

NW 7th Avenue

Community Redevelopment Agency

June 20, 2024

MHCP
COLAB

CITY PLANNING, COMMUNICATIONS,
PUBLIC RELATIONS + TRANSPORTATION

Lambert
ADVISORY

Local Government Consulting Group

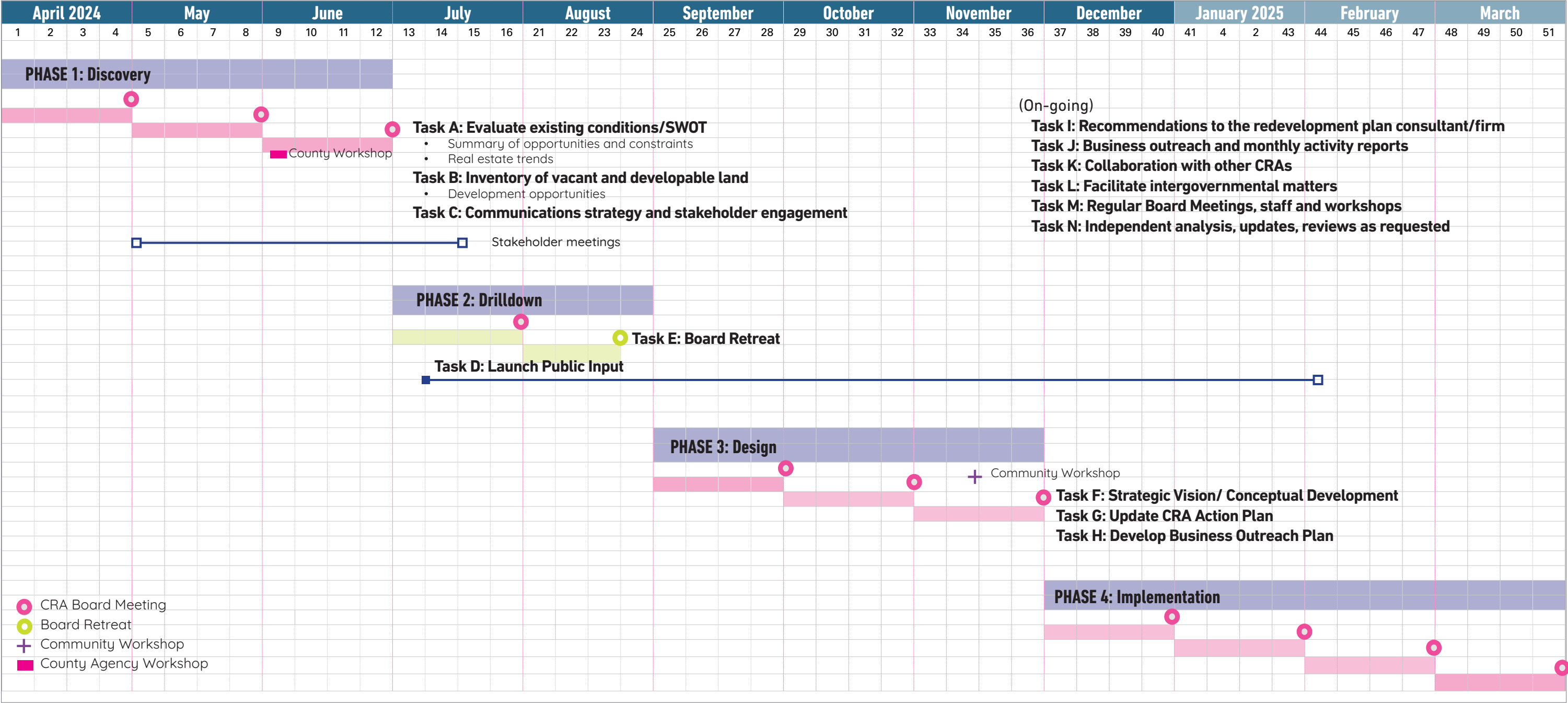




Agenda

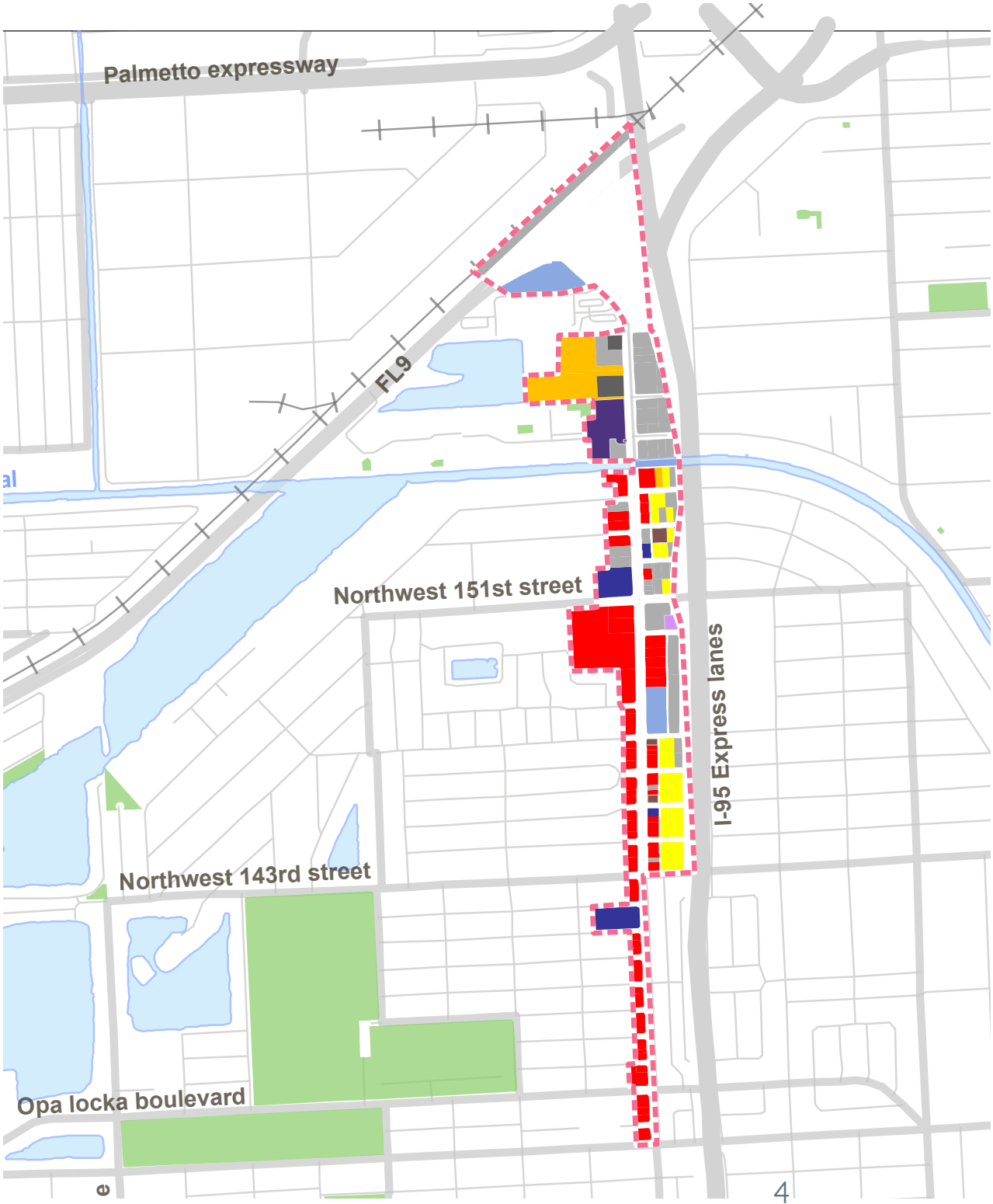
- Schedule overview
- Update on Phase 1: Discovery
- Summary of 2012 CRA Plan status

Schedule



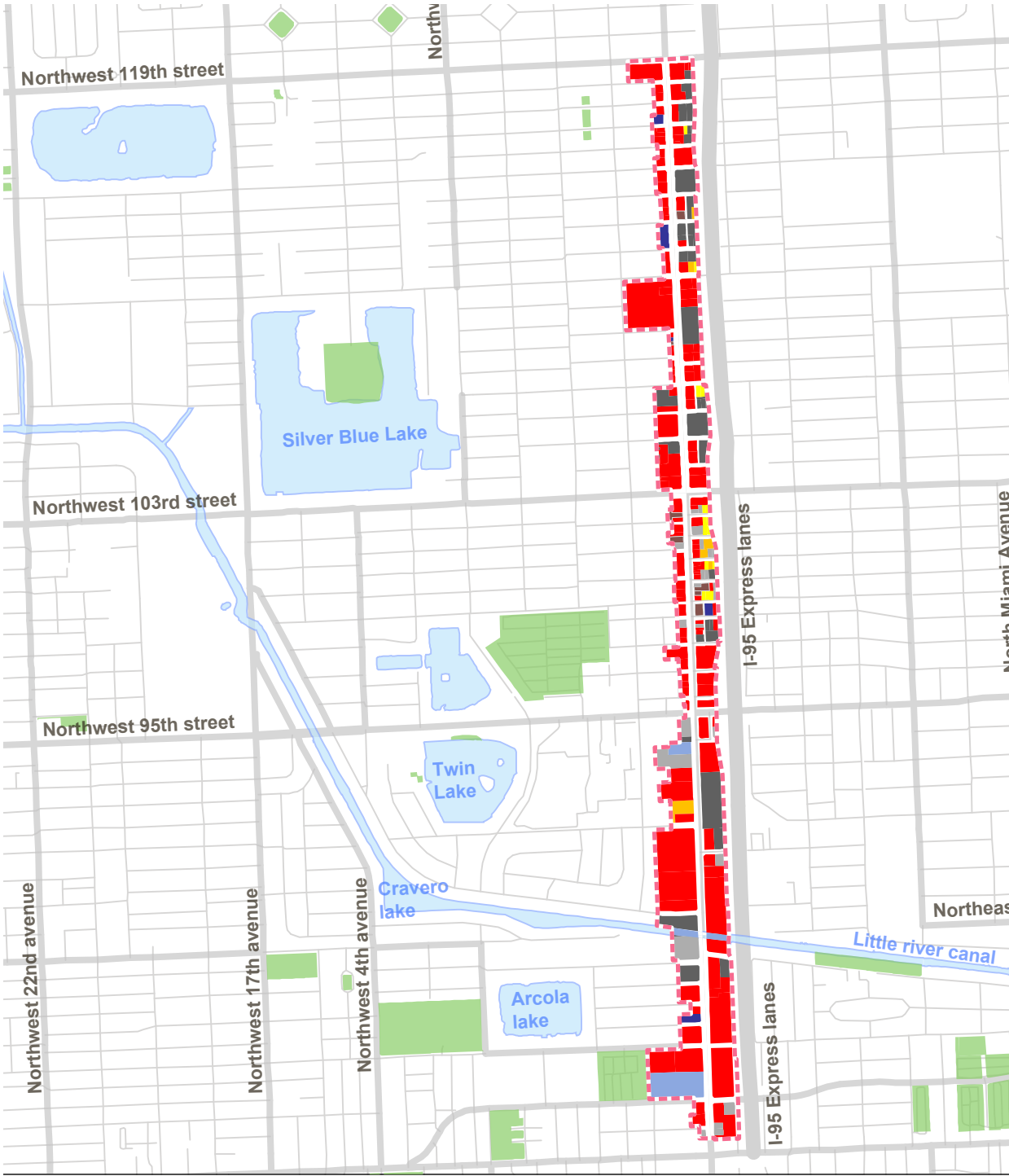
Preliminary Analysis

EXISTING USES	ACRES	% OF AREA
Single family	9.6	4.5%
Multi-family	10.98	5.1%
Commerical	113.95	53.1%
Mixed Use	2.55	1.2%
Industrial	22.68	10.6%
Institutional	7.21	3.4%
Public	13.70	6.4%
Parks	0	0%
Vacant	33.77	15.7%
Total	214.45	100%



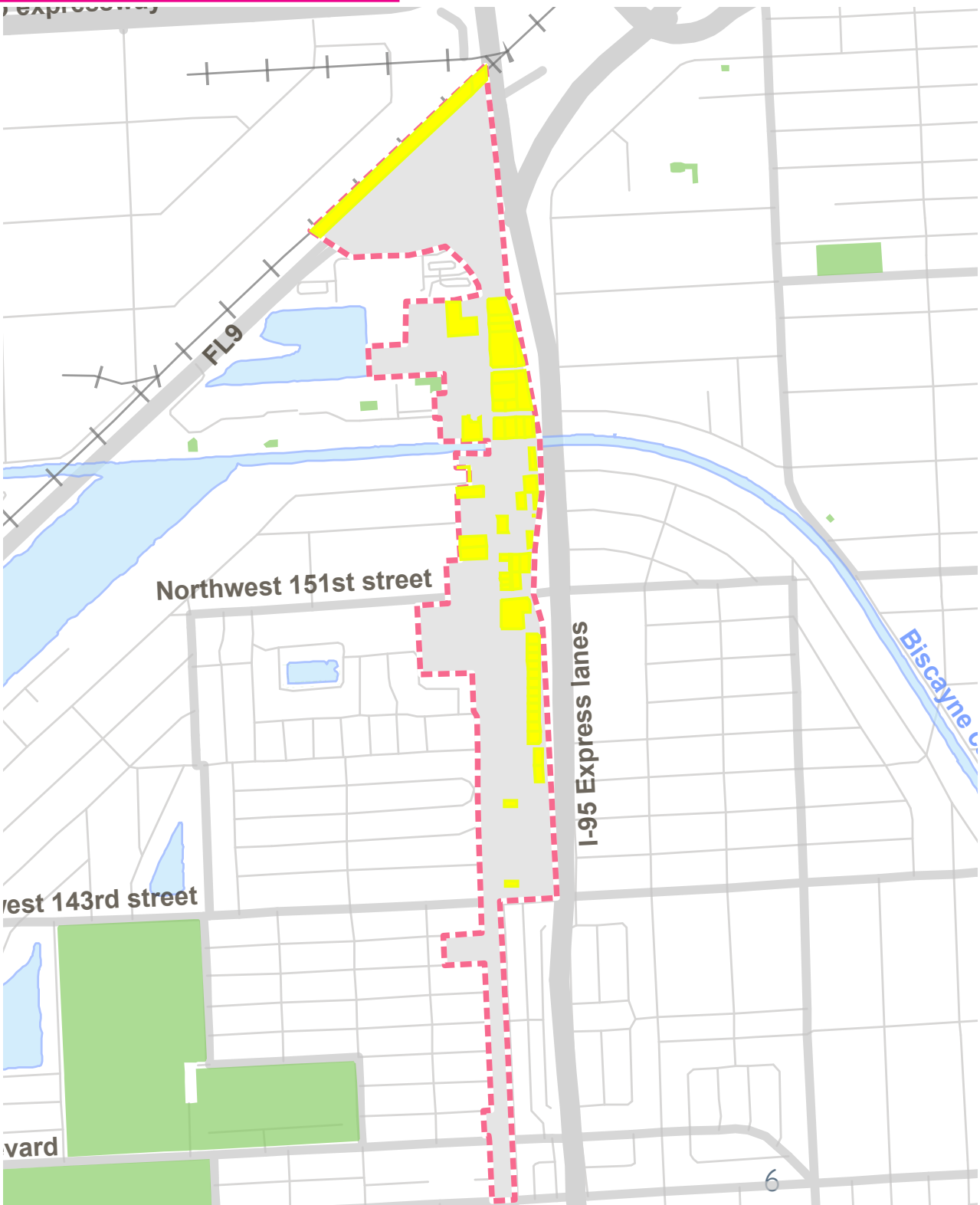
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Preliminary Analysis

EXISTING USES		ACRES	% OF AREA
	Developable Land	29.66	46.8%
	Vacant Land	33.77	53.2%
Total Acres for Redevelopment		63.42	100%
Total Acres in the CRA		214.45	



Preliminary Analysis

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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 and TOD projects

Street Improvements

- Corridor beautification- **Created design standards**
- Roadway narrowing for on-street parking- **FDOT project**
- ROW and streetscape projects as funds become available or incorporated into other development projects

Economic Development Projects

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

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
- Developing signage standards- **Adopted.**

Utilities

- Developing a sewer system- Hook up is available, but not all businesses have paid for hook up.

Community Policing

- Establish and fund community policing programs- In process.

Land Use and Zoning

- NCUAD regulations- Completed.
- Strengthen code enforcement

Administration

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

Questions

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