

NW 7th Avenue

Community Redevelopment Agency

July 25, 2024

MHCP
COLAB

CITY PLANNING, COMMUNICATIONS,
PUBLIC RELATIONS + TRANSPORTATION

Lambert
ADVISORY

Local Government Consulting Group

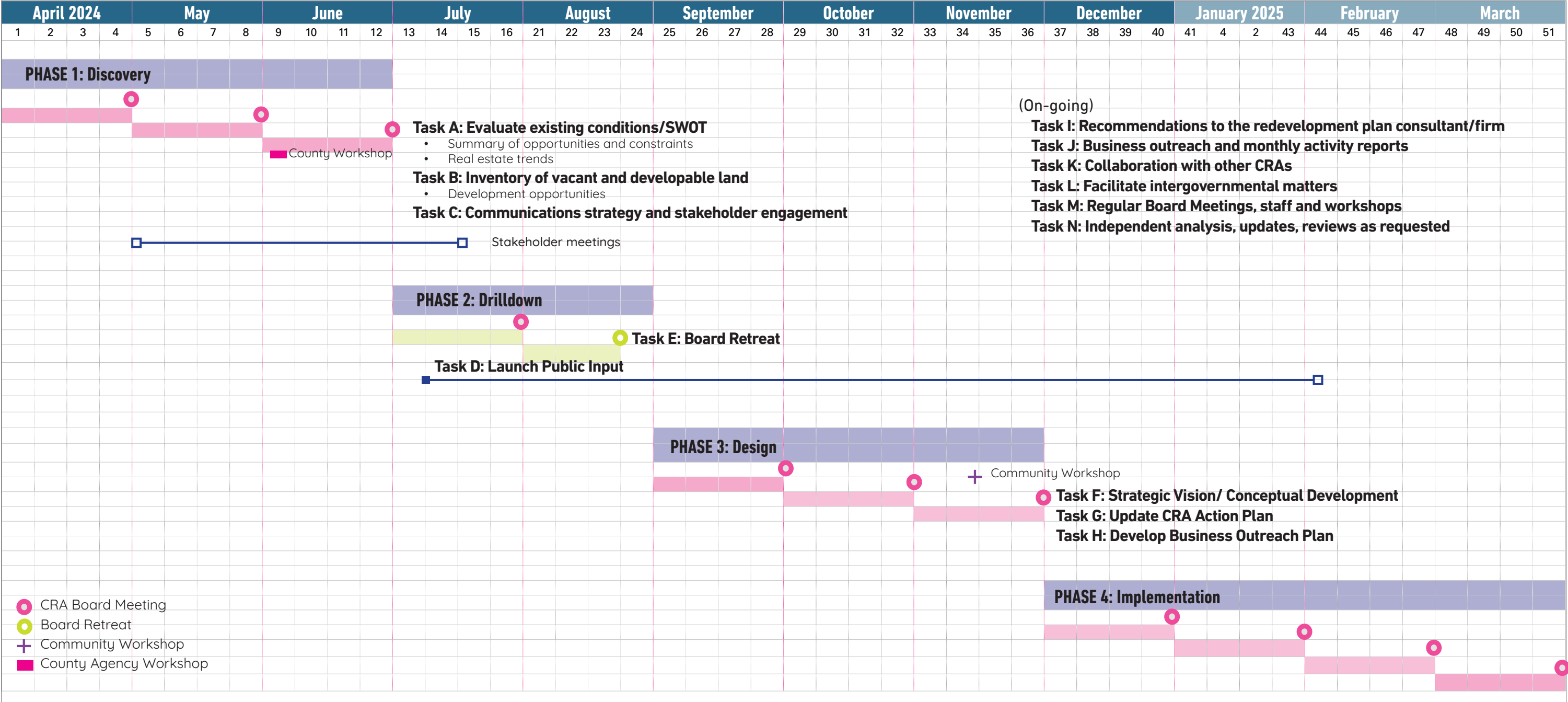




Agenda

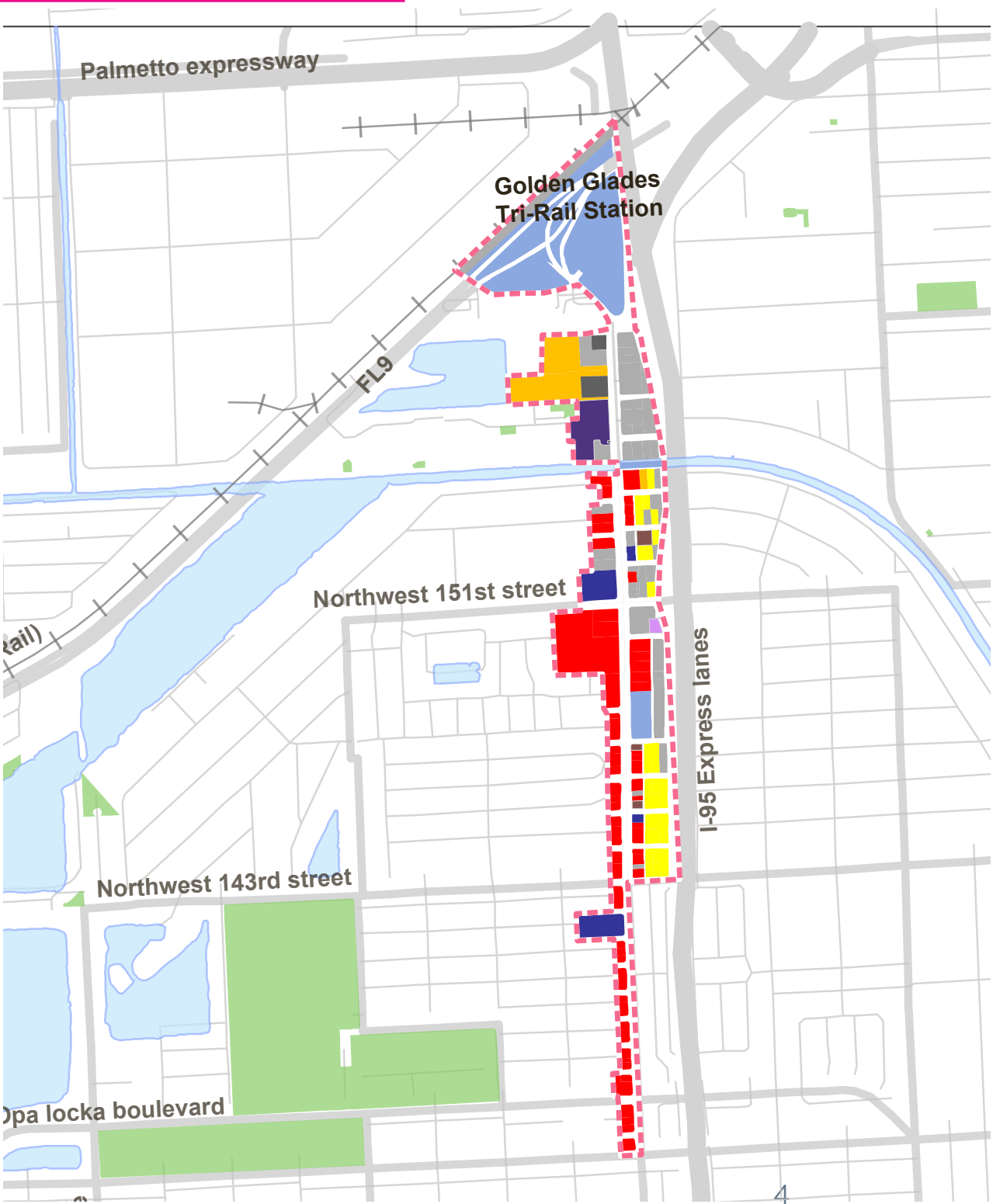
- Schedule overview
- Update on Phase 1: Discovery
- Summary of 2012 CRA Plan status

Schedule



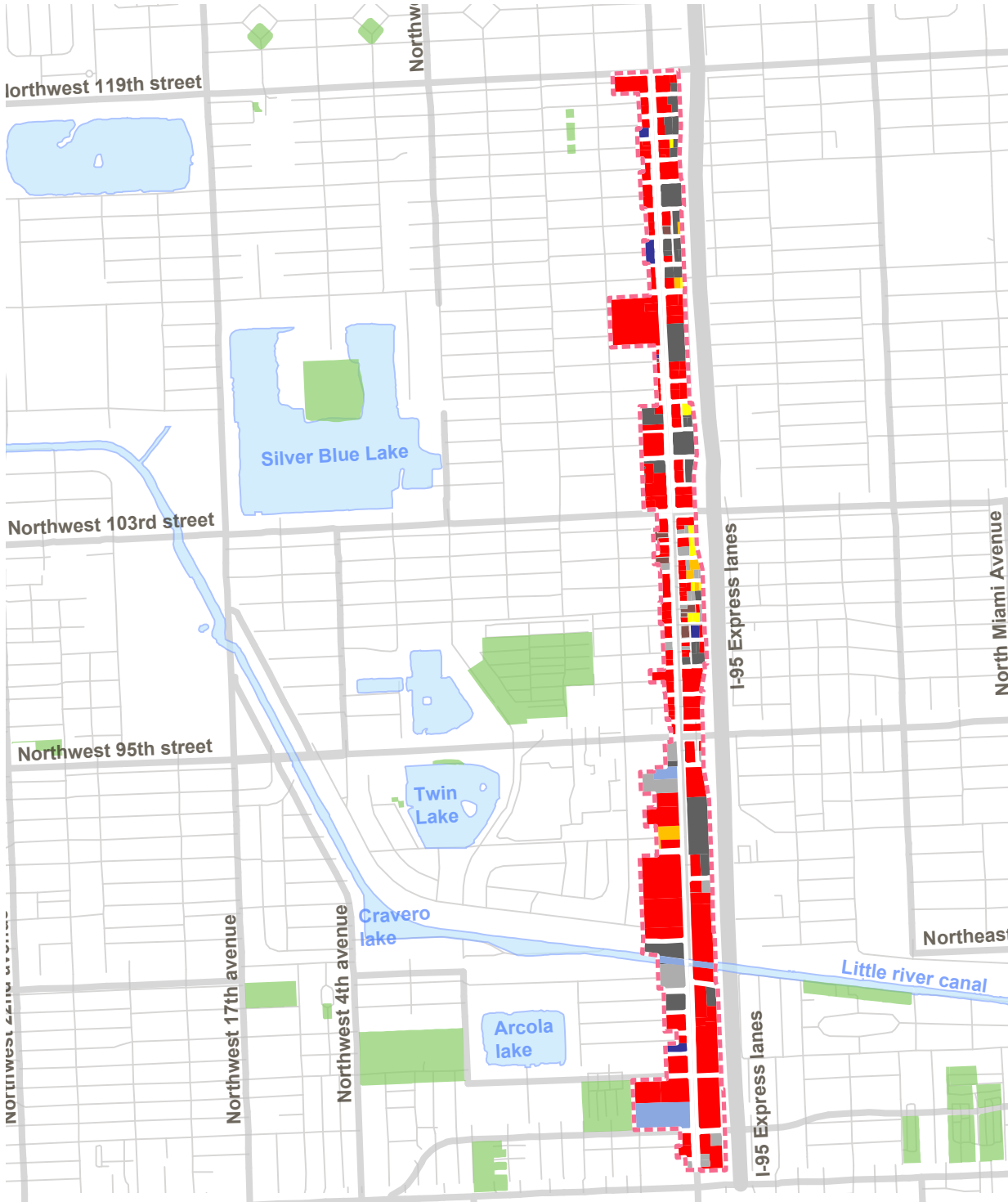
Preliminary Analysis

EXISTING USES	ACRES	% OF AREA
Single family	9.6	4.1%
Multi-family	10.98	4.7%
Commerical	113.95	48.4%
Mixed Use	2.55	1.1%
Industrial	22.68	9.6%
Institutional	7.21	3.1%
Public	13.70	14.7%
Parks	0	0%
Vacant	33.77	14.4%
Total	235.27	100%



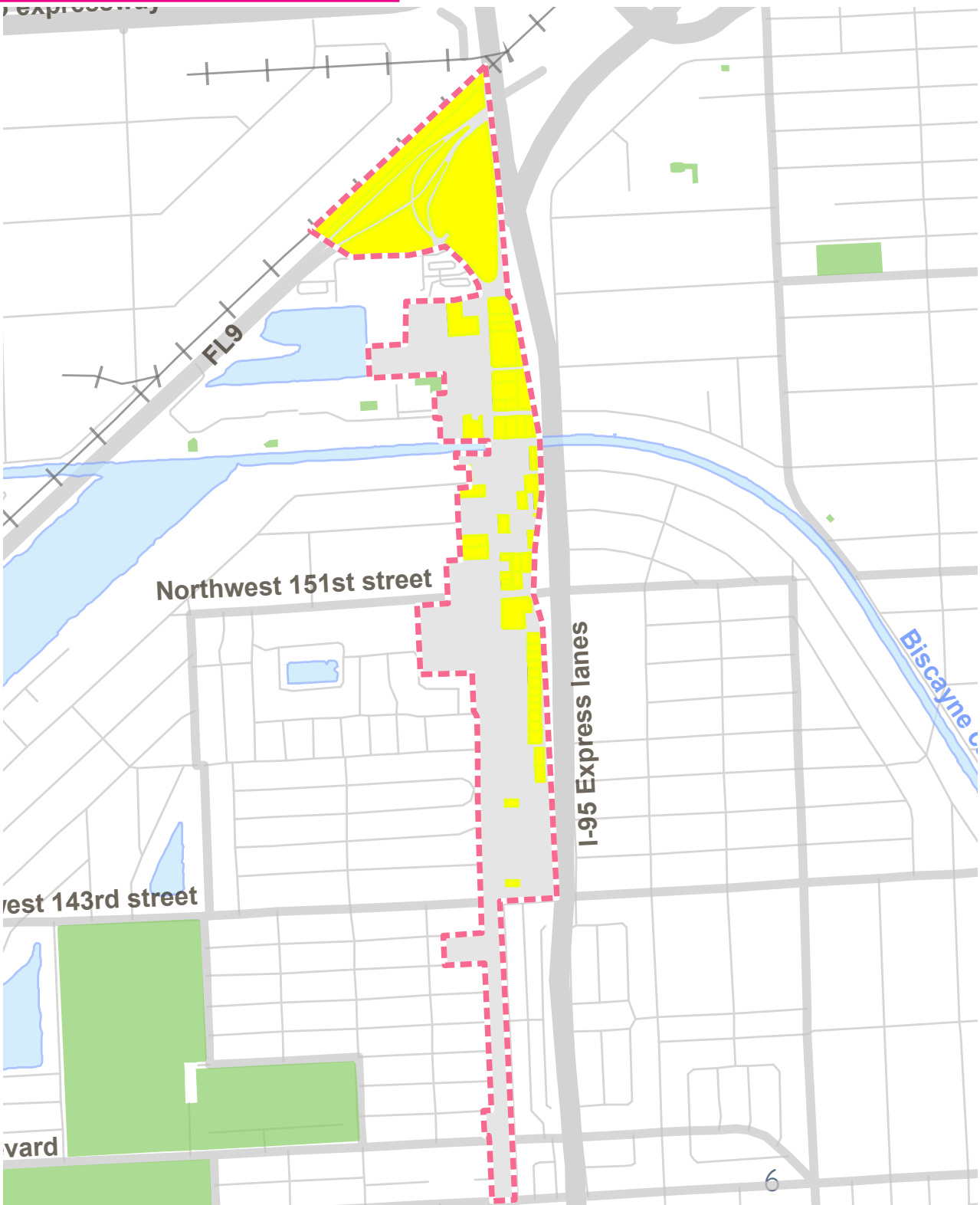
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Total	235.27	100%



Preliminary Analysis

EXISTING USES		ACRES	% OF AREA
	Developable Land	29.66	33.7%
	Vacant Land	58.36	66.3%
Total Acres for Redevelopment		88.01	100%
Total Acres in the CRA		235.27	



Preliminary Analysis

EXISTING USES		ACRES	% OF AREA
	Developable Land	29.66	46.8%
	Vacant Land	33.77	53.2%
Total Acres for Redevelopment		63.42	29.6%
Total Acres in the CRA		235.27	



Overview of Projects from the 2012 CRA Plan

Housing Projects and Programs

- Attracting private developers
- Lot acquisition for residential use
- Lot aggregation for market-rate housing
- Promote mixed use projects
- Rehabilitate existing structures

Infrastructure Projects

- Corridor beautification and walkability improvements- Created design standards
- Roadway narrowing for on-street parking- FDOT project
- Developing a sewer system- Hook up is available, but not all businesses have paid for hook up.

Economic Development Projects

- Develop a signature project at entrance to the district- **Tried to develop an entry feature.**
- Attracting large users
- Attracting clean industrial uses fronting I-95
- Development of a business incubator - **Previously attempted, but unsuccessful.**
- Constructing new retail/office facilities - **Relocated Seltzer Law Firm.**
- Rehabilitating existing, usable and viable structures- **Rehabilitated former Holiday Inn.**
- Attracting office/retail/restaurant jobs

Immediate Economic Development Needs

- Creating a developer/business liaison- **Hired ED coordinator in 2014, 2018 and 2024.**
- Creating incentive programs to attract new construction and jobs- **Initiated grants program in 2013.**
- Creating business development programs for small businesses and entrepreneurial ventures
- Code compliance and education.
- Developing signage standards- **Adopted.**

Grants and Financing

Provide matching funds for priorities in the housing and economic development strategies and commercial upgrades like landscaping, parking lot improvements, façade improvements.

Land Acquisition

Purchase land for redevelopment and blight removal, facilitate the assembly of larger parcels to be made available to private developers.

Community Policing

Establish and fund community policing programs- **In process.**

Planning and Land Use Regulations

Undertake a variety of studies to address specific issues, encourage development and promote quality development standards.

Administration

- General staff and other costs for services provided to the CRA- **On-going.**
- Bonding revenue stream to accelerate development

Questions

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