

FY-2025 Capital Improvement Plan (CIP)



Golden Gate NAC Meeting – December 4, 2023



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CIP → a **PLANNING** and **BUDGETING** document

Capital Budget

Capital Program

Identify and prioritize capital projects

Identify sources of funding

Opportunity for public participation

Aligns improvements with resources

Community Redevelopment Plan

NAC advises → **CRA recommends** → **BOCC finalizes**



How does TIF work?

Tax Increment Financing is one of the tools available to encourage investment in the CRA.

- *Step 1:* The dollar value of all real property in the CRA Area is determined as of a fixed date → “base value” Port Salerno was 2000.
- *Step 2:* Taxing authorities continue to receive property tax revenues in the subsequent years based on the base value.
- *Step 3:* Increases in real property value (the *increment*), are deposited into the Community Redevelopment Agency Trust Fund at a percentage rate established by BOCC. Right now, that is 65%.
- *Step 4:* Funds are used for redevelopment in the designated CRA area.

NOT AN EXTRA TAX



Completed Projects

- **Bonita, Clayton and Delmar Complete Streets:** Paving, Drainage, new lighting, landscaping and sidewalk
- **Railroad Avenue Revitalization:** Installation of street infrastructure such as paving, drainage, landscaping, and on street parking on Railroad Avenue
- **Stormwater Treatment and Retention Areas**
- **Dixie Highway Improvements:** Asphalt milling, resurfacing, midblock crosswalk installation, and decorative street light installation
- **Golden Gate Center:** Renovated historical building on Delmar Street and Dixie Highway
- **Golden Gate Lighting:** Replaced high pressure sodium FPL streetlights with LED lights



Completed Projects, *con't*

- **Cassidy Center Parking:** Expanded existing parking lot at the Lamar Howard Park to connect Fairmont Street and Ellendale Street
- **New Land Development Regulations (LDRs):** Chapter 18 and Article 12 were written specifically for all six CRA areas
- **Indian Street Sidewalk Connection:** Connected existing sidewalk on St Lucie Blvd to Golden Gate Avenue
- **Door Hanger Distribution and Community Cleanup:** Distributed educational door hangers and conducted a community cleanup in the Golden Gate CRA
- **Banners on Dixie Highway:** Decorative banners unique to Golden Gate hung on the light posts in the median on Dixie Highway.



Completed Projects



 Dixie Highway

 Railway Avenue

 Indian Street Sidewalk

 Cassidy Center Parking

 Golden Gate Center

 Door Hanger
Distribution &
Community Cleanup,
and Lighting,



Current Projects

CRA Investment Program: A program that combines private investment and increment finding to eliminate slum/blight

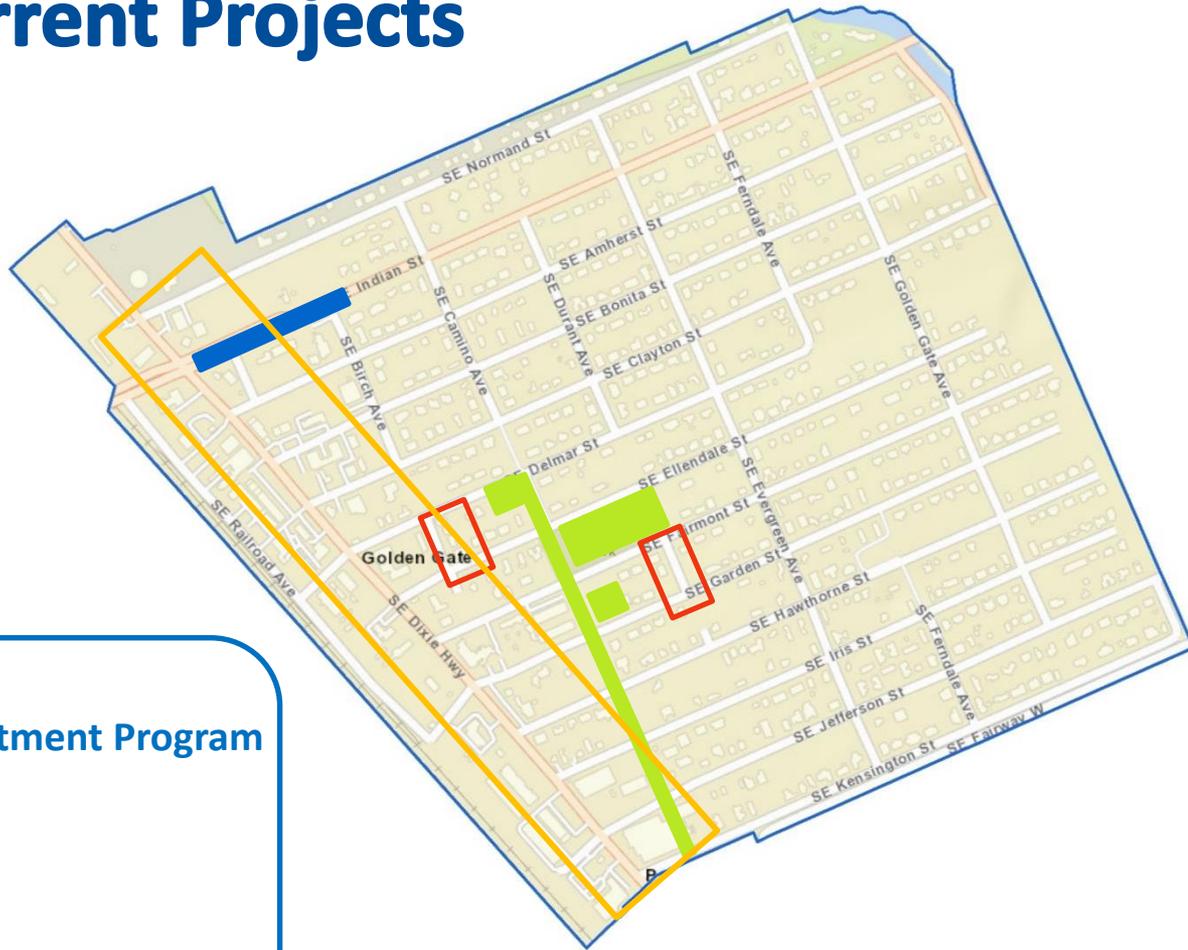
El Camino Recreational Trail: Multi-modal, linear park pathway to provide pedestrian and bicycle connections, increase safety, encourage walking and riding, and become a beautiful neighborhood asset

Unpaved Roads: Grading and paving of Birch Street and Durant Street

Golden Gate Gateway Beautification: New landscaping, irrigation, and sign revitalization in the Golden Gate Indian Street median



Current Projects



 El Camino Trail

 Investment Program

 Unpaved Roads

 Golden Gate Gateway
Beautification



CRA Investment Program



Golden Gate Community Redevelopment Plan

The Golden Gate Community Redevelopment Plan (page 69) states the need for a Façade Improvement Grant Program with the CRA providing matching funds for exterior design and improvements to commercial properties. Some of the objectives of the CRA Investment program include elimination of slum and blight, physical and economic revitalization of commercial areas, and improved safety for residents, shoppers, and tourists.



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2025 Golden Gate CIP

CIP FY-2024

Pedestrian and Bike Trail	\$1,800,000.00
Lighting	\$ 300,000.00
Neighborhood Enhancements	\$ 142,000.00
Property Acquisition	\$ 200,000.00
Improved Street Infrastructure	\$ 0
CRA Investment Program	\$ 85,000.00

\$2,527,000.00

TIF FY-2025

Pedestrian and Bike Trail	\$ 250,000.00
Property Acquisition	\$ 100,000.00
Improved Street Infrastructure	\$ 250,000.00
Incentives	\$ 40,000.00

\$640,000.00



QUESTIONS AND DISCUSSION



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