Beachside Redevelopment

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By city order, nothing flows and nothing flowers

By Michael Kranish

Miami Beach has no choice but to continue holding off until redevelopment in the area declares a success or dies. City Manager Robert Puchalski says. To spend money to improve an area declared for condemnation would be wasteful.

The impact of redevelopment is best seen on South Beach. Before redevelopment was planned, the street had a community center, a $1 million park filled with fiestas, and a handball court that drew 1,000 nightly players. It also had a movie theater, a children’s park, a boy’s camp, a handball court and a basketball court. Now, in the last two years, the city has closed off all of those places.

The city administration, with approval of the majority of the City Commission, has completed a fundamental decision in 1976 to withhold many services from the redevelopment area.

Renewal area excluded

Miami Beach gets $2 million in federal money to improve its streets. But the city decided in 1976 it would be a waste to spend the money in the officially declared most blighted area, because it was slated for redevelopment. So the city excluded the redevelopment area from the “citywide” area that gets the Community Development Block Grant funds. The city’s strategy area is roughly between 25th and 21st streets.

Landlords are hemmed in

The combined impact of the moratorium, the threat of demolition and the cutoff of services has turned out to be a deal for landlords in most of the condo owners.

Landlords are interested in as well. The moratorium limits repairs to no more than half a building’s assessed value. Few landlords are willing to invest money in buildings that may not be demolished.

David Klevens is a former member of the Redevelopment Agency and a landlord. He owns the Bonaventure Hotel, 1330 Crescent St., cited by the city for dozens of housing-code violations.

“I think the commission should drop the moratorium,” Klevens said. “Even if this new redevelopment plan is successful, they’re talking about another two years before anything really happens. The moratorium has destroyed most of what ever life is down there and I don’t think the area has that much time to live.”

At the end of South Beach, where the Bay, the Atlantic and Government Cut meet, sits the North Bayview Terrace housing project. By 1979 — most city redevelopments are on hold — the project needed $190,000 worth of fixing. Nothing was done because the building was to be replaced by redevelopment.

Today Goodman Terrace has so many health and safety violations that the city must take action. The cost of needed repairs has swelled to $100,000. “We can’t wait any longer for redevelopment to come.” Housing Authority Executive Director Murray Gollman said. “We had to do something about the living conditions. Who knows when it will be torn down for redevelopment?”
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4:00—8:00 PM

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Corner of Dixie Highway & NE 38th Street
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- Market based zoning
- Targeted incentives
- First 15 months
  - 22 land sales worth $210 million
  - Multiple projects approved:
    - $520 million construction value
    - 1,500+ units
    - 215,500 sf retail
    - 130,000 sf office
    - 16.7% citywide taxable value growth
    - 46% increase in CRA TIF
- Incentive Program reached investment target early
Our Approach

Is your city thriving?

Is redevelopment passing you by?
Leadership and Team

[Logos for Miami Marlins, New Orleans Baby Cakes, Jacksonville Jumbo Shrimp, and Bold City]
“Not everything that counts can be counted, and not everything that can be counted, counts.”
Plan

PRESERVE
ENHANCE
EXPOSE
INVEST
CAPITALIZE
Titusville

**Business Climate Themes**
- Riverfront
- History and Character
- Negative Reputation and Brand
- Poor Aesthetics
- Missed Opportunities
- Trails are Huge Opportunity

**Opportunities**
- Preserve Titusville's History and Character
- Enhance Titusville’s Aesthetics
- Expose Titusville’s Opportunity
- Invest in Titusville’s Brand Identity
- Capitalize on the Privatization of Space

**Strategies**
- Land – Site Certification
- Land – Downtown Parking
- Land – Acquisition and Disposition
- Labor – Business Assistance Programs
- Labor – Employee Recognition
- Labor – Workforce Training
- Capital – Aesthetic Improvements
- Capital – Feasibility Analysis
- Capital – Public Private Partnerships
- Markets – Branding
- Markets – Trail Network
- Markets – Signage
- Regulation – Advocacy Strategy
- Regulation – LDR Amendments
- Regulation – Process and Customer Service
Implement

ECONOMIC DEVELOPMENT VALUES

Responsiveness
Information
Credibility
Implement

REALITY CHECK

Resources
Politics
Accountability
Private Investment and Financing
Thank you for your time!