area's overall redevelopment goals.

Community Redevelopment Agency, City of Bradenton Astoria on 9th

Bradenton's new affordable senior housing community has recently opened with great enthusiasm. It featured a visit from a celebrity who helped bring the project to life. The 120-unit, \$37.4 million Astoria on 9th collaborated with AM Affordable Housing, a nonprofit founded by Alonzo Mourning, NBA Hall of Famer and Miami Heat legend. "These are not just apartments," Mourning said. "They're homes." Project partners include the Bradenton Community Redevelopment Agency, Housing Trust Group, AM Affordable Housing, Manatee County, the City of Bradenton, Fifth Third Bank, Raymond James, the State Apartment Incentive Loan, and the National Housing Trust Fund.

City of North Miami Beach Community Redevelopment Agency Aura NMB

Aura North Miami Beach is a transformative eight-story mixed-use development featuring 373 luxury rental units and 17,000 square feet of ground-floor retail and office space. It is the first major project under the City's new zoning code and plays a pivotal role in revitalizing the Harriet Tubman Highway corridor. With a striking contemporary design that immediately captures the eye, Aura adds architectural elegance to the city's evolving skyline. Located near Aventura and Oleta River State Park, it offers panoramic views of Maule Lake and the Intracoastal. Rooftop amenities, smart tech, and green space define Aura's standard for modern urban living.

OUTSTANDING NEW BUILDING PROJECT

X Urban Construction Journal Plaza Phase 2

The Journal Plaza is a catalyst project. It was developed to jumpstart the revitalization effort in the historic downtown of Lake Placid. Downtown Lake Placid lacked a town square, where people of all ages could gather. The project was created to fill this void. The Journal Plaza was designed to look like a village. It includes a clock tower and a green space where families can play. This space also accommodates a weekly farmer's market and "movies in the park." The retail shops and restaurants of The Journal Plaza are naturally supported, as they are easily accessible and appropriate.

North Miami Community Redevelopment Agency Residences at NoMi

The North Miami Community Redevelopment Agency (NMCRA) proudly approved an \$8 million infrastructure grant to support Residences at NoMi, a transformative mixed-income senior living community developed by Horizon at NoMi. This thoughtfully planned project will deliver 175 residential units across three modern buildings, designed to promote comfort, accessibility, and dignity for seniors of varying income levels. In addition to high-quality housing, the development includes a dynamic blend of office, retail, and amenity spaces that will enhance the surrounding community and create opportunities for engagement and economic activity. A five-story parking garage with 220 spaces will serve residents, visitors, and commercial tenants, ensuring convenience and ease of access. Residences at NoMi is more than a housing development; it's a long-term investment in the health, stability, and vibrancy of North Miami's senior population and surrounding neighborhoods.

Hallandale Beach Community Redevelopment Agency Hallandale Beach City Center

The Hallandale Beach City Center (HCC) is a transformative mixed-use development featuring 89 residential rental units, over 8,000 square feet of commercial space, and a 270-space parking facility with 55 spaces dedicated for public use. Located in the northwest quadrant, HCC promotes economic growth and community revitalization through innovative design, sustainable infrastructure, and a planned food hall kitchen incubator supporting local culinary entrepreneurs. The project enhances walkability, activates underutilized space, and serves as a model for equitable urban redevelopment. Tenant build-out is scheduled for fall 2025.

Community Redevelopment Agency, City of Bradenton Met I

The MET I is a workforce housing community that aligns with new urbanism and focuses on sustainable modern living. It includes 200 studios and one- and two-bedroom units that create a vibrant atmosphere centered around affordable apartments. This setup allows individuals to live close to work, shopping, restaurants, and entertainment. The community showcases human-scale design that emphasizes the creative and flexible use of space, caters to residents' needs, and promotes healthy living. The MET I boosts economic development and revitalization in the Bradenton Community Redevelopment Agency.

City of Palmetto Community Redevelopment Agency Sudsko West Laundry

Sudsko West, a collaborative effort between the City of Palmetto Community Redevelopment Agency and Opal Hotels, is a beacon of new light in an under-served neighborhood of the Community Redevelopment Agency that brings employment opportunities for its residents. The new facility will be located just north of a former migrant-worker subdivision that was condemned and demolished. A new multifamily subdivision comprised of 100 new units is planned for the area. These new units will become available to the new employees at the Sudsko facility.

Community Redevelopment Agency, City of Bradenton Astoria on 9th

Bradenton's new affordable senior housing community has recently opened with great enthusiasm. It featured a visit from a celebrity who helped bring the project to life. The 120-unit, \$37.4 million Astoria on 9th collaborated with AM Affordable Housing, a nonprofit founded by Alonzo Mourning, NBA Hall of Famer and Miami Heat legend. "These are not just apartments," Mourning said. "They're homes." Project partners include the Bradenton Community Redevelopment Agency, Housing Trust Group, AM Affordable Housing, Manatee County, the City of Bradenton, Fifth Third Bank, Raymond James, the State Apartment Incentive Loan, and the National Housing Trust Fund.

OUTSTANDING REHABILITATION, RENOVATION, OR REUSE PROJECT

City of Tallahassee Community Redevelopment Agency Amicus Brewing Ventures

ABV (Amicus Brewing Ventures) is where family and friends gather, relax, and unwind in an atmosphere representing historic preservation and redevelopment. ABV transformed an 1890s original city waterworks building into a vibrant family-friendly brewery. The brewery partners with local and regional businesses to offer snacks, wine, and nonalcoholic beverages. Their pint-of-the-month charity tap supports local nonprofits with a variety of fundraising events. Funding by various sources, including a \$297,000 grant from the Downtown District Community Redevelopment Agency, underscores its success. ABV aids in achieving an 18-hour downtown for Tallahassee by bringing more after-hours businesses and employment opportunities to the downtown area.

City of Tampa Community Redevelopment Agency Where the Past Fuels the Future: A Story of Revival in Ybor City

Once a forgotten 1930s auto shop, now a radiant symbol of renewal, this adaptive reuse project fuses historic charm with modern ingenuity. With bold vision and public-private collaboration, the City of Tampa Community Redevelopment Agency and Bennett, Jacobs & Adams, P.A. transformed blight into beauty. Re-imagined with glass-front facades, preserved architectural details, and energy-smart systems, the building now pulses with professional life. More than restoration, it's reinvention, honoring Ybor's soul while igniting its economic heartbeat. A beacon for what's possible, this project inspires communities everywhere to see not what is, but what could be.

City of Tampa Community Redevelopment Agency EQ Main Street: A Trailblazing Transformation in West Tampa

The EQ Main Street project stands as a pioneering example of adaptive reuse and community revitalization. Through the creative combination of the Tampa Community Redevelopment Agency's (CRA's) Facade and Vanilla Shell grants, this initiative breathed new life into a long-vacant historic building in the heart of the West Tampa National Historic District. Once a blighted property, it now houses vibrant retail and professional spaces, catalyzing further investment and neighborhood pride. Leveraging \$67,700 in CRA funds to unlock \$2.4 million in private investment, this project set a precedent for strategic redevelopment by showcasing innovation, economic impact, and a replicable model for other communities.

City of Tampa Community Redevelopment Agency Kid Mason Community Center Renovation

The Kid Mason Community Center Renovation revitalized a historic facility in Downtown Tampa's Central Avenue District. Funded by the Downtown Tampa Community Redevelopment Area, the \$2.6 million project added over 400 square feet to the original structure and introduced modern amenities to enhance community engagement. Utility systems were completely overhauled, and a secure, enclosed entrance with a safety check-in point was added. The center honors Mason "Kid" Fendall, a prominent Black business owner and community activist, and serves as a stop on the Tampa Soul Walk, which celebrates the City's Black history.

Southeast Overtown/Park West Community Redevelopment Agency Lawson E. Thomas Building

The Southeast Overtown/Park West Community Redevelopment Agency successfully completed a \$374,000 historic recertification and restoration project of the Lawson E. Thomas Building in Overtown, Miami. Formerly the office of Judge Lawson E. Thomas, the building now holds historic designation and has been transformed into a cultural asset. Upgrades include vital infrastructure improvements and a restored facade. The site features a mural by artist Anthony Mojo Reed II and is set to serve as an art gallery hosting exhibitions such as “Sepia Vernacular,” showcasing Overtown’s rich history. This adaptive reuse project preserves heritage, enriches community culture, and enhances public engagement in Historic Overtown.

Fort Lauderdale Community Redevelopment Agency American Legion Robert Bethel Post 220

Founded in 1947, the American Legion Robert Bethel Post 220 has long served veterans and residents in Fort Lauderdale’s historic Sistrunk neighborhood. A transformative renovation expanded the facility from 960 to 2,544 square feet and re-imagined it as a modern, community-centered hub. The upgraded space features high ceilings, natural light, and an open, flexible layout. Key additions include a large event hall, a fully equipped kitchen, accessible restrooms, office and storage areas, and a new outdoor gathering space. These improvements position Post 220 to better fulfill its mission of service, outreach, and neighborhood engagement for current and future generations.

West Palm Beach Community Redevelopment Agency Padel Club

Padel Club, the first dedicated padel facility in Palm Beach County, opened along the Dixie corridor in West Palm Beach. The project received a total grant of \$100,000 from the Relocation and Development Assistance Program of the West Palm Beach Community Redevelopment Agency to support construction upgrades. Featuring one indoor and three outdoor courts, a café, lounge, and locker rooms, the club transforms a previously vacant property, which helps reduce store vacancies along Dixie Highway. In addition to creating local jobs, Padel Club fosters community engagement, boosts the economy, and promotes active living.

Fort Lauderdale Community Redevelopment Agency Thrive Art District

Thrive Art District is a transformative redevelopment turning Fort Lauderdale’s Progresso Village into a vibrant destination for business, culture, and entertainment. This public-private initiative revitalized a once-blighted industrial corridor into more than 80,000 square feet of retail, office, and creative space. Thrive offers unique opportunities for restaurants, breweries, artists, and entrepreneurs, anchored by Music Square, which is a 17,000-square-foot outdoor venue hosting weekly events. At full capacity, Thrive Art District will support up to 60 local businesses, which will foster inclusive growth, drive job creation, and redefine the area as Fort Lauderdale’s own version of Wynwood.

Opa-locka Community Redevelopment Agency OCRA Rose Tydus Prayer Garden Renovation

The Rose Tydus Prayer Garden Renovation transformed a neglected public space in Opa-locka into a vibrant, community-centered green oasis. Led by the Opa-locka Community Redevelopment Agency (CRA), the revitalization project included new landscaping, upgraded seating, lighting improvements, and enhanced accessibility features. Named in honor of former Commissioner Rose Tydus, the garden now serves as a peaceful gathering space for residents and promotes wellness, reflection, and neighborhood pride. This project exemplifies how public-private partnerships, thoughtful design, and targeted investment can restore underused spaces, align with the CRA's redevelopment goals, and improve quality of life for historically under-served communities.

Fort Pierce Community Redevelopment Agency Exterior Restoration of Old St. Anastasia

The exterior restoration of Old St. Anastasia in Fort Pierce revitalized a treasured historic landmark while reinforcing community identity and pride. This project, led by the Fort Pierce Redevelopment Agency, transformed a blighted, long-vacant structure into a preserved architectural asset with future potential for adaptive reuse. The historically sensitive renovation enhances the Peacock Arts District, encourages heritage tourism, and sets the stage for future investment. Through innovative design, partnerships, and strategic funding, the project embodies the spirit of preservation and economic development, while making Old St. Anastasia a beacon of resilience, heritage, and forward-thinking redevelopment.

PLANNING STUDIES

NW 79th Street Community Redevelopment Agency NW 79th Street CRA Action Plan

The Five-Year Action Plan was developed through a yearlong, four-phase process involving the Community Redevelopment Agency Board and community. In the “discovery” phase, existing conditions were assessed via mapping and stakeholder interviews. The “drill down” phase analyzed data and identified key redevelopment priorities during a board retreat, followed by a project-ranking exercise. During the “design” phase, a draft plan, interactive dashboard, and website were created to ensure transparency. After focus group meetings with property owners, business owners, and residents, the projects and priorities were modified. The final phase, “implementation,” will take place over the next five years to bring the plan’s projects to life.

Marion County Community Redevelopment Agency Silver Springs CRA Master Plan Update

The Silver Springs CRA Master Plan Update re-imagines one of Florida’s most iconic natural and cultural destinations through a bold, community-driven redevelopment strategy. Anchored by Silver Springs State Park, the plan outlines four catalyst concepts – multiple-family, town center, resort lodging, and mixed-use – that act to illustrate opportunities to revitalize the area’s economy, enhance mobility, and celebrate its unique identity. Developed through extensive public engagement and market analysis, the plan outlines infrastructure upgrades, branding, and placemaking to guide reinvestment through 2052. It is a replicable model for rural and mid-sized communities seeking sustainable, inclusive, and place-based revitalization.

Redevelopment Management Associates Bartow Community Redevelopment Agency Feasibility Study

There had been several planning initiatives developed for the Bartow CRA since its creation in 1990; however, the new CRA administration desired to conduct a feasibility study for the potential redevelopment of commercial and residential properties, along with capital improvement projects. Feasibility studies are particularly effective as they provide data-driven insights into current factors that include market demand and public-private partnership potential. After prime sites were identified and a market analysis and stakeholder engagement were conducted, recommendations and funding sources were identified that will maximize the chances of successful redevelopment in the Bartow CRA Feasibility Study.

Fort Pierce Community Redevelopment Agency Western Peninsula Master Plan

The Fort Pierce Western Peninsula Master Plan is a visionary, community-driven study that re-imagines a soon-to-be-decommissioned waterfront wastewater treatment plant as a resilient, mixed-use public destination. Through an inclusive charrette process, the plan builds on the area’s strong waterfront access and enhances it with new parks, a continuous promenade, and thoughtfully integrated development. It provides a realistic, actionable framework for transitioning critical infrastructure into a vibrant district that welcomes community use and private investment. Rooted in public input and aligned with strategic goals, the plan exemplifies how thoughtful planning can catalyze transformative, place-based redevelopment.

**City of Palmetto Community
Redevelopment Agency
City of Palmetto Vulnerability Assessment**

The City of Palmetto Vulnerability Assessment analyzed the impact of sea-level rise, storm surge, and rainfall and illustrated the results in an easy-to-understand format that will inform ongoing resilience planning.

**City of St. Cloud
St. Cloud Downtown Alley Improvements Study:
Activating Forgotten Spaces**

The St. Cloud Downtown Alley Improvements Study is a comprehensive two-phase planning effort that re-imagines 11 alleyways across 12 blocks as walkable, economically vibrant, and culturally activated urban connectors. Conducted in partnership with Ayres, the study used assessments, stakeholder input, and case studies to develop customized improvement strategies by alley typology: active, connector, and service. It includes design recommendations, cost estimates, phasing, and funding guidance to support implementation. The study has already influenced city planning and represents a transformative vision for how underutilized infrastructure can enhance connectivity, safety, sustainability, and economic vitality in downtown redevelopment.

**City of Orlando, DDB/Community
Redevelopment Agency
DTO Action Plan – Transforming Downtown for All**

The Downtown Orlando (DTO) Action Plan is a strategic roadmap to enhance downtown's livability, connectivity, and economic vitality. Developed through a four-phase process—analysis, strategy, visualization, and implementation—the plan identifies impactful projects to support a more walkable, inclusive, and resilient urban core. Led by the City of Orlando's Community Redevelopment Agency (CRA), the initiative leverages tools like the Walkable City Audit and StreetSeen assessment to target key investments. Rooted in over a decade of community input, the plan has already spurred employer attraction, infrastructure improvements, and new development, which positions downtown Orlando for sustainable, people-centered growth.

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