

CRA Investment Program

Applicant No.: 010

CRA Board Meeting: March 25, 2024

Presented By: Noehmi Lopez



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO





BUSINESS OVERVIEW

- Applicant Name: ACJB LLC (Paul & Linda Kurkechian)
- Applicant Program: Property Improvement
- CRA Area: Jensen Beach
- Address: 1930 NE Jensen Beach Blvd
- Business Info: Dental Office with 2nd floor apartment



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

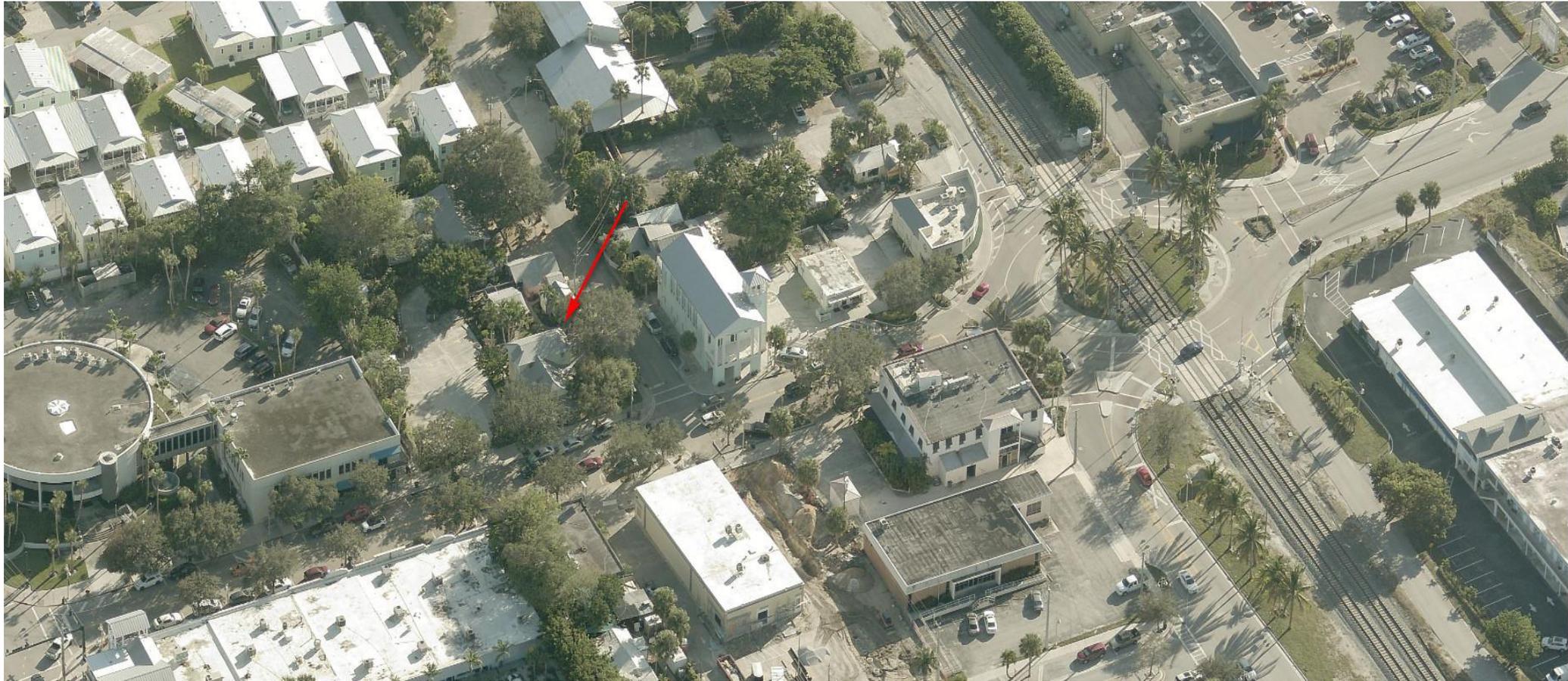
OLD PALM CITY

PORT SALERNO

RIO



LOCATION



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO



PROPERTY IMPROVEMENTS

PROPOSED IMPROVEMENTS

PAINT BODY OF MAIN BUILDING



PREVIOUS IMPROVEMENTS BY OWNER

REPLACEMENT OF FRONT PORCH DECK AND POSTS



FUTURE IMPROVEMENTS PLANNED

LANDSCAPING



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO





CURRENT PROPERTY



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO





EVENTS HIGH VISIBILITY



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

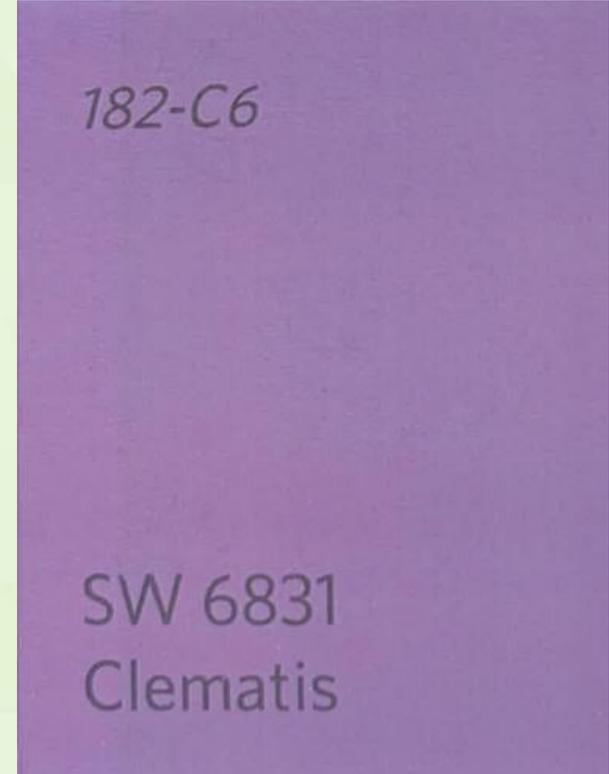
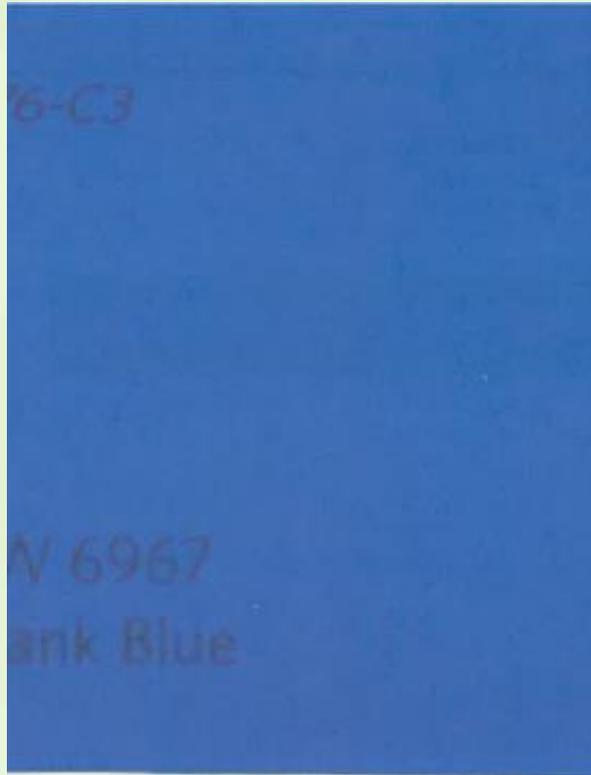
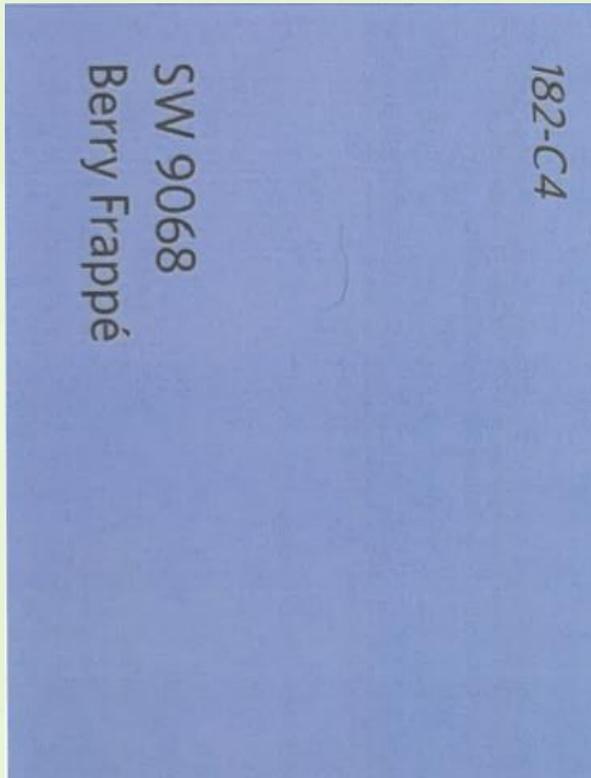
PORT SALERNO

RIO





PROPOSED CONCEPT PAINT COLORS



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO





ADDITIONAL INFORMATION

- ❖ The current business (dental office) has been in operation for over 20 years
- ❖ It is part of the Jensen Beach CRA
- ❖ New front porch deck and posts installed recently by owner
- ❖ Future plans include new landscaping
- ❖ These improvements will positively affect the streetscape along Jensen Beach Blvd:
 - Fresh and visually appealing paint and detail will add character to the Jensen Beach Boulevard streetscape
 - Art cottages attract huge numbers especially during season
 - Improve the appearance of a key property along the Maple Avenue corridor
 - Create an aesthetically pleasing environment
 - Attract more customers
 - Eliminate slum and blight



PROPOSED PROJECT COSTS

Sean Dowd Painting LLC	\$ 9,500
<u>CRA Investment Program Contribution = 80%</u>	<u>\$ 7,600</u>
Business Owner Contribution	\$ 1,900



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO





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



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO





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?



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO

