

# Jensen Beach CRA Improvements

**Category** Non-Concurrency  
**Project Number** TBD  
**Location** Jensen Beach Community Redevelopment Area  
**District** 1



**Project Limits** Jensen Beach Community Redevelopment Area

**Related Projects** N/A  
**Lead Dept/Division** Office of Community Development  
**Year Project Initiated** 2025

**Project Life Cycle** \_\_\_\_\_ Years

**Resilience Requirements**  2040 Vulnerability  2070 Vulnerability  2100 Vulnerability



**DESCRIPTION**  
 Riverwalk  
 Roadway and Parking Improvements  
 Investment Program  
 Neighborhood Enhancements

CRA

## BACKGROUND

The Jensen Beach Community Redevelopment Plan calls for infrastructure improvements; increased parking to support the current and anticipated growth of the area; and a public marina with public docks. All of these projects including enhancements like crosswalks, signage, curbing and lighting will increase residential and commercial opportunities and act as catalysts to continue economic activity in the Jensen Beach CRA.

## PROJECT ORIGINATION

CRA Plans

## JUSTIFICATION

Policy 14.1G.1. Project priorities in Community Redevelopment Plans. In its Capital Improvement Plan, the County shall give priority to projects identified in adopted Community Redevelopment Plans for the Community Redevelopment Agency areas that provide infrastructure improvements as provided in Policy 14.1A.10. Policy 14.1G.2. Revenue sources for Community Redevelopment projects. The County shall use tax increment financing, grants and other sources of revenue to fund projects identified in adopted Community Redevelopment Plans.

Expenditures	Total	To Date		Funded					Unfunded
				FY25	FY26	FY27	FY28	FY29	FY30-FY34
Design	496,198			59,280	60,231	61,210	62,219	63,258	190,000
Land	0								
Construction	4,816,835			593,520	602,079	610,895	619,975	629,327	1,761,039
<b>Expenditure Total</b>	<b>5,313,033</b>	<b>0</b>		<b>652,800</b>	<b>662,310</b>	<b>672,105</b>	<b>682,194</b>	<b>692,585</b>	<b>1,951,039</b>
Revenues	Total	To Date	Carryover	FY25	FY26	FY27	FY28	FY29	FY30-FY34
TIF	5,234,033		1,600,000	317,000	326,510	336,305	346,394	356,785	1,951,039
SPARC	79,000		79,000						
<b>Revenue Total</b>	<b>5,313,033</b>	<b>0</b>	<b>1,679,000</b>	<b>317,000</b>	<b>326,510</b>	<b>336,305</b>	<b>346,394</b>	<b>356,785</b>	<b>1,951,039</b>
<b>Total Unfunded</b>									<b>0</b>

## OPERATING BUDGET IMPACT

Capital asset maintenance will be the responsibility of the Parks and Recreation Department and/or the Field Operations Division of Public Works when construction is complete.

Jensen Beach CRA Projects by Fiscal Year Revenue Table

<b>Project</b>	<b>Carryover</b>	<b>FY25</b>	<b>FY26</b>	<b>FY27</b>	<b>FY28</b>	<b>FY29</b>	<b>FY30-34</b>
Jensen Beach Riverwalk	371,000	\$50,000	51,510	55,000	56,000	57,000	0
Jensen Beach Roadway and Parking Improvements ( <i>Indian River Drive, Church Street</i> )	1,067,000	\$200,000	\$200,000	200000	200000	200000	0
Jensen Beach CRA Investment Program ( <i>Property Improvement, Fence and Landscape</i> )	150,000	\$50,000	\$50,000	56305	57000	60000	0
Jensen Beach Neighborhood Enhancements ( <i>Banners, Light Poles, Bike Racks, Benches, Crosswalks, etc.</i> )	91000	\$17,000	\$25,000	\$25,000	\$25,000	\$30,000	0
Redevelopment Plan Implementation Projects ( <i>LDR/Comprehensive Plan Revisions, etc</i> )	\$0	\$0	\$0	\$0	\$8,394	\$9,785	\$1,951,039
	1,679,000	\$317,000	\$326,510	\$336,305	\$346,394	\$356,785	\$1,951,039

# Rio CRA Improvements

**Category** Non-Concurrency  
**Project Number** TBD  
**Location** Rio Community Redevelopment Area  
**District** 1

**Project Limits** Rio Community Redevelopment Area

**Related Projects** N/A  
**Lead Dept/Division** Office of Community Development  
**Year Project Initiated** 2025



**Project Life Cycle** \_\_\_\_\_ Years  
**Resilience Requirements**  2040 Vulnerability  2070 Vulnerability  2100 Vulnerability



**DESCRIPTION**  
 Streetscape Improvements  
 Creative Placemaking  
 CRA Investment Program

## BACKGROUND

CRA areas are some of the oldest neighborhoods in the County and consequently have antiquated or no infrastructure. Upgrading stormwater systems and installing water and sewer systems are all consistent with the Rio Community Redevelopment Plan. These activities along with the acquisition of key properties to support the long term vision of a Rio Town Center and the improvement to the physical appearance of the area are what will spur redevelopment and attract businesses and residents to the area.

## PROJECT ORIGINATION

CRA Plans

## JUSTIFICATION

Policy 14.1G.1. Project priorities in Community Redevelopment Plans. In its Capital Improvement Plan, the County shall give priority to projects identified in adopted Community Redevelopment Plans for the Community Redevelopment Agency areas that provide infrastructure improvements as provided in Policy 14.1A.10. Policy 14.1G.2. Revenue sources for Community Redevelopment projects. The County shall use tax increment financing, grants and other sources of revenue to fund projects identified in adopted Community Redevelopment Plans.

Expenditures	Total	To Date		Funded					Unfunded
				FY25	FY26	FY27	FY28	FY29	FY30-FY34
Design	1,538,000			155,000	160,000	165,000	170,000	173,000	715000
Land	0								
Construction	15,043,354			1,516,941	1,550,099	1,584,401	1,619,883	1,658,579	7113451
<b>Expenditure Total</b>	<b>16,581,354</b>	<b>0</b>		<b>1,671,941</b>	<b>1,710,099</b>	<b>1,749,401</b>	<b>1,789,883</b>	<b>1,831,579</b>	<b>7,828,451</b>
Revenues	Total	To Date	Carryover	FY25	FY26	FY27	FY28	FY29	FY30-FY34
TIF	16,581,354		2,000,000	1,271,941	1,310,099	1,349,401	1,389,883	1,431,579	7828451
	0								
<b>Revenue Total</b>	<b>16,581,354</b>	<b>0</b>	<b>2,000,000</b>	<b>1,271,941</b>	<b>1,310,099</b>	<b>1,349,401</b>	<b>1,389,883</b>	<b>1,431,579</b>	<b>7,828,451</b>

**Total Unfunded 0**

## OPERATING BUDGET IMPACT

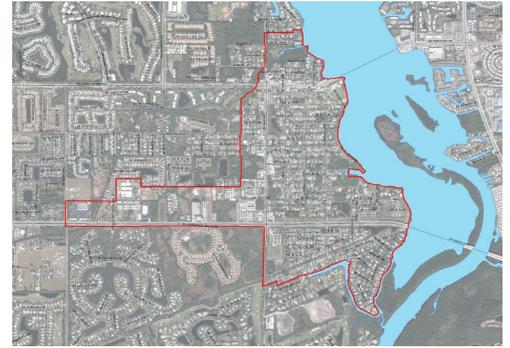
Capital asset maintenance will be the responsibility of the Parks and Recreation Department and/or the Field Operations Division of Public Works when construction is complete.

Rio CRA Projects by Fiscal Year Revenue Table

<b>Project</b>	<b>Carryover</b>	<b>FY25</b>	<b>FY26</b>	<b>FY27</b>	<b>FY28</b>	<b>FY29</b>	<b>FY30-34</b>
Rio Streetscape Improvements <i>(Dixie Hwy)</i>	1,000,000	585,971	600,000	625,000	630,000	635,000	
Rio Creative Placemaking <i>(Rio Civic Club, Skatepark Entrance, Roundabouts)</i>	647,000	585,970	585,000	585,000	585,000	585,000	
Rio CRA Investment Program <i>(Property Improvement, Fence and Landscape)</i>	68,000	100,000	100,000	100,000	100,000	100,000	
Redevelopment Plan Implementation Projects <i>(LDR/Comprehensive Plan Revisions, etc)</i>	285,000	-	25,099	39,401	74,883	111,579	7,828,451
	2,000,000	1,271,941	1,310,099	1,349,401	1,389,883	1,431,579	7,828,451

# Old Palm City CRA Improvements

**Category** Non-Concurrency  
**Project Number** TBD  
**Location** Old Palm Ciity Community Redevelopment Area  
**District** 5  
  
**Project Limits** Old Palm Ciity Community Redevelopment Area  
  
**Related Projects** N/A  
**Lead Dept/Division** Office of Community Development  
**Year Project Initiated** 2025



**Project Life Cycle** \_\_\_\_\_ Years  
**Resilience Requirements**  2040 Vulnerability  2070 Vulnerability  2100 Vulnerability



**DESCRIPTION**  
 Property Acquisition

## BACKGROUND

In 2003, the Old Palm City Community Redevelopment Plan illustrated the vision of a true, pedestrian friendly, town center to be realized along Mapp Road. Palm City residents envision Mapp Road features to include a Town Square type of feature for the community to gather. This project includes flood control, a picnic structure, benches, landscaping, irrigation, lighting, pavers and wide sidewalks. The neighborhood Advisory Committee continues to prioritize this project to promote the economic development and redevelopment of the corridor. Infrastructure improvements for drainage, stormwater, water quality treatment and the physical appearance of the neighborhood are also significant to encourage investment and realize the vision as set forth in the Community Redevelopment Plan.

## PROJECT ORIGINATION

CRA Plans

## JUSTIFICATION

Policy 14.1G.1. Project priorities in Community Redevelopment Plans. In its Capital Improvement Plan, the County shall give priority to projects identified in adopted Community Redevelopment Plans for the Community Redevelopment Agency areas that provide infrastructure improvements as provided in Policy 14.1A.10. Policy 14.1G.2. Revenue sources for Community Redevelopment projects. The County shall use tax increment financing, grants and other sources of revenue to fund projects identified in adopted Community Redevelopment Plans.

Expenditures	Total	To Date	Carryover	Funded					Unfunded
				FY25	FY26	FY27	FY28	FY29	FY30-FY34
Design	180,000								180000
Land	1,338,671			231,596	238,543	262,397	288,636	317,499	
Construction	1,776,478								1776478
<b>Expenditure Total</b>	<b>3,295,149</b>	<b>0</b>		<b>231,596</b>	<b>238,543</b>	<b>262,397</b>	<b>288,636</b>	<b>317,499</b>	<b>1,956,478</b>
Revenues	Total	To Date	Carryover	FY25	FY26	FY27	FY28	FY29	FY30-FY34
TIF	3,295,149			231,596	238,543	262,397	288,636	317,499	1956478
	0								
<b>Revenue Total</b>	<b>3,295,149</b>	<b>0</b>	<b>0</b>	<b>231,596</b>	<b>238,543</b>	<b>262,397</b>	<b>288,636</b>	<b>317,499</b>	<b>1,956,478</b>
<b>Total Unfunded</b>									<b>0</b>

## OPERATING BUDGET IMPACT

Capital asset maintenance will be the responsibility of the Field Operations Division of Public Works and the Parks and Recreation Department when construction is complete.

Old Palm City CRA Projects by Fiscal Year Revenue Table

Project	Carryover	FY25	FY26	FY27	FY28	FY29	FY30-34
Property Acquisition		231,596	238,543	262,397	288,636	317,499	1,956,478
Redevelopment Plan Implementation Projects <i>(LDR/Comprehensive Plan Revisions, etc)</i>							
		231,596	238,543	262,397	288,636	317,499	1,956,478

# Golden Gate CRA Improvements

**Category** Non-Concurrency  
**Project Number** TBD  
**Location** Golden Gate Community Redevelopment Area  
**District** 2



**Project Limits** Golden Gate Community Redevelopment Area

**Related Projects** N/A  
**Lead Dept/Division** Office of Community Development  
**Year Project Initiated** 2025

**Project Life Cycle** \_\_\_\_\_ Years

**Resilience Requirements**     2040 Vulnerability     2070 Vulnerability     2100 Vulnerability



**DESCRIPTION**

- Pedestrian and Bike Trail
- Property Acquisition
- Improved Street Infrastructure
- CRA Investment Program

**BACKGROUND**

The Golden Gate neighborhood includes a large, residential population that walks or rides a bicycle to work, shop and play. Those projects planned: the Golden Gate Bike and Pedestrian Trail; Property Acquisition, Street Infrastructure and incentives will all fulfill a public purpose by improving the physical appearance of the neighborhood, providing a safer environment and creating a livable, walkable community.

**PROJECT ORIGINATION**

CRA Plans

**JUSTIFICATION**

Policy 14.1G.1. Project priorities in Community Redevelopment Plans. In its Capital Improvement Plan, the County shall give priority to projects identified in adopted Community Redevelopment Plans for the Community Redevelopment Agency areas that provide infrastructure improvements as provided in Policy 14.1A.10. Policy 14.1G.2. Revenue sources for Community Redevelopment projects. The County shall use tax increment financing, grants and other sources of revenue to fund projects identified in adopted Community Redevelopment Plans.

Expenditures	Total	To Date	Carryover	Funded					Unfunded
				FY25	FY26	FY27	FY28	FY29	FY30-FY34
Design	588,000				55,000	58,000	61,000	64,000	350,000
Land	350,000				87,500	87,500	87,500	87,500	
Construction	6,598,870			690,000	554,200	570,976	588,345	606,325	3,589,024
<b>Expenditure Total</b>	<b>7,536,870</b>	<b>0</b>		<b>690,000</b>	<b>696,700</b>	<b>716,476</b>	<b>736,845</b>	<b>757,825</b>	<b>3,939,024</b>
Revenues	Total	To Date	Carryover	FY25	FY26	FY27	FY28	FY29	FY30-FY34
TIF	7,536,870		200,000	640,000	659,200	678,976	699,345	720,325	3,939,024
	0								
<b>Revenue Total</b>	<b>7,536,870</b>	<b>0</b>	<b>200,000</b>	<b>640,000</b>	<b>659,200</b>	<b>678,976</b>	<b>699,345</b>	<b>720,325</b>	<b>3,939,024</b>

**Total Unfunded 0**

**OPERATING BUDGET IMPACT**

Capital asset maintenance will be the responsibility of the Parks and Recreation Department and/or the Field Operations Division of Public Works when construction is complete.

Golden Gate CRA Projects by Fiscal Year Revenue Table

<b>Project</b>	<b>Carryover</b>	<b>FY25</b>	<b>FY26</b>	<b>FY27</b>	<b>FY28</b>	<b>FY29</b>	<b>FY30-34</b>
Golden Gate Pedestrian and Bike Trails <i>(El Camino Trail)</i>		250,000	250,000	250,000	250,000	250,000	
Golden Gate Property Acquisition	115,000	100,000	87,500	87,500	87,500	87,500	
Golden Gate Improved Street Infrastructure <i>(Unpaved Roads, e.g. Birch, Durant )</i>		250,000	250,000	250,000	250,000	250,000	
Golden Gate Investment Program <i>(Property Improvement, Fence and Landscape)</i>	85,000	40,000	50,000	50,000	50,000	50,000	
Redevelopment Plan Implementation Projects <i>(LDR/Comprehensive Plan Revisions, etc)</i>	-	-	21,700	41,476	61,845	82,825	3,939,024
	200,000	640,000	659,200	678,976	699,345	720,325	3,939,024

# Port Salerno CRA Improvements

**Category** Non-Concurrency  
**Project Number** TBD  
**Location** Port Salerno Community Redevelopment Area  
**District** 4



**Project Limits** Port Salerno Community Redevelopment Area

**Related Projects** N/A  
**Lead Dept/Division** Office of Community Development  
**Year Project Initiated** 2025

**Project Life Cycle** \_\_\_\_\_ Years

**Resilience Requirements**     2040 Vulnerability     2070 Vulnerability     2100 Vulnerability



**DESCRIPTION**

Port Salerno Infrastructure Partnerships  
 New Monrovia Park Improvements  
 New Monrovia Roadway Improvements

**BACKGROUND**

The Port Salerno Community Redevelopment Plan calls for projects like infrastructure partnerships, parking innovations, property acquisition, and Cove and Salerno Roadway enhancements to support the current and anticipated growth of the area. The construction of workforce housing is a countywide challenge and has been identified in the CRA vision, as well. Upgrading the infrastructure, including improvements to the physical appearance of the neighborhood, are considered vital issues relevant to successful community redevelopment and the fulfillment of the Community Redevelopment Plan.

**PROJECT ORIGATION**

CRA Plans

**JUSTIFICATION**

Policy 14.1G.1. Project priorities in Community Redevelopment Plans. In its Capital Improvement Plan, the County shall give priority to projects identified in adopted Community Redevelopment Plans for the Community Redevelopment Agency areas that provide infrastructure improvements as provided in Policy 14.1A.10. Policy 14.1G.2. Revenue sources for Community Redevelopment projects. The County shall use tax increment financing, grants and other sources of revenue to fund projects identified in adopted Community Redevelopment Plans.

Expenditures	Total	To Date		Funded					Unfunded
				FY25	FY26	FY27	FY28	FY29	FY30-FY34
Design	1,550,000			160,000	165,000	170,000	175,000	180,000	700000
Land	0								
Construction	15,176,654			1,581,000	1,613,230	1,646,576	1,681,073	1,716,755	6938020
<b>Expenditure Total</b>	<b>16,726,654</b>	<b>0</b>		<b>1,741,000</b>	<b>1,778,230</b>	<b>1,816,576</b>	<b>1,856,073</b>	<b>1,896,755</b>	<b>7,638,020</b>
Revenues	Total	To Date	Carryover	FY25	FY26	FY27	FY28	FY29	FY30-FY34
TIF	16,726,654		2,500,000	1,241,000	1,278,230	1,316,576	1,356,073	1,396,755	7638020
	0								
<b>Revenue Total</b>	<b>16,726,654</b>	<b>0</b>	<b>2,500,000</b>	<b>1,241,000</b>	<b>1,278,230</b>	<b>1,316,576</b>	<b>1,356,073</b>	<b>1,396,755</b>	<b>7,638,020</b>
								<b>Total Unfunded</b>	<b>0</b>

**OPERATING BUDGET IMPACT**

Capital asset maintenance will be the responsibility of the Parks and Recreation Department and/or the Field Operations Division of Public Works when construction is complete.

Port Salerno CRA Projects by Fiscal Year Revenue Table

<b>Project</b>	<b>Carryover</b>	<b>FY25</b>	<b>FY26</b>	<b>FY27</b>	<b>FY28</b>	<b>FY29</b>	<b>FY30-34</b>
Port Salerno Infrastructure Partnership <i>(Septic to Sewer)</i>	2,500,000	641,000	600,000	600,000	600,000	800,000	
New Monrovia Roadway Improvements		500,000	500,000	500,000	500,000	500,000	
New Monrovia Park Improvements		100,000	100,000	100,000	100,000		
Redevelopment Plan Implementation Projects <i>(LDR/Comprehensive Plan Revisions, etc)</i>	-	-	78,230	116,576	156,073	96,755	7,638,020
	2,500,000	1,241,000	1,278,230	1,316,576	1,356,073	1,396,755	7,638,020

# Hobe Sound CRA Improvements

**Category** Non-Concurrency  
**Project Number** TBD  
**Location** Hobe Sound Community Redevelopment Area  
**District** 3

**Project Limits** Hobe Sound Community Redevelopment Area

**Related Projects** N/A  
**Lead Dept/Division** Office of Community Development  
**Year Project Initiated** 2025



**Project Life Cycle** \_\_\_\_\_ Years  
**Resilience Requirements**  2040 Vulnerability  2070 Vulnerability  2100 Vulnerability



**DESCRIPTION**

Stormwater Solutions  
 Roadway Improvements  
 Dixie Stormwater and Streetscape

**BACKGROUND**

The vision for the Dixie Hwy (service road) Stormwater and Streetscape project (undergrounding utilities, improving drainage, increased parking and promoting walkability through sidewalk additions and landscape enhancements) is conceptualized within the adopted Hobe Sound Community Redevelopment Plan. The existing streetscape is to be extended from Bridge Road down to Saturn Street. Extending the streetscape will improve drainage, beautify the corridor and clearly define the sidewalk for pedestrians. The Hobe Sound Neighborhood Advisory Committee also recommends additional economic development strategies like incentives to attract and retain businesses and commercial development; providing stormwater solutions for property redevelopment; and creative placemaking to be significant in supporting the success of the corridor. Hobe Sound neighborhoods (Banner Lake, Pettway and Gomez) are improved through the provision of infrastructure for affordable housing, traffic calming, crosswalks and lighting to promote vehicular and pedestrian safety in our residential areas.

**PROJECT ORIGATION**

CRA Plans

**JUSTIFICATION**

Policy 14.1G.1. Project priorities in Community Redevelopment Plans. In its Capital Improvement Plan, the County shall give priority to projects identified in adopted Community Redevelopment Plans for the Community Redevelopment Agency areas that provide infrastructure improvements as provided in Policy 14.1A.10. Policy 14.1G.2. Revenue sources for Community Redevelopment projects. The County shall use tax increment financing, grants and other sources of revenue to fund projects identified in adopted Community Redevelopment Plans.

Expenditures	Total	To Date	Carryover	Funded					Unfunded
				FY25	FY26	FY27	FY28	FY29	FY30-FY34
Design	1,630,000			166,000	170,000	174,000	178,000	182,000	760000
Land	0								
Construction	16,260,861			1,654,000	1,690,800	1,728,824	1,768,108	1,808,691	7610438
<b>Expenditure Total</b>	<b>17,890,861</b>	<b>0</b>		<b>1,820,000</b>	<b>1,860,800</b>	<b>1,902,824</b>	<b>1,946,108</b>	<b>1,990,691</b>	<b>8,370,438</b>
Revenues	Total	To Date	Carryover	FY25	FY26	FY27	FY28	FY29	FY30-FY34
TIF	17,890,861		2,300,000	1,360,000	1,400,800	1,442,824	1,486,108	1,530,691	8370438
	0								
<b>Revenue Total</b>	<b>17,890,861</b>	<b>0</b>	<b>2,300,000</b>	<b>1,360,000</b>	<b>1,400,800</b>	<b>1,442,824</b>	<b>1,486,108</b>	<b>1,530,691</b>	<b>8,370,438</b>

**Total Unfunded 0**

**OPERATING BUDGET IMPACT**

Capital asset maintenance will be the responsibility of the Parks and Recreation Department and/or the Field Operations Division of Public Works when construction is complete.

Hobe Sound CRA Projects by Fiscal Year Revenue Table

<b>Project</b>	<b>Carryover</b>	<b>FY25</b>	<b>FY26</b>	<b>FY27</b>	<b>FY28</b>	<b>FY29</b>	<b>FY30-34</b>
Hobe Sound Stormwater Solutions <i>(Dixie Hwy Service Road, Post Office Alley, Neighborhood Streets)</i>	1,000,000	150,000	150,000	150,000	150,000	150,000	
Hobe Sound Roadway Improvements <i>(Dixie Hwy Service Road, Post Office Alley, Neighborhood Streets)</i>	750,000	150,000	150,000	150,000	150,000	150,000	
Hobe Sound Dixie Stormwater and Streetscape <i>(Dixie Hwy Service Road)</i>	550,000	1,060,000	1,000,000	1,000,000	1,000,000	1,000,000	
Redevelopment Plan Implementation Projects <i>(LDR/Comprehensive Plan Revisions, etc)</i>	-	-	100,800	142,824	186,108	230,691	8,370,438
	2,300,000	1,360,000	1,400,800	1,442,824	1,486,108	1,530,691	8,370,438

Levels of Service/Comprehensive Plan Requirements

Master Plans

CRA Plans

Advisory Boards

Commissioners

FDOT Work Plans

Health/Safety Concerns

Complaints

Infrastructure Needs

Efficiency Initiatives

Mandates

Strategic Planning

Committees

Grant Opportunities

Other