THE FLORIDA
REDEVELOPMENT
ASSOCIATION

FLORIDA REDEVELOPMENT AWARDS

2026 BEST BOOK

"Redevelopment is about creating opportunities for people to live, work, and thrive in places that were once neglected. It's the heart of a community coming back to life."

— Edward J. Sullivan

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PRESIDENT'S COMMENTS



Michele Hylton-Terry, FRA-RA, Executive Director, Fort Myers CRA

2025-26 FRA President

Dear Redevelopment Professionals,

On behalf of the Florida Redevelopment Association, congratulations to this year's Best Book winners! We also extend our sincere thanks to everyone who submitted projects for consideration. It is truly exciting and inspiring to see the incredible work taking place in CRAs throughout Florida.

The creativity, innovation, and commitment reflected in this year's submissions are a powerful reminder of the important role redevelopment plays in strengthening our communities. Each project tells a story of vision, collaboration, and progress, and together they showcase the passion that redevelopment professionals bring to their work every day.

The Best Book celebrates the transformative impact CRAs are making across the state. Every submission represents meaningful efforts to improve neighborhoods, support local investment, and create lasting community benefits. Whether or not your project was selected for an award, your work contributes to a broader conversation about what is possible through thoughtful and effective redevelopment.

It has been a true honor to serve as President of the Florida Redevelopment Association over the past year. I have been continually inspired by the dedication, energy, and enthusiasm of redevelopment professionals and CRA supporters statewide. Your willingness to share your successes, challenges, and lessons learned strengthens our collective knowledge and helps move our profession forward.

Thank you again for your commitment to redevelopment, one project at a time, and for helping make this year's Best Book such an outstanding showcase of the remarkable work happening in communities across Florida.

With appreciation,



Michele Hylton-Terry, FRA-RA, Executive Director, Fort Myers CRA

2025-26 FRA President

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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.

THE FLORIDA REDEVELOPMENT ASSOCIATION

CONTACT US

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

Florida Redevelopment Association
301 S. Bronough St., Suite 300
Tallahassee, FL 32301
850.222.9684
redevelopment.net

Jeff Blomeley, Executive Director
850.701.3614
jblomeley@flcities.com

Merrily Bennett, Affiliate Coordinator
850.701.3677
mbennett@flcities.com

ABOUT THE FRA ROY F. KENZIE AWARDS PROGRAM

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

To recognize the projects and people involved in redevelopment throughout the state, three 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 10 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**
- **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 2026. The FRA encourages you to use the Best Book to gather innovative ideas and share them within your community. They are true success stories.*

2026

ROY F. KENZIE

AWARD WINNERS









ANNUAL REPORT – LARGE CITY

City of Hallandale Beach Community Redevelopment Agency
2025 Hallandale Beach Community Redevelopment Agency Annual Report

The Hallandale Beach Community Redevelopment Agency's 2025 Annual Report highlights a transformative year of strategic redevelopment, economic growth, and community investment. Spanning 76% of the City, the HBCRA continues leveraging tax increment financing to eliminate blight, strengthen neighborhoods, and drive sustainable revitalization. The report showcases over $1 billion in active and planned investments, major infrastructure improvements, affordable and market-rate housing initiatives, District 8 revitalization efforts, public safety enhancements, arts and culture programming, and the launch of the BE Local business initiative. With a tax base growth of 753% since inception, the HBCRA remains committed to creating lasting progress, opportunity, and quality-of-life improvements for residents and businesses

FOR MORE INFORMATION:

jearle@cohb.org



ANNUAL REPORT – SMALL CITY

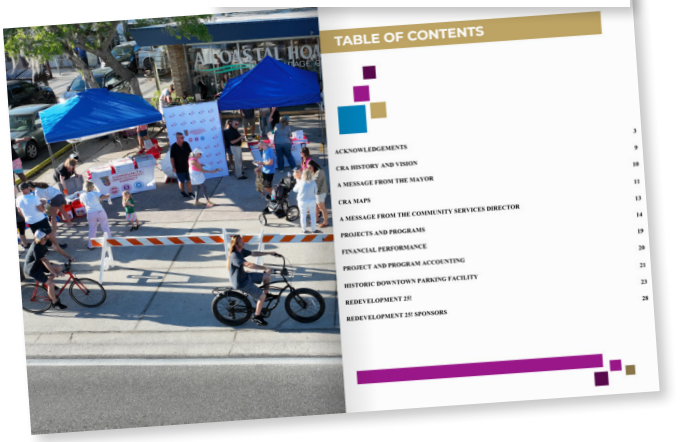
City of St. Augustine Community Redevelopment Agency
Redevelopment 25! 2025 Annual Report

The CRA's 2025 Annual Report, Redevelopment 25!, marks a significant milestone celebrating 25 years of community redevelopment in St. Augustine. This commemorative report highlights transformative projects, strategic investments, and community-driven initiatives that have strengthened neighborhoods, enhanced public spaces, and supported economic growth. From historic preservation efforts to infrastructure improvements and housing programs, the report reflects the CRA's continued commitment to revitalization and sustainability. Redevelopment 25! not only honors past achievements but also sets the stage for future progress, reinforcing the City's dedication to preserving its heritage while fostering a vibrant and resilient community for generations to come.



FOR MORE INFORMATION:

jperkins@citystaug.com



CAPITAL PROJECTS/INFRASTRUCTURE – LARGE CITY

Collier County Community Redevelopment Agency – Immokalee Area
Immokalee Area Improvements TIGER Grant Project

The Immokalee Complete Streets Project, led by the Collier County Transportation Department with support from the Collier County CRA, transformed a key corridor in a historically underserved rural community through a federally funded TIGER/RAISE grant. Completed in 2025, this $22.87 million design-build project delivered 20 miles of sidewalks, bike networks, shared-use paths, lighting, transit facilities, and drainage improvements. Guided by extensive community input and strong interagency partnerships, the project prioritized safety, accessibility, and connectivity for nearly 25,000 residents. Ongoing CRA investment supports long-term sustainability, enhancing quality of life while advancing economic growth and future revitalization efforts.

FOR MORE INFORMATION:

christie.betancourt@collier.gov





CAPITAL PROJECTS/INFRASTRUCTURE – SMALL CITY

City of New Port Richey Community Redevelopment Agency
Railroad Square & Cavalaire Square Redevelopment Project

The Railroad Square & Cavalaire Square Redevelopment transformed a dated downtown corridor into a vibrant, pedestrian-oriented public space in New Port Richey. The project introduced underground utilities, decorative paving, enhanced lighting, expanded seating, and flexible event infrastructure to support local businesses and community gatherings. By prioritizing walkability and placemaking, the City created a dynamic destination that drives economic activity and strengthens community identity. This strategic investment revitalizes the downtown core, improves safety and accessibility, and provides a flexible space for events, dining, and everyday use, positioning Railroad Square and Cavalaire Square as a model for small-scale, high-impact redevelopment.



FOR MORE INFORMATION:

mannsd@cityofnewportrichey.org



CREATIVE PROJECT FUNDING AND DEVELOPMENT PARTNERSHIPS – LARGE CITY

Southeast Overtown/Park West Community Redevelopment Agency
Culmer Place and Culmer Gardens

The Culmer Place and Culmer Gardens redevelopment spans over 20 acres in the heart of Overtown and represents a transformative mixed-income housing initiative. The project replaces obsolete 1970s-era public housing with a modern, phased redevelopment that will deliver more than 1,000 mixed-income units, including a significant number of deeply affordable homes. Located at 600 NW 10th Street, the development integrates high-quality residential buildings, community amenities, and supportive services. Through a coordinated public-private partnership, the project leverages multiple funding sources and programs to preserve affordability, improve living conditions, and catalyze long-term neighborhood revitalization.

FOR MORE INFORMATION:

nasangster@miamigov.com



INNOVATIVE BLIGHT MANAGEMENT PROGRAMS – LARGE CITY

Community Redevelopment Agency of the City of Bradenton
Project Fortify: CRA & SHIP Resilience Partnership

This collaborative initiative pairs Community Redevelopment Agency (CRA) grant funding with Housing & Community Development's State Housing Initiatives Partnership (SHIP) program to maximize local resource impact. The partnership delivers critical home rehabilitation services to low-income homeowners, focusing heavily on storm hardening and disaster mitigation. Funding covers essential structural resilience upgrades, including impact-resistant windows, wind-rated roof replacements, fortified exterior doors, and garage door reinforcements. By blending these distinct funding streams, this program effectively eliminates financial barriers for vulnerable families, safeguards affordable housing stock, and ensures that historically underserved neighborhoods are structurally fortified to successfully withstand severe coastal weather events.



FOR MORE INFORMATION:

todd.campbell@bradentonfl.gov

INNOVATIVE BLIGHT MANAGEMENT PROGRAMS – SMALL CITY

Palmetto Community Redevelopment Agency
Estuary Preserve Cleanup and Environmental Stewardship Initiative

The Palmetto CRA launched an innovative blight-removal and environmental stewardship initiative to address severe trash accumulation, hazardous materials, and abandoned encampments within the Palmetto Estuary Preserve. The 22-acre site, located at 101 and 601 US 41 N. in Palmetto, is one of the community's most sensitive natural assets. Through a coordinated effort between Code Enforcement, Palmetto Police Department, CRA staff, and Bio-One, a specialized biohazard remediation contractor, tons of debris were removed using low-impact methods that protected fragile mangrove ecosystems. The emergency cleanup restored safe public access, mitigated environmental risks, and created an ongoing maintenance strategy. This collaborative model now guides continued monitoring and stewardship of the preserve.

FOR MORE INFORMATION:

rayoung@palmettocra.org



OUT OF THE BOX – LARGE CITY

Homestead Community Redevelopment Agency
Downtown Homestead: From Spaces to Places

Downtown Homestead: From Spaces to Places is a multi-partner initiative helping to activate Losner Park and downtown into a vibrant social gathering spot through connectivity, art, and year-round activation. The CRA, City of Homestead, City of Homestead Arts in Public Spaces, and Seminole Theatre combined public space improvements, arts programming, technology, and hospitality to increase utilization of the park, increase foot traffic, extend evening activity, and help in business recruitment to activate vacant storefronts and limited nightlife. Investments include the demolition of a blighted building and construction of a Paseo Park linking the Homestead Station Mixed-Use Multi-Modal Transit Station to Losner Park, large-scale interactive murals, public Wi-Fi, weekly events, and an indoor-outdoor theater experience that is helping to energize downtown and strengthen the redevelopment momentum already underway.







FOR MORE INFORMATION:

lbuell@homesteadfl.gov

OUT OF THE BOX – LARGE CITY

City of Orlando, Downtown Development Board/Community Redevelopment Agency
Art²: Reimagining Downtown Through Art and Placemaking

Funded by the City of Orlando's Community Redevelopment Agency, Art² (Art Squared) is an innovative urban art park that masterfully blends public space, local cuisine, and the arts. Advancing the DTO Action Plan to create "An Awesome Outdoor City," this first-of-its-kind interactive pocket park transforms an underutilized downtown footprint into a vibrant community hub. Featuring rotating local food trucks curated by À La Cart, craft beverages, immersive digital art, and large-scale cultural murals, Art² serves as a model for modern urban placemaking, driving downtown economic vitality and cultivating a deep sense of community connection.





FOR MORE INFORMATION:

kelly.allen@downtownorlando.com



OUTSTANDING HOUSING PROJECT – LARGE CITY

City of Clearwater Community Redevelopment Agency

Clearwater Gardens: From Blight to Bloom — A Transformational Housing Development Rooted in Community

Clearwater Gardens transformed one of Clearwater's most challenged and high-crime properties into a vibrant, affordable housing community that is reshaping the Downtown Gateway neighborhood. Through more than 15 years of planning, strategic investment, and strong public-private partnerships, the project replaced blight with 81 high-quality workforce housing units connected to an active community garden that inspired the development's name and sustainability features that support long-term operations. Clearwater Gardens improves safety, expands affordable housing inventory, strengthens neighborhood identity, and stands as a powerful example of how long-term vision and redevelopment can create lasting change for an entire community.

FOR MORE INFORMATION:

jesus.nino@myclearwater.com



OUTSTANDING HOUSING PROJECT – SMALL CITY

Lake Wales Community Redevelopment Agency
The HOME Program (Housing Opportunities for Mobility & Equity)

The HOME Program (Housing Opportunities for Mobility & Equity) is a new program designed to provide accessibility-focused home repairs and modifications for disabled residents within the CRA. The program helps individuals safely age in place by improving mobility, safety, and overall living conditions. By supporting accessible and affordable housing, the program promotes independence, enhances quality of life, and aligns with broader community redevelopment goals focused on safe neighborhoods, inclusivity, and improved connectivity. Through compassion and purposeful design, the program doesn't just improve houses — it strengthens lives and builds a more connected community for all.

FOR MORE INFORMATION:

ddrumgo@lakewalesfl.gov



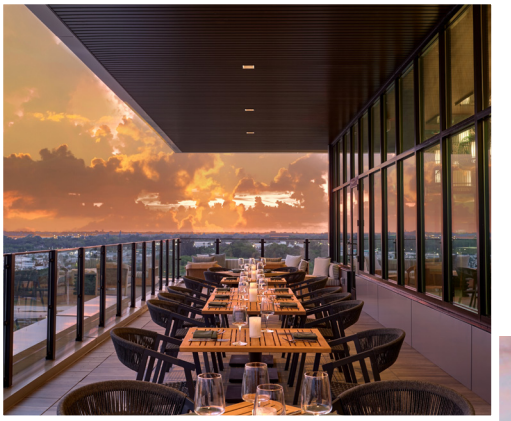
OUTSTANDING NEW BUILDING – SMALL CITY

City of Palmetto/Palmetto Community Redevelopment Agency

Palmetto Marriott Resort & Spa

InDevelopment Partners developed Palmetto's first full-service hotel and event venue: the Palmetto Marriott Resort & Spa, a "first-of-its-kind" hotel. Supported by $6 million in CRA incentives and additional state grants, this catalytic project bolstered the local economy and helped establish Palmetto as a conference destination. Community benefits include a strong public-private partnership, new public gathering spaces, annual community contributions tied to the incentive agreement, and revitalization of major corridors. Coordinated with improvements to the adjacent conference center, the project created expanded event opportunities and regional appeal.





FOR MORE INFORMATION:

rayoung@palmettocra.org



OUTSTANDING REHABILITATION, RENOVATION, OR REUSE – LARGE CITY

West Palm Beach Community Redevelopment Agency

Sunset Lounge



The Sunset Lounge Historic Renovation is a transformative adaptive reuse project celebrating the venue's centennial year and enduring legacy as one of West Palm Beach's most significant cultural landmarks. Originally opened in 1926 by Robert Sanders, the iconic jazz-era nightclub hosted legendary performers including Count Basie, Ella Fitzgerald, and Louis Armstrong. Led by the West Palm Beach Community Redevelopment Agency, the restoration preserves the building's historic character while introducing a thoughtfully designed 20,000-square-foot expansion featuring a restaurant, rooftop bar, and event spaces. As it marks 100 years, the revitalized Sunset Lounge reemerges as a world-class cultural destination and a catalyst for community and economic vitality.

FOR MORE INFORMATION:

gbaker@wpb.org





OUTSTANDING REHABILITATION, RENOVATION, OR REUSE – SMALL CITY

Opa-locka Community Redevelopment Agency

Reviving a Landmark: Historic Rehabilitation and Adaptive Reuse of the Opa-locka Train Station

The Opa-locka Community Redevelopment Agency, in partnership with Ten North Group, transformed the historic Opa-locka Train Station into a vibrant multi-use cultural and community destination through strategic historic rehabilitation and adaptive reuse. Located adjacent to the active Tri-Rail corridor, the restored landmark now serves as a gathering space for artists, exhibitions, community events, and cultural programming, including major Art Basel Miami activations in the City of Opa-locka. The project preserves the city's unique architectural heritage while advancing creative placemaking, transit-oriented redevelopment, and economic revitalization. Future plans include café and refreshment amenities to further activate the site for residents, commuters, and visitors.







FOR MORE INFORMATION:

sdorsainvil@opalockafl.gov

PLANNING STUDIES – LARGE CITY

City of Orlando, Downtown Development Board/Community Redevelopment Agency

CANVAS: Culture as Catalyst



The CANVAS Cultural Arts Plan represents a collective vision and strategic roadmap for elevating Central Florida's arts and culture to truly reflect a diverse, world-class community, a place that values creativity, embraces innovation, and celebrates the power of arts and culture to transform lives and spaces through genuine human connection. A comprehensive 10-year cross-jurisdictional roadmap, it emerged from 18 months of intensive civic engagement involving over 1,500 residents, cultural organizations, and area leaders, and is designed to transform the downtown CRA, the City of Orlando, and Orange County into a welcoming and singularly memorable cultural destination.

FOR MORE INFORMATION:
kelly.allen@downtownorlando.com

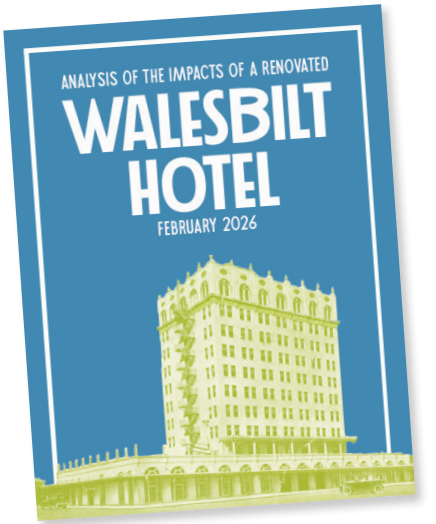




PLANNING STUDIES – SMALL CITY

Lake Wales Community Redevelopment Agency
The Walesbilt Hotel Study

The Walesbilt Hotel Study provides a comprehensive analysis of the projected economic impacts of redeveloping the historic Walesbilt Hotel in downtown Lake Wales. Prepared by PlaceEconomics, the study evaluates both short-term construction impacts and long-term operational benefits, including job creation, labor income, visitor spending, and local tax generation. Using data modeling and industry benchmarks, the study estimates that the redevelopment will substantially increase economic activity, attract visitors, and strengthen the local economy while preserving a significant historic landmark and supporting future community growth.



FOR MORE INFORMATION:

ryounggopie@palmettocra.org

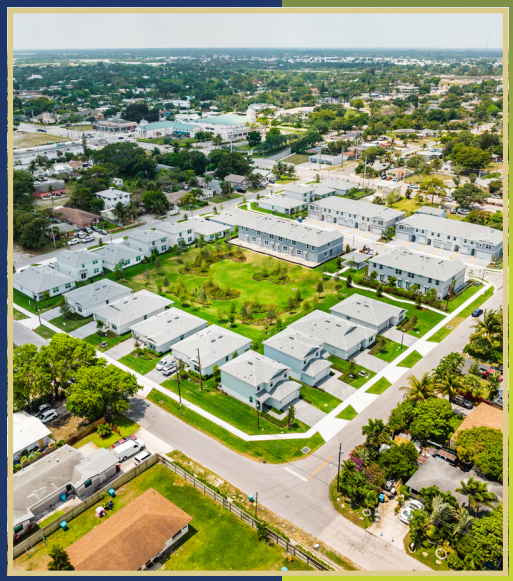






PRESIDENT'S AWARD

Boynton Beach Community Redevelopment Agency
Cottage District Infill Housing Project



After nearly 15 years of strategic land acquisition, the Boynton Beach CRA, in partnership with PulteGroup, completed 41 for-sale workforce homes in the Heart of Boynton neighborhood. Amid a critical regional need for attainable housing, the BBCRA leveraged publicly owned real estate to expand homeownership opportunities for low- and moderate-income residents. The Cottage District features 19 single-family homes and 22 townhomes, thoughtfully designed to reflect the neighborhood's historic character. Community enhancements — including new trees, five-foot sidewalks, and pedestrian-friendly street lighting — promote walkability, safety, and lasting neighborhood pride.

FOR MORE INFORMATION:

utterbackt@bbfl.us



Annual Reports

Town of Davie Community Redevelopment Agency

Town of Davie 2025 Community Redevelopment Agency Annual Report

The Davie CRA Annual Report is a magazine-style narrative outlining the accomplishments of the CRA during the 2025 calendar year. The Annual Report was designed to reflect Davie's character as a community that's true to its heritage while embracing forward-thinking strategies. The report highlights major achievements, redevelopment initiatives, workforce partnerships, infrastructure investments, expenditures, and community impact through colorful visuals and comprehensive graphics. The Annual Report also features exciting events, programs, and initiatives from the Davie CRA. Overall, it serves as a marketable and transparent report that residents, stakeholders, investors, and the business community can take pride in.

Lake Wales Community Redevelopment Agency

The 2025 Lake Wales CRA Annual Report

The 2025 Annual Report captures a year of bold momentum and meaningful transformation for the Lake Wales CRA. Guided by principles of Redevelop, Revitalize, and Restore, the narrative showcases a community actively shaping its future through strategic investment, creative partnerships, and people-centered initiatives. From revitalized downtown spaces to improved housing and strengthened infrastructure, each effort reflects progress with purpose. The report's innovative plantable paper element invites readers to nurture growth beyond its pages, symbolizing the "City in a Garden" vision. The report captures more than achievements; it tells the story of a thriving, connected community blossoming into a brighter future.

Tampa Community Redevelopment Agency

Tampa CRA 2025 Annual Report

The Tampa CRA's 2025 annual report continues the agency's efforts to tell the story of the redevelopment process — a process that takes a deep commitment, time, and education that enhances communities and makes places where people and businesses thrive. The custom-illustrated map, introduced in the 2024 report, remained at the heart of the story, connecting readers to new and ongoing projects that directly impact the quality of life in their communities while also reinforcing the goals and objectives of the Tampa CRA.

Riviera Beach Community Redevelopment Agency

Riviera Beach CRA 2025 Annual Report

"Progress Beyond the Surface" showcases the Riviera Beach CRA's transformative approach to redevelopment through strategic investment, community partnerships, and resident-focused revitalization. The 2025 Annual Report highlights more than $150 million in redevelopment momentum, including mixed-income housing, infrastructure modernization, economic development initiatives, healthcare

expansion, mobility planning, and neighborhood enhancement programs. Through compelling storytelling, measurable outcomes, and visually engaging design, the report demonstrates how redevelopment in Riviera Beach extends beyond physical projects to create lasting economic opportunity, strengthen neighborhoods, improve quality of life, and position the City for long-term sustainable growth and inclusive community transformation.

North Miami Community Redevelopment Agency

North Miami CRA Annual Report

The North Miami Community Redevelopment Agency (NMCRA) continued to demonstrate how strategic community investment creates measurable change by strengthening neighborhoods, supporting businesses, expanding cultural opportunities, and improving quality of life for residents throughout North Miami. Throughout the fiscal year, the agency invested across multiple sectors to create sustainable redevelopment outcomes while advancing its mission of eliminating slum and blight within the CRA boundaries, heavily focusing on commercial revitalization, housing preservation, and infrastructure improvements.

City of New Port Richey

New Port Richey CRA Annual Report FY 2024-25

The New Port Richey CRA Annual Report FY 2024-25 communicates the measurable impact of redevelopment through a visually engaging and data-driven format. The report highlights key investments, including infrastructure improvements, incentive programs, and property acquisitions, while demonstrating continued growth in taxable values and community engagement. By combining financial transparency with storytelling, the report illustrates how CRA initiatives support economic development, enhance public spaces, and improve quality of life. Designed for accessibility and clarity, the report serves as both a statutory document and a strategic communication tool that reinforces the CRA's value to stakeholders and the community.

Martin County Community Redevelopment Agency

Martin County CRA 100 Years of Place Making

The FY 2025 Annual Report reimagines the traditional annual report format, transforming a standard redevelopment summary of facts, figures, and updates into a centennial-themed publication that connects Martin County's past, present, and future. Entitled 100 Years of Placemaking, the report highlights the unique story of each CRA — Golden Gate, Hobe Sound, Jensen Beach, Old Palm City, Port Salerno, and Rio — past and present, by weaving together historical narratives and vintage photography with current redevelopment projects. These stories illustrate how redevelopment has shaped these communities over the past century and continues to play a vital role in fostering a thriving future.

Fort Pierce Redevelopment Agency

Fort Pierce Redevelopment Agency 2025 Annual Report – Laying the Groundwork

The Fort Pierce Redevelopment Agency's 2025 Annual Report, Laying the Groundwork, highlights a year of meaningful redevelopment accomplishments while showcasing the planning and vision that will shape future investments. The report demonstrates how successful

redevelopment extends beyond completed projects to include master planning, corridor studies, infrastructure initiatives, community engagement, and strategic partnerships. Through compelling visuals, concise storytelling, and a construction-inspired theme, the publication illustrates the full redevelopment cycle — from concept to implementation. By connecting current achievements with future opportunities, the report effectively communicates the FPRA's commitment to creating lasting economic, social, and community impact throughout the redevelopment area.

Fort Myers Community Redevelopment Agency

Fort Myers CRA 2023-24 Annual Report

The Fort Myers CRA produced a 10×10 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.

Delray Beach Community Redevelopment Agency

Delray Beach CRA Annual Report 2025

The 2025 Annual Report is an opportunity to educate on CRAs, showcase completed projects and project updates, financial information, and honor the 40th anniversary of the Delray Beach CRA. Clear and colorful page themes and titles mark the category of the projects depicted, while colorful photos give clear examples of the information. A timeline spanning 40 years includes CRA highlights, serving as a great reminder of the impactful work completed since inception. The contemporary and colorful design and simplified descriptions allow for easy dissemination of information to the reader and create an engaging and easy-to-understand report.

City of Clearwater Community Redevelopment Agency

Clearwater CRA Annual Report FY 2024-25

The Clearwater Community Redevelopment Agency (CRA) FY 2024-25 Annual Report promotes transparency by presenting redevelopment progress in a clear, engaging, and accessible format across digital and print platforms. Through compelling visuals, concise storytelling, and impactful imagery, the report highlights key projects, partnerships, and community outcomes in Downtown Clearwater and North Greenwood. QR codes provide direct access to expanded project information on the CRA website. Developed through collaboration with the City's Public Communications Department, the report maximizes internal resources, reinforces accountability, and provides the public with a comprehensive overview of redevelopment progress and community impact.

City of St. Augustine Community Redevelopment Agency

Redevelopment 25! 2025 Annual Report

The CRA's 2025 Annual Report, Redevelopment 25!, marks a significant milestone celebrating 25 years of community redevelopment in St. Augustine. This commemorative report highlights transformative projects, strategic investments, and community-driven initiatives that have strengthened neighborhoods, enhanced public

spaces, and supported economic growth. From historic preservation efforts to infrastructure improvements and housing programs, the report reflects the CRA's continued commitment to revitalization and sustainability. Redevelopment 25! not only honors past achievements but also sets the stage for future progress, reinforcing the City's dedication to preserving its heritage while fostering a vibrant and resilient community for generations to come.

Boynton Beach Community Redevelopment Agency

Boynton Beach CRA FY 2025 Annual Report

The Boynton Beach CRA produced a visually engaging 2025 Annual Report designed to educate, inform, and connect with the community. Created with a magazine-style layout, the publication showcases the redevelopment buzz that occurred throughout the year through highlights of transformative projects, neighborhood improvements, economic development initiatives, and features of businesses located within the BBCRA area. As readers flip through the pages, they are taken on a journey through Downtown Boynton Beach's ongoing revitalization efforts. The report also features BBCRA Board Members and staff, putting a face to the individuals leading redevelopment and reinforcing transparency, community engagement, and economic growth.

City of Hallandale Beach Community Redevelopment Agency

2025 Hallandale Beach CRA Annual Report

The Hallandale Beach Community Redevelopment Agency's 2025 Annual Report highlights a transformative year of strategic redevelopment, economic growth, and community investment. Spanning 76% of the City, the HBCRA continues leveraging tax increment financing to eliminate blight, strengthen neighborhoods, and drive sustainable revitalization. The report showcases over $1 billion in active and planned investments, major infrastructure improvements, affordable and market-rate housing initiatives, District 8 revitalization efforts, public safety enhancements, arts and culture programming, and the launch of the BE Local business initiative. With a tax base growth of 753% since inception, the HBCRA remains committed to creating lasting progress, opportunity, and quality-of-life improvements for residents and businesses.

Capital Projects/Infrastructure

West Palm Beach Community Redevelopment Agency

The Nora District (North Railroad Avenue)

The Nora District redevelopment is a transformative public-private partnership between the City of West Palm Beach, the Community Redevelopment Agency (CRA), and Place Projects, NDT Development, and Wheelock Street Capital. The project is converting over 13 acres of underutilized industrial land into a vibrant, mixed-use district anchored by infrastructure modernization and placemaking. Investments include upgraded utilities, undergrounding of electric and telecom systems, stormwater and sewer improvements, and complete streetscaping redesign. These improvements support over 150,000 square feet of commercial space and more than 2 million square feet of planned vertical development. The result is a safe, walkable, economically vibrant district that preserves historic structures while enabling new growth.

City of New Port Richey Community Redevelopment Agency

Railroad Square & Cavalaire Square Redevelopment Project

The Railroad Square & Cavalaire Square Redevelopment transformed a dated downtown corridor into a vibrant, pedestrian-oriented public space in New Port Richey. The project introduced underground utilities, decorative paving, enhanced lighting, expanded seating, and flexible event infrastructure to support local businesses and community gatherings. By prioritizing walkability and placemaking, the City created a dynamic destination that drives economic activity and strengthens community identity. This strategic investment revitalizes the downtown core, improves safety and accessibility, and provides a flexible space for events, dining, and everyday use, positioning Railroad Square and Cavalaire Square as a model for small-scale, high-impact redevelopment.

Lauderdale Lakes Community Redevelopment Agency

Lauderdale Lakes CRA Somerset Drive Roundabout Project

The Lauderdale Lakes Community Redevelopment Agency enhanced Somerset Drive roadway conditions in an area that was ripe for development. In community meetings, concerns were raised about undeveloped vacant properties, inadequate lighting at night, poor traffic circulation, and minimal landscaping on Somerset Drive. An assessment of vehicular, bicycle, and pedestrian mobility was conducted, resulting in the proposed Somerset Drive Roundabout Project. This project included the construction of a roundabout, median improvements, pedestrian crosswalks, signage, landscaping, and lighting features. Somerset Drive was transformed into a vibrant and economically thriving pathway to new development.

Collier County Community Redevelopment Agency – Immokalee Area

Immokalee Area Improvements TIGER Grant Project

The Immokalee Complete Streets Project, led by the Collier County Transportation Department with support from the Collier County CRA, transformed a key corridor in a historically underserved rural community through a federally funded TIGER/RAISE grant. Completed in 2025, this $22.87 million design-build project delivered 20 miles of sidewalks, bike networks, shared-use paths, lighting, transit facilities, and drainage improvements. Guided by extensive community input and strong interagency partnerships, the project prioritized safety, accessibility, and connectivity for nearly 25,000 residents. Ongoing CRA investment supports long-term sustainability, enhancing quality of life while advancing economic growth and future revitalization efforts.

Dade City Community Redevelopment Agency

Downtown Dade City Alleyway Phase I – Connectivity & Placemaking Initiative

Completed in March 2026, the Downtown Dade City Alleyway Phase I project transformed a previously underutilized and uninviting corridor into a vibrant, pedestrian-friendly public space connecting key downtown destinations. Located between Olio's Restaurant and E.G. Cigars, the project introduced decorative brick pavers, custom archway lighting, and enhanced safety features to improve walkability and economic activity. This strategic infrastructure investment removed a physical and psychological barrier, increased foot traffic, and supported

adjacent businesses. The project demonstrates how targeted, design-driven improvements can catalyze redevelopment, foster community pride, and deliver measurable economic and social returns in a historic downtown setting.

Pompano Beach Community Redevelopment Agency

Atlantic Boulevard/Dixie Highway Streetscape and Beautification Project ("Progress in Pompano!"): Owning the Road to Redevelopment

The Atlantic Boulevard/Dixie Highway Streetscape and Beautification Project, known as Progress in Pompano!, transformed one of Pompano Beach's most hazardous and divisive corridors into a safer, more beautiful, multimodal gateway to the city's emerging downtown. Enabled by the City's strategic assumption of roadway ownership from FDOT, the project widened sidewalks, calmed traffic, improved crossings, enhanced lighting and landscaping, and strengthened connections between neighborhoods, cultural destinations, businesses, and future redevelopment. Despite controversy, the City and CRA relied on engineering, public engagement, and long-term vision to deliver a people-first corridor now recognized with the Broward MPO Safe Roads Community Award.

Creative Project Funding and Development Partnerships

Omni Community Redevelopment Agency

Kush Workforce Housing Project

The Kush Workforce Housing Project is an innovative mixed-use redevelopment initiative in Wynwood that combines affordable workforce housing with small business revitalization. Led by local restaurateur Matt Kuscher, the project includes the reconstruction of the iconic Kush Wynwood restaurant and the creation of approximately 10 affordable housing units above the restaurant, reserved for hospitality industry workers. Supported through a unique partnership involving the Omni CRA and multiple public funding sources, the project addresses workforce housing shortages while supporting local business retention and neighborhood redevelopment. The project serves as a model for creative partnerships that simultaneously advance housing and economic development goals.

Pompano Beach Community Redevelopment Agency

Jellyfish Museum

The Pompano Beach CRA helped make the Jellyfish Museum possible by combining persistence, code reform, and strategic funding. After museum operators Yana Yanovska and Alex Yanovskyi identified a former Wells Fargo building near the Fishing Village, they learned museum use was not allowed under the zoning code and began looking elsewhere in South Florida. The CRA intervened, partnered with the planning department to secure a targeted code change, and provided a $100,547 grant that cleared the way for the lease and a $1.5 million adaptive redevelopment. The result is a first-in-the-U.S. attraction that strengthens Pompano Beach's identity, visitor economy, and innovation brand.

Town of Eatonville Community Redevelopment Agency

Eatonville Senior & Wellness Center

The Eatonville Senior & Wellness Center project proposes the adaptive reuse of the property located at 140 S. West Street, Eatonville, Florida, into a comprehensive senior-focused wellness, social, and community facility. The project responds to documented community needs for senior services, social connection, preventative health programming, and age-friendly infrastructure within the Historic Town of Eatonville.

Southeast Overtown/Park West Community Redevelopment Agency (SEOPW CRA)

Culmer Place and Culmer Gardens

The Culmer Place and Culmer Gardens redevelopment spans over 20 acres in the heart of Overtown and represents a transformative mixed-income housing initiative. The project replaces obsolete 1970s-era public housing with a modern, phased redevelopment that will deliver more than 1,000 mixed-income units, including a significant number of deeply affordable homes. Located at 600 NW 10th Street, the development integrates high-quality residential buildings, community amenities, and supportive services. Through a coordinated public-private partnership, the project leverages multiple funding sources and programs to preserve affordability, improve living conditions, and catalyze long-term neighborhood revitalization.

Collier County Bayshore Gateway Triangle Community Redevelopment Agency

Bayshore Boardwalk to Sugden Regional Park

For more than 20 years, the Community and Local Redevelopment Advisory Board and the Bayshore Beautification MSTU Advisory Committee envisioned a public connection between Bayshore Drive and the underutilized Sugden Regional Park. The CRA assembled a 17-acre site surrounded by Lake Kelly, a natural preserve that provides stormwater retention and habitat for birds, alligators, and other wildlife within the urban neighborhood. The CRA created an MPUD supporting mixed-use redevelopment, cultural arts and music venues, shared parking, and a public boardwalk, while remediating a contiguous brownfield property. Using saved TIF funds, the CRA ultimately delivered the Bayshore Boardwalk, catalyzing future redevelopment opportunities.

Innovative Blight Management Programs

City of Clearwater Community Redevelopment Agency

Rolling into Revitalization: An Innovative Partnership Advancing Public Safety and Downtown Renewal

The Downtown Community Policing E-Bike Program is redefining public safety through a partnership between the Clearwater Community Redevelopment Agency and the Clearwater Police Department. The program places officers in Downtown Clearwater's public spaces, increasing visibility, accessibility, and community engagement. E-bikes allow officers to efficiently navigate parks, plazas, events, and pedestrian corridors while improving response times and addressing quality-of-life concerns. More than a policing initiative, the program supports redevelopment goals by enhancing public safety, strengthening community connections, supporting economic vitality, and contributing to a more vibrant downtown environment.

Community Redevelopment Agency of the City of Bradenton

Project Fortify: CRA & SHIP Resilience Partnership

This collaborative initiative pairs Community Redevelopment Agency (CRA) grant funding with Housing & Community Development's State Housing Initiatives Partnership (SHIP) program to maximize local resource impact. The partnership delivers critical home rehabilitation services to low-income homeowners, focusing heavily on storm hardening and disaster mitigation. Funding covers essential structural resilience upgrades, including impact-resistant windows, wind-rated roof replacements, fortified exterior doors, and garage door reinforcements. By blending these distinct funding streams, this program effectively eliminates financial barriers for vulnerable families, safeguards affordable housing stock, and ensures that historically underserved neighborhoods are structurally fortified to successfully withstand severe coastal weather events.

Palmetto Community Redevelopment Agency

Estuary Preserve Cleanup and Environmental Stewardship Initiative

The Palmetto CRA launched an innovative blight-removal and environmental stewardship initiative to address severe trash accumulation, hazardous materials, and abandoned encampments within the Palmetto Estuary Preserve. The 22-acre site, located at 101 and 601 US 41 N. in Palmetto is one of the community's most sensitive natural assets. Through a coordinated effort between Code Enforcement, Palmetto Police Department, CRA staff, and Bio-One, a specialized biohazard remediation contractor, tons of debris were removed using low-impact methods that protected fragile mangrove ecosystems. The emergency cleanup restored safe public access, mitigated environmental risks, and created an ongoing maintenance strategy. This collaborative model now guides continued monitoring and stewardship of the preserve.

Lake Wales Community Redevelopment Agency

Code Compliance Rehabilitation Project

Turning challenges into opportunities, the Lake Wales CRA Code Compliance Rehabilitation Project breathes new life into struggling homes and neighborhoods. The project invests in critical repairs for properties burdened by severe code violations and overwhelming fines. With a modest investment of $160,000, the program has already transformed distressed houses into safe, livable homes while eliminating almost $2,000,000 in code liens. More than construction, this initiative restores dignity, protects vulnerable homeowners, and prevents displacement. It's a bold, people-first approach that proves targeted reinvestment can stabilize communities, preserve homeownership, and spark lasting neighborhood revitalization.

Out of the Box

Omni Community Redevelopment Agency

Project Peach

Project Peach is an innovative mixed-use redevelopment project located in Miami's historic Overtown neighborhood within the Omni CRA. Built on a compact 3,050-square-foot infill parcel, the four-story development combines affordable housing, nonprofit office space, commercial space, and flexible community space within a single building. Supported by a $1.3 million Omni CRA investment, the project includes three affordable

housing units restricted for 30 years to households earning 50% of Area Median Income or below. By transforming an underutilized lot into a vibrant community asset, Project Peach provides a creative and replicable model for equitable redevelopment, neighborhood revitalization, and community-centered investment.

City of Port St. Lucie Community Redevelopment Agency

Pioneer Park and The Port District

Port St. Lucie's Pioneer Park and Port District reimagined a suburban riverfront into a vibrant, environmentally responsible destination. Guided by the Port District Master Plan, the project delivers a 3,200-foot recycled material boardwalk with an overwater stage, canoe/kayak launch, inclusive Florida-themed playground, public seating and flexible event spaces, plus restored historic buildings, scenic preserve, and a site for a future River Food Garden. Built in phased segments with extensive community input, the park maximizes access while minimizing ecological impact. Since opening, it has drawn nearly 682,000 visits, strengthened nearby businesses, and created year-round events that celebrate the city's community and nature.

Haines City Community Redevelopment Agency

Haines City CRA Digital Equity Platform

For over 30 years, the Haines City CRA has reinvested in its neighborhoods, increasing district taxable value from $170 million in 2001 to more than $960 million today – a 464% increase. Yet the agency serving over 18,000 residents lacked a modernized, transparent, digital presence. The Haines City CRA Digital Equity Platform changes that with a fully accessible, multilingual website where residents can verify district eligibility, explore grant opportunities, view neighborhood success stories, and connect with the CRA in their preferred language on any device. In a community where nearly half of the residents are Hispanic, this is more than technology; it is equity in action.

Homestead Community Redevelopment Agency

Downtown Homestead: From Spaces to Places

Downtown Homestead: From Spaces to Places is a multi-partner initiative helping to activate Losner Park and downtown into a vibrant social gathering spot through connectivity, art, and year-round activation. The CRA, City of Homestead, City of Homestead Arts in Public Spaces, and Seminole Theatre combined public space improvements, arts programming, technology, and hospitality to increase utilization of the park, increase foot traffic, extend evening activity, and help in business recruitment to activate vacant storefronts and limited nightlife. Investments include the demolition of a blighted building and construction of a Paseo Park linking the Homestead Station Mixed-Use Multi-Modal Transit Station to Losner Park, large-scale interactive murals, public Wi-Fi, weekly events, and an indoor-outdoor theater experience that is helping to energize downtown and strengthen the redevelopment momentum already underway.

Town of Davie Community Redevelopment Agency

Davie10

Davie10 is a rebranding campaign designed to reposition the Town of Davie as one of South Florida's most connected hubs for workforce development, education, international trade, and industry growth. The Town's most flexible land use designations, the Regional Activity Center (RAC) and the Transit-Oriented Corridor

(TOC), struggled to effectively convey the region's potential and vision with traditional planning naming conventions alone. Davie10 eloquently blends the rebranding of the RAC to the Research, Institution, Technology, and Education "RITE" Zone and the TOC to the Residential, Industrial, Social, and Export "RISE" Zone while highlighting 10 major advantages relating to location, industries, and talent.

NW 79th Street Community Redevelopment Agency

The Corridor Connector: A Joint Initiative of the NW 7th Avenue CRA & NW 79th Street CRA

The Corridor Connector is a collaborative, on-demand shuttle program bridging two Miami-Dade Community Redevelopment Areas to address mobility gaps for income-restricted families in underserved communities. Integrated with the Ride-Kelly App, riders access real-time bus and train schedules alongside the shuttle route, creating seamless multi-modal connectivity. The route strategically links the northernmost and western corridors of Miami-Dade County to high-traffic destinations while activating CRA-funded landmarks, including the 18th Avenue Hip Hop Museum and the nation's last remaining Royal Castle restaurant — transforming ridership into measurable economic opportunity for CRA-invested businesses.

City of Orlando, Downtown Development Board/Community Redevelopment Agency

Art²: Reimagining Downtown Through Art and Placemaking

Funded by the City of Orlando's Community Redevelopment Agency, Art² (Art Squared) is an innovative urban art park that masterfully blends public space, local cuisine, and the arts. Advancing the DTO Action Plan to create "An Awesome Outdoor City," this first-of-its-kind interactive pocket park transforms an underutilized downtown footprint into a vibrant community hub. Featuring rotating local food trucks curated by À La Cart, craft beverages, immersive digital art, and large-scale cultural murals, Art² serves as a model for modern urban placemaking, driving downtown economic vitality and cultivating a deep sense of community connection.

City of Orlando, Downtown Development Board/Community Redevelopment Agency

407 Connect

Unsheltered homelessness is an ongoing challenge in communities across the country; the 2024 point-in-time count showed a 24% increase in unsheltered homelessness in Orange County. To help quickly and cost-effectively address the need, the City of Orlando, in partnership with a local nonprofit, created "407 CONNECT." 407 Connect is a unique homeless intervention that uses two former charter buses retrofitted with sleeping pods to pair overnight shelter with case management and housing assistance to help move up to 42 nightly guests toward housing as quickly as possible.

Outstanding Housing Project

Lake Wales Community Redevelopment Agency

HOME Program (Housing Opportunities for Mobility & Equity)

The HOME Program (Housing Opportunities for Mobility & Equity) is a new program designed to provide accessibility-focused home repairs and modifications for disabled residents within the CRA. The program helps individuals safely

age in place by improving mobility, safety, and overall living conditions. By supporting accessible and affordable housing, the program promotes independence, enhances quality of life, and aligns with broader community redevelopment goals focused on safe neighborhoods, inclusivity, and improved connectivity. Through compassion and purposeful design, the program doesn't just improve houses — it strengthens lives and builds a more connected community for all.

Southeast Overtown/Park West Community Redevelopment Agency (SEOPW CRA)

Culmer Place and Culmer Gardens

The Culmer Place and Culmer Gardens redevelopment spans over 20 acres in the heart of Overtown and represents a transformative mixed-income housing initiative. The project replaces obsolete 1970s-era public housing with a modern, phased redevelopment that will deliver more than 1,000 mixed-income units, including a significant number of deeply affordable homes. Located at 600 NW 10th Street, the development integrates high-quality residential buildings, community amenities, and supportive services. Through a coordinated public-private partnership, the project leverages multiple funding sources and programs to preserve affordability, improve living conditions, and catalyze long-term neighborhood revitalization.

Boynton Beach Community Redevelopment Agency

Cottage District Infill Housing Project

After nearly 15 years of strategic land acquisition, the Boynton Beach CRA, in partnership with PulteGroup, completed 41 for-sale workforce homes in the Heart of Boynton neighborhood. Amid a critical regional need for attainable housing, the BBCRA leveraged publicly owned real estate to expand homeownership opportunities for low- and moderate-income residents. The Cottage District features 19 single-family homes and 22 townhomes, thoughtfully designed to reflect the neighborhood's historic character. Community enhancements — including new trees, five-foot sidewalks, and pedestrian-friendly street lighting — promote walkability, safety, and lasting neighborhood pride.

City of Clearwater Community Redevelopment Agency

Clearwater Gardens: From Blight to Bloom — A Transformational Housing Development Rooted in Community

Clearwater Gardens transformed one of Clearwater's most challenged and high-crime properties into a vibrant, affordable housing community that is reshaping the Downtown Gateway neighborhood. Through more than 15 years of planning, strategic investment, and strong public-private partnerships, the project replaced blight with 81 high-quality workforce housing units connected to an active community garden that inspired the development's name and sustainability features that support long-term operations. Clearwater Gardens improves safety, expands affordable housing inventory, strengthens neighborhood identity, and stands as a powerful example of how long-term vision and redevelopment can create lasting change for an entire community.

Southeast Overtown/Park West Community Redevelopment Agency (SEOPW CRA)

Atlantic Square

Atlantic Square is a mixed-use, transit-oriented housing development located at the intersection of Southeast Overtown, Miami Worldcenter, and Downtown Miami. Built on a former county-owned surface parking lot,

the project transforms underutilized land into a vibrant residential community with direct access to Metrorail, Metromover, and Brightline. The development includes 616 units, 360 of which are designated for workforce households earning up to 140% of Area Median Income, along with 25,000 square feet of ground-floor retail. Atlantic Square increases access to quality housing, supports economic mobility, and strengthens connectivity while advancing equitable redevelopment in one of Miami's most historic neighborhoods.

Outstanding New Building

City of Palmetto/Palmetto Community Redevelopment Agency

Palmetto Marriott Resort & Spa

InDevelopment Partners developed Palmetto's first full-service hotel and event venue: the Palmetto Marriott Resort & Spa, a "first-of-its-kind" hotel. Supported by $6 million in CRA incentives and additional state grants, this catalytic project bolstered the local economy and helped establish Palmetto as a conference destination. Community benefits include a strong public-private partnership, new public gathering spaces, annual community contributions tied to the incentive agreement, and revitalization of major corridors. Coordinated with improvements to the adjacent conference center, the project created expanded event opportunities and regional appeal.

City of Flagler Beach

Compass Hotel by Margaritaville

The property upon which the new Compass Hotel has been constructed was the site of the original Flagler Beach Hotel, constructed in 1925. After extensive deterioration, that hotel was razed in 1972, and the property, located in the heart of downtown, remained vacant until the development of the Compass Hotel. Construction of the hotel began in 2024 and it opened on May 21, 2025, the first new hotel in Flagler County in nearly two decades. The hotel features 100 rooms, a restaurant, a pool, and a rooftop lounge, which offers stunning views of the City and Atlantic Ocean.

Outstanding Rehabilitation, Renovation, or Reuse

West Palm Beach Community Redevelopment Agency

Sunset Lounge

The Sunset Lounge Historic Renovation is a transformative adaptive reuse project celebrating the venue's centennial year and enduring legacy as one of West Palm Beach's most significant cultural landmarks. Originally opened in 1926 by Robert Sanders, the iconic jazz-era nightclub hosted legendary performers including Count Basie, Ella Fitzgerald, and Louis Armstrong. Led by the West Palm Beach Community Redevelopment Agency, the restoration preserves the building's historic character while introducing a thoughtfully designed 20,000-square-foot expansion featuring a restaurant, rooftop bar, and event spaces. As it marks 100 years, the revitalized Sunset Lounge reemerges as a world-class cultural destination and a catalyst for community and economic vitality.

Opa-locka Community Redevelopment Agency

Reviving a Landmark: Historic Rehabilitation and Adaptive Reuse of the Opa-locka Train Station

The Opa-locka Community Redevelopment Agency, in partnership with Ten North Group, transformed the historic Opa-locka Train Station into a vibrant multi-use cultural and community destination through strategic historic rehabilitation and adaptive reuse. Located adjacent to the active Tri-Rail corridor, the restored landmark now serves as a gathering space for artists, exhibitions, community events, and cultural programming, including major Art Basel Miami activations in the City of Opa-locka. The project preserves the city's unique architectural heritage while advancing creative placemaking, transit-oriented redevelopment, and economic revitalization. Future plans include café and refreshment amenities to further activate the site for residents, commuters, and visitors.

City of St. Augustine Community Redevelopment Agency

Restoration at the Fountain: Fountain of Youth Elks Lodge Restored

The Fountain of Youth Elks Lodge Rehabilitation Project reclaims a cornerstone of Lincolnville's cultural and civil rights legacy, transforming a historic landmark into a symbol of resilience and renewal. Once a gathering place for leaders and changemakers, the Lodge has been thoughtfully restored with careful attention to its architectural integrity, including the preservation of defining features such as its jalousie windows. More than rehabilitation, the completed project reactivates a space where history was made, ensuring its stories endure. By honoring the past while investing in the future, it strengthens community identity and preserves Lincolnville's heritage as a living legacy.

City of Apopka

Residential Renovation Assistance Program

The City of Apopka's Residential Renovation Assistance Program revitalizes aging housing stock while supporting low- to moderate-income homeowners within the CRA district. The program provides financial assistance for critical exterior and structural improvements, including roofing, windows, paint, and code-compliance repairs. By reducing deferred maintenance, the initiative enhances neighborhood aesthetics, stabilizes property values, and improves overall quality of life for residents. Since its launch, the program has completed numerous home renovations, preserving existing housing and preventing displacement. This targeted reinvestment strategy strengthens community pride, promotes long-term sustainability, and advances the CRA's mission of equitable and inclusive redevelopment.

North Miami Community Redevelopment Agency

Prestige District Multifamily Rehabilitation Project

The Prestige District Multifamily Rehabilitation Project represents a transformational investment in safe, quality housing and neighborhood stabilization within North Miami. Located at 13200 NE 7 Ave, this project addressed critical life-safety concerns and deteriorating housing conditions through the complete rehabilitation of 62 multifamily residential units, ensuring residents have access to modern, safe, and dignified living environments.

Fort Pierce Redevelopment Agency

Highwaymen Museum

The Florida Highwaymen Museum transformed a city-owned building in Fort Pierce's Lincoln Park neighborhood into a world-class cultural

destination honoring the legacy of the Florida Highwaymen, a renowned group of self-taught African American artists. Through a partnership between the Fort Pierce Redevelopment Agency, the City of Fort Pierce, the Original Florida Hall of Fame Highwaymen, Inc., and the Florida Department of State, the project combined historic preservation, cultural tourism, and community redevelopment. Opened in May 2026, the museum preserves an important chapter of Florida history while serving as a catalyst for economic development, neighborhood revitalization, and community pride.

Haines City Community Redevelopment Agency

Haines City CRA's Residential Rehabilitation Grant Program

The Haines City CRA's Residential Rehabilitation Grant Program rehabilitates owner-occupied homes for low- to moderate-income residents across its redevelopment districts, funding new roofs, HVAC, exterior repairs, and accessibility ramps at no cost to homeowners through a forgivable deferred loan of up to $50,000 per home. Since its launch on April 22, 2025, 206 individual construction projects have been completed, and 41 of 184 enrolled homes have been fully rehabilitated to date. By stabilizing existing housing rather than displacing residents, the program preserves homeownership, protects vulnerable and senior owners, lifts neighborhood property values, and builds the residential foundation that sustains the CRA's commercial corridor revitalization — a coordinated, equity-centered model for whole-community renewal.

City of Auburndale

CRA Adale Development

202 N E Park St and comprised of 10,875 SF +/-, subdivided into two adjoining buildings. The northernmost building is an existing single-story warehouse-style steel frame structure built in 1999. The southernmost building was originally built as a movie theatre, known as the "Auburn Theatre," and has since been used as a gym and other commercial business uses. Capital Investment: $1,506,561.60. CRA Grant Reimbursement: $205,933 and Impact Fee Assistance of $3,418.98.

Fort Myers Community Redevelopment Agency

Common Ground "Pocket Park"

This submission reflects the Fort Myers Community Redevelopment Agency's commitment to creating vibrant public spaces that strengthen community and support economic growth. Common Ground "Pocket Park," located in the Downtown Redevelopment Area, transformed an underutilized site into a welcoming gathering space that enhances the neighborhood and supports local businesses. The park improves walkability, beautifies the area, and offers residents and visitors a place to relax and connect. With thoughtful landscaping, seating, and placemaking features, it strengthens community identity, encourages pedestrian activity, and demonstrates how small-scale redevelopment projects can create lasting, meaningful impact for all stakeholders involved.

Omni Community Redevelopment Agency

16 Corner

16 Corner is a comprehensive rehabilitation and preservation project consisting of 44 affordable rental units across five multifamily residential buildings in Historic Overtown, Miami. After the property was deemed unsafe in 2018, the Omni CRA partnered with Miami-Dade County Housing and Community Development to acquire, rehabilitate, and preserve the development for long-term affordability. Through a carefully phased construction process, all renovations were completed without displacing residents. The project transformed deteriorated housing into safe, modern residences while preserving affordability, protecting vulnerable households, and strengthening neighborhood stability within one of Miami's most historic communities.

North Miami Community Redevelopment Agency

119th Plaza

The 119 Plaza Renovation Project represents more than a physical improvement project — it is a strategic investment in community revitalization, economic growth, and neighborhood pride in North Miami. Located at 805 NW 119th Street, this aging commercial plaza serves dozens of local businesses, community organizations, service providers, and residents daily. Through thoughtful redevelopment, the project aims to reposition the property as a modern, attractive, and economically vibrant shopping destination.

Planning Studies

Lake Wales Community Redevelopment Agency

The Walesbilt Hotel Study

The Walesbilt Hotel Study provides a comprehensive analysis of the projected economic impacts of redeveloping the historic Walesbilt Hotel in downtown Lake Wales. Prepared by PlaceEconomics, the study evaluates both short-term construction impacts and long-term operational benefits, including job creation, labor income, visitor spending, and local tax generation. Using data modeling and industry benchmarks, the study estimates that the redevelopment will substantially increase economic activity, attract visitors, and strengthen the local economy while preserving a significant historic landmark and supporting future community growth.

Community Redevelopment Agency of the City of Bradenton

Revitalizing the Friendly City: The Bradenton CRA Story

Revitalizing the Friendly City: The Bradenton CRA Story details the transformative journey of Bradenton's Community Redevelopment Agency in reversing urban blight and fostering vibrant economic growth. Through a balanced combination of strategic public infrastructure investments and private sector incentives, the CRA has effectively reshaped the city's urban landscape. Key milestones include the expansion of the iconic Riverwalk park system, downtown streetscape enhancements, and targeted matching grants for local businesses. This comprehensive approach successfully transformed Bradenton into a highly connected, pedestrian-friendly destination that honors its unique local heritage while building a resilient, long-term economic foundation for future generations.

City of Lakeland Community Redevelopment Agency

Memorial Boulevard Economic Development Strategy

The Memorial Boulevard Economic Development Strategy, funded by a CPTA grant through Florida Commerce and the City of Lakeland CRA, takes a proactive approach to revitalizing the corridor. Memorial Boulevard (US 92) spans six miles between I-4 and East Lake Parker Drive in one of the nation's fastest-growing cities — Lakeland. As infrastructure investments advance, the City aims to attract private investment, strengthen nearby neighborhoods, improve pedestrian safety, and enhance economic vitality. Key strategies include corridor branding, urban design enhancements, safety upgrades, and promoting mixed-use development and walkability, particularly within the "Downtown Gateway" area, to boost employment and long-term growth.

Fort Walton Beach Community Redevelopment Agency

Fort Walton Beach Downtown Design Guidelines

The Fort Walton Beach Downtown Design Guidelines are a CRA-supported planning study that provides a clear, community-driven framework for guiding redevelopment, reinvestment, and placemaking within Downtown Fort Walton Beach. Adopted in 2025, the Guidelines translate redevelopment goals into an illustrated, non-regulatory toolbox that supports walkability, safety, economic vitality, and neighborhood character. Intended to complement the Community Redevelopment Master Plan, the study bridges long-range vision with short-term, implementable strategies that support incremental redevelopment while reinforcing the area's authentic identity.

Fort Pierce Redevelopment Agency

Marina Square & Downtown Park Conceptual Design

The Marina Square & Downtown Park Conceptual Design advances a cornerstone recommendation of the FPRA Downtown Master Plan and establishes the implementation framework for reimagining Fort Pierce's waterfront. The plan transforms a 5.9-acre site into a vibrant public destination that strengthens connections between downtown, the City Marina, and the Indian River Lagoon while creating space for markets, festivals, recreation, and everyday community life. Through extensive stakeholder engagement, parking and circulation analysis, and redevelopment planning, the project produced a clear path forward for future design, infrastructure improvements, funding opportunities, and phased implementation of this catalytic waterfront redevelopment project.

Fort Myers Community Redevelopment Agency

Fort Myers Downtown Redevelopment Area Plan Update

This project reflects thoughtful planning, collaboration, and a strong community-driven vision. Shaped through years of public engagement and careful listening, the plan provides a clear roadmap that honors Fort Myers' history while guiding a vibrant, inclusive future. It prioritizes practical improvements that build on existing strengths and address community needs, including a connected, walkable, and welcoming downtown. Extensive stakeholder input created shared ownership and momentum, strengthening the final plan. The initiative has already generated renewed local energy, increased interest from small businesses, and reinforced downtown's vital role in Fort Myers. Overall, it represents best practices in planning and redevelopment.

MHCP COLAB LLC on behalf of 79th Street and 7th Avenue Community Redevelopment Agencies

Connecting Neighbors, Connecting Destinations, Connecting CRAs

The 79th Street and 7th Avenue Community Redevelopment Agencies (CRAs) set out to answer a critical question: How can mobility and safety be improved throughout their communities? To find the answer, the CRAs commissioned a Mobility Study to identify high-crash locations, assess transportation needs, and evaluate the feasibility of community circulator services. The study found that a last-mile circulator system is both feasible and beneficial, improving access to key destinations and stops and strengthening connections to regional transit. As a result, the CRAs will launch pilot circulator services through a unified platform, enhancing connectivity and creating a more accessible community.

City of Bradenton Community Redevelopment Agency

City of Bradenton CRA Demographic and Market Studie

The City of Bradenton CRA commissioned three comprehensive Demographic and Market Studies for the Downtown, Central, and Tamiami Trail CRAs. These studies utilize Esri ArcGIS Tapestry segmentation to move beyond simple population counts, uncovering the "lived reality" of residents. By modifying study boundaries to include "donut hole" properties — residential developments physically within but technically excluded from the CRA — the agency gained a complete picture of market demand. This data-driven approach identifies a 54% projected population surge by 2030, guiding targeted investment in housing, workforce development, and infrastructure to ensure resilient urban growth.

City of Orlando, Downtown Development Board/Community Redevelopment Agency

CANVAS: Culture as Catalyst

The CANVAS Cultural Arts Plan represents a collective vision and strategic roadmap for elevating Central Florida's arts and culture to truly reflect a diverse, world-class community, a place that values creativity, embraces innovation, and celebrates the power of arts and culture to transform lives and spaces through genuine human connection. A comprehensive 10-year cross-jurisdictional roadmap, it emerged from 18 months of intensive civic engagement involving over 1,500 residents, cultural organizations, and area leaders, and is designed to transform the downtown CRA, the City of Orlando, and Orange County into a welcoming and singularly memorable cultural destination.

Martin County Community Redevelopment Agency

Architectural Design Standards

A community often expresses its unique identity through the built environment. Similar to a painting, architecture tells a story. After researching the historical context and architectural styles of each Martin County CRA — Golden Gate, Hobe Sound, Jensen Beach, Old Palm City, Port Salerno, and Rio — the project used our past to help guide future redevelopment. The updated Architectural Design Standards integrated architectural character with the County's form-based code framework, improving clarity, flexibility, and usability for residents, architects, builders, and staff. The result is a more cohesive, community-centered approach to redevelopment that preserves neighborhood identity while supporting thoughtful future growth.

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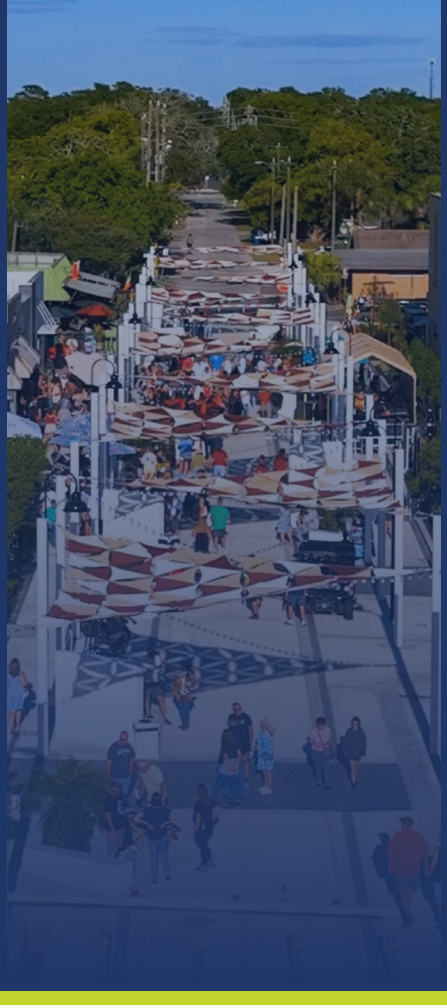
"In every community, there is work to be done. In every nation, there are wounds to heal. In every heart, there is the power to do it."

— Marianne Williamson

NOTES


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850.222.9684 or 800.342.8112

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

P.O. Box 1757,
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