

# **CRA Investment Program**

Applicant No.: 013

CRA Board Meeting: November 25, 2024

Presented By: Jana Cox



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO



# BUSINESS OVERVIEW

Applicant Name: Suzanne D. Martin

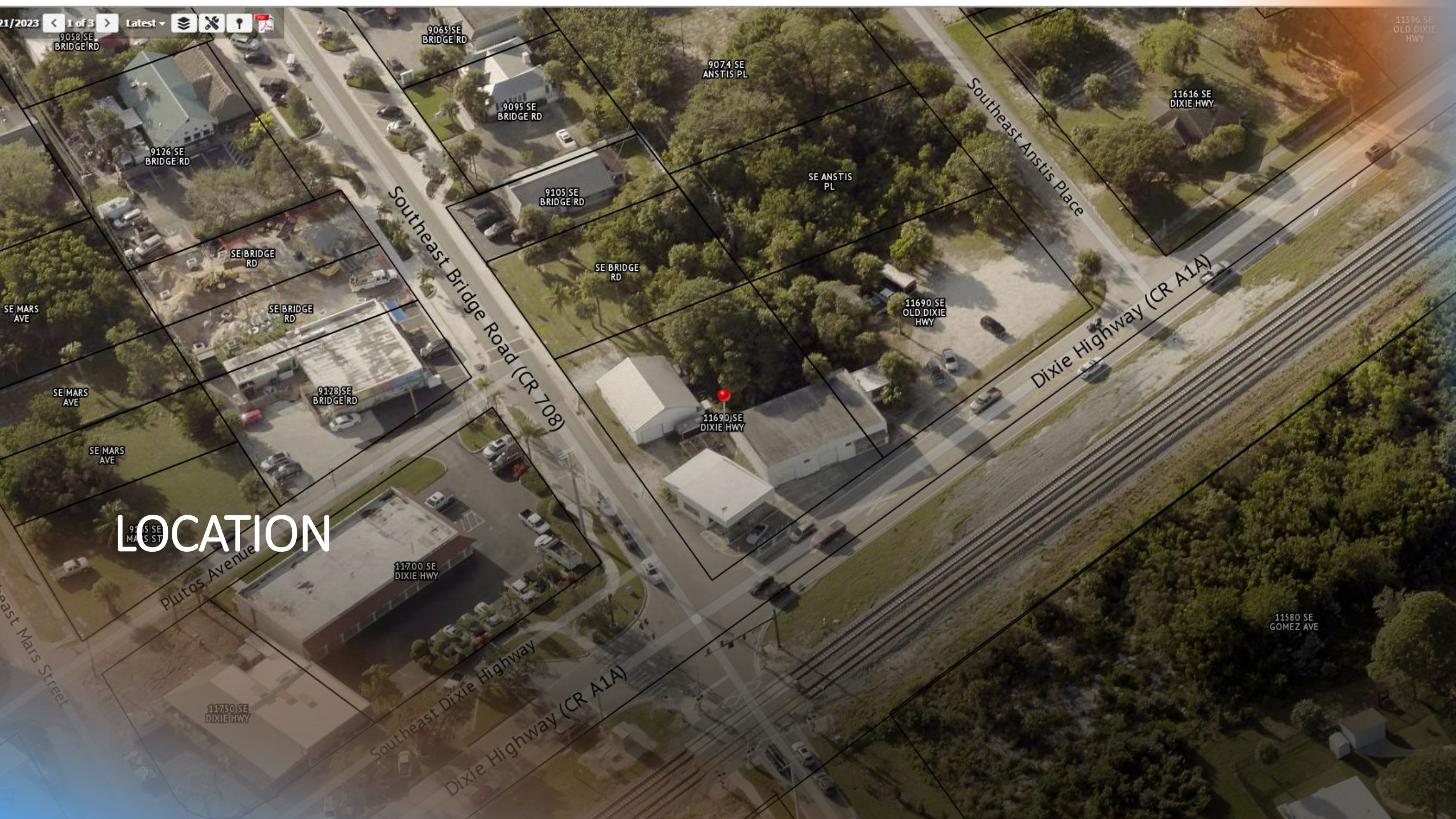
Applicant Program: Property Improvement

CRA Area: Hobe Sound

Address: 11690 SE Dixie Highway  
Hobe Sound, FL 33455

Business Info: Auto repairs, rental cars and auto sales





LOCATION

East Mars Street

Plutos Avenue

Southeast Dixie Highway

Dixie Highway (CR A1A)

Southeast Anstis Place

Dixie Highway (CR A1A)

9038 SE  
BRIDGE RD

9065 SE  
BRIDGE RD

9074 SE  
ANSTIS PL

9095 SE  
BRIDGE RD

11616 SE  
DIXIE HWY

9126 SE  
BRIDGE RD

9105 SE  
BRIDGE RD

SE ANSTIS  
PL

SE BRIDGE  
RD

SE BRIDGE  
RD

11690 SE  
OLD DIXIE  
HWY

SE MARS  
AVE

SE BRIDGE  
RD

9128 SE  
BRIDGE RD

SE MARS  
AVE

SE MARS  
AVE

11690 SE  
DIXIE HWY

11700 SE  
DIXIE HWY

9155 SE  
MARS ST

11750 SE  
DIXIE HWY

11580 SE  
GOMEZ AVE

# PROPERTY IMPROVEMENTS

## PROPOSED IMPROVEMENTS

- REPLACE GARAGE DOORS WITH HISTORICALLY SIMILAR DOORS
- REPLACE OLD GAS STATION WINDOW THAT WAS DAMAGED IN 2016 WITH HISTORICALLY APPEARING MODERN STORM PROOF WINDOWS

## PREVIOUS IMPROVEMENTS BY OWNER

- PAINTED THE ENTIRE BUILDING

## FUTURE IMPROVEMENTS PLANNED

- LANDSCAPE PROJECT PLANNED FOR 2025

CURRENT  
CONDITIONS  
GARAGE DOORS





## CURRENT CONDITIONS

### Old gas station windows

# ADDITIONAL INFORMATION



The current business has been in operation for over 90 years



It is part of the Hobe Sound CRA



Building was built by the business owner in 1940  
Offers an historical view of Hobe Sound



Future plans include new enhanced landscaping project in 2025



These property improvements will positively affect the streetscape along this busy corridor on SE Bridge Road and SE Dixie Highway:

- Takes part in community events
- Promotes neighborhood interaction and inclusion
- Create an aesthetically pleasing environment
- Eliminate slum and blight

# PROPOSED PROJECT COSTS

| VENDOR                              | IMPROVEMENTS                                        | COST            |
|-------------------------------------|-----------------------------------------------------|-----------------|
| JM Building Supply, Inc.            | PGT vinyl impact windows                            | \$12,542        |
| Mo Better Garage                    | 2 carriage house doors includes install and removal | \$14,062        |
| Total Improvements                  |                                                     | <u>\$26,604</u> |
| CRA Investment Program Contribution | 80% up to \$20,000                                  | \$20,000        |
| Business Owner Contribution         |                                                     | <u>\$ 6,604</u> |



# PROGRAM TYPE

## Property Improvement

**80% reimbursement of project cost, up to a maximum of \$20,000**

### **Qualifying Activities:**

- exterior painting, stucco or siding
- installation of awnings
- **new windows and/or doors**
- exterior signage
- landscaping
- parking lot improvements
- repair or addition of exterior architectural elements (e.g., addition or improvement of balconies, porches, entryways or arcades)
- lighting
- decorative pavement
- dumpster enclosures
- fencing



# TARGET AREAS

- **Golden Gate:** Properties in the Core, Corridor, Industrial, and General Subdistricts
- **Hobe Sound:** Properties in the Core, **Corridor**, and Railroad Corridor Subdistricts
- **Jensen Beach:** All properties within the Jensen Beach CRA boundaries
- **Old Palm City:** All properties within the Old Palm City CRA boundaries
- **Port Salerno:** Properties in the Core Subdistrict and General and Corridor Subdistricts that front Salerno Road
- **Rio:** Properties in the Core or Corridor Subdistricts that also front NE Dixie

**Only properties in these target areas are eligible to apply**



# Program Selection Criteria

## **QUALITY OF SITE DESIGN AND MATERIALS:**

- The extent to which the proposed project promotes the unique character of the CRA area and promotes conformity with neighboring structures through the implementation of the Land Development Regulations and the use of urban design principles, site design, architecture, materials, color, landscaping, and other visual and physical amenities. Does this project promote consistency in design and create a fresh and aesthetically pleasing environment? Will this project include appropriate exterior rehabilitation of a building and bring it up to code?

## **STREETSCAPE APPEARANCE AND FUNCTIONALITY:**

- The extent to which the proposed project enhances and improves the aesthetics of the streetscape, including the addition or enhancement of display windows, awnings, landscaping, and architectural features such as arcades, balconies and porches, the use of materials, color, signage or other amenities.

## **REMOVAL OF SLUM OR BLIGHT AND POSITIVE IMPACT TO THE NEIGHBORHOOD:**

- The extent to which the proposed project upgrades substandard structures, eliminates non-conforming uses, or corrects recurring code violations. Will this project visually impact the block and streetscape and eliminate blight? Will this project reduce the perception of crime? Will the project help to reverse the deterioration of commercial structures in the area? Will the project stimulate new, private investment and economic growth?



# **Thank you for your consideration**

## **ANY QUESTIONS?**



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