

A detailed map of the Golden Gate neighborhood in the Port of Miami. The map shows a grid of streets including SE Indian St, SE Amherst St, SE Bonita St, SE Clayton St, SE Delmar St, SE Ellendale St, SE Evergreen Ave, SE Garden St, SE Hawthorne St, SE Iris St, SE Jefferson St, SE Kensington St, SE Fairway W, SE Fennell Ave, SE Golden Gate Ave, SE Micanopy Ter, SE Falmouth Dr, SE Glasford Dr, SE Birch Ave, SE Camino Ave, SE Durbin Ave, SE Fairmont St, SE Dixie Hwy, SE Railroad Ave, SE Commerce Ave, SE Miami St, and SE Normand St. The map also shows the location of Lamar Howard Park and the Port of Miami. The neighborhood is bounded by a blue line, and the surrounding areas are labeled SE and NW.

A colorful illustration of a tropical scene. On the left, a bright yellow sun with rays is partially obscured by a palm tree with green fronds. Below the sun are three blue waves. In the center, there is a pink building with a white roof and a black door. To its right is a taller blue building with a grey roof and a black door. On the far right is a yellow building with a black roof and a black door.

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



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Tax Increment Financing

TIF is an economic development tool used to promote private sector investment in a CRA area.

- *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.

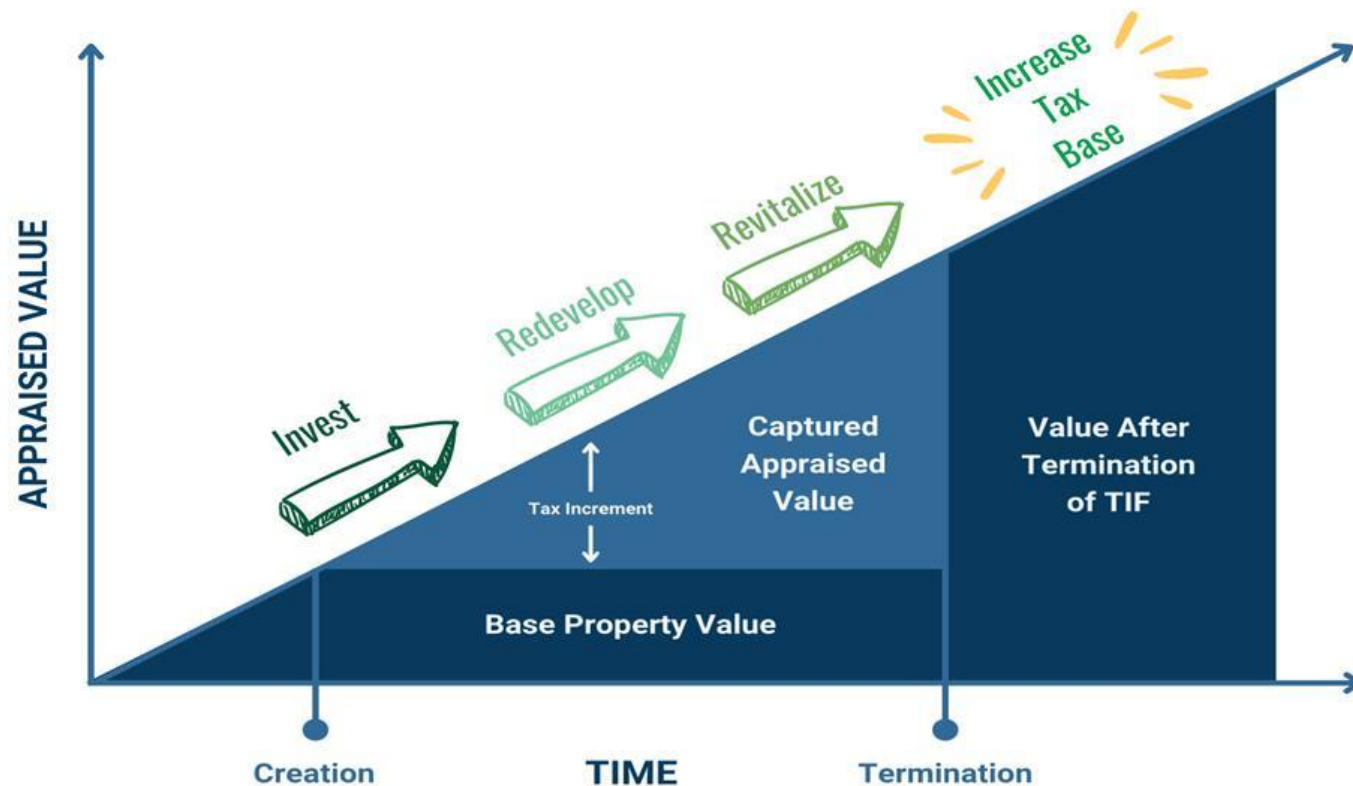
NOT AN EXTRA TAX



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How does TIF work?



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Golden Gate CRA Redevelopment Plan

PEDESTRIAN FRIENDLY ENVIRONMENT –

Street connections

Sidewalks

Lighting

INFRASTRUCTURE –

Stormwater

Sidewalks

Lighting

Landscaping

TRAFFIC CALMING –

Traffic tables

Landscaping

Roundabouts



Current & Proposed 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.
- **Landscape Vision:** Landscape improvements including SE Dixie Highway median, SE Bonita Street, SE Clayton Street, Se Delmar Street and SE Birch Avenue.
- **Neighborhood Improvement Plan:** Neighborhood improvements including sidewalks/pathways, on-street parking, trees, lighting, traffic calming and unpaved roadways.



El Camino

Construction Concept



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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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Neighborhood Improvement Plan



Concept for Golden Gate Neighborhood Improvements

- Existing sidewalk
- Existing curbing, on-street parking, trees, lights, etc.
- New sidewalk
- New curbing, on-street parking, trees, lights, etc.
- Traffic Calming Measures
- New roadway
- New pathway
- New traffic circle
- Gateway feature
- New Parking



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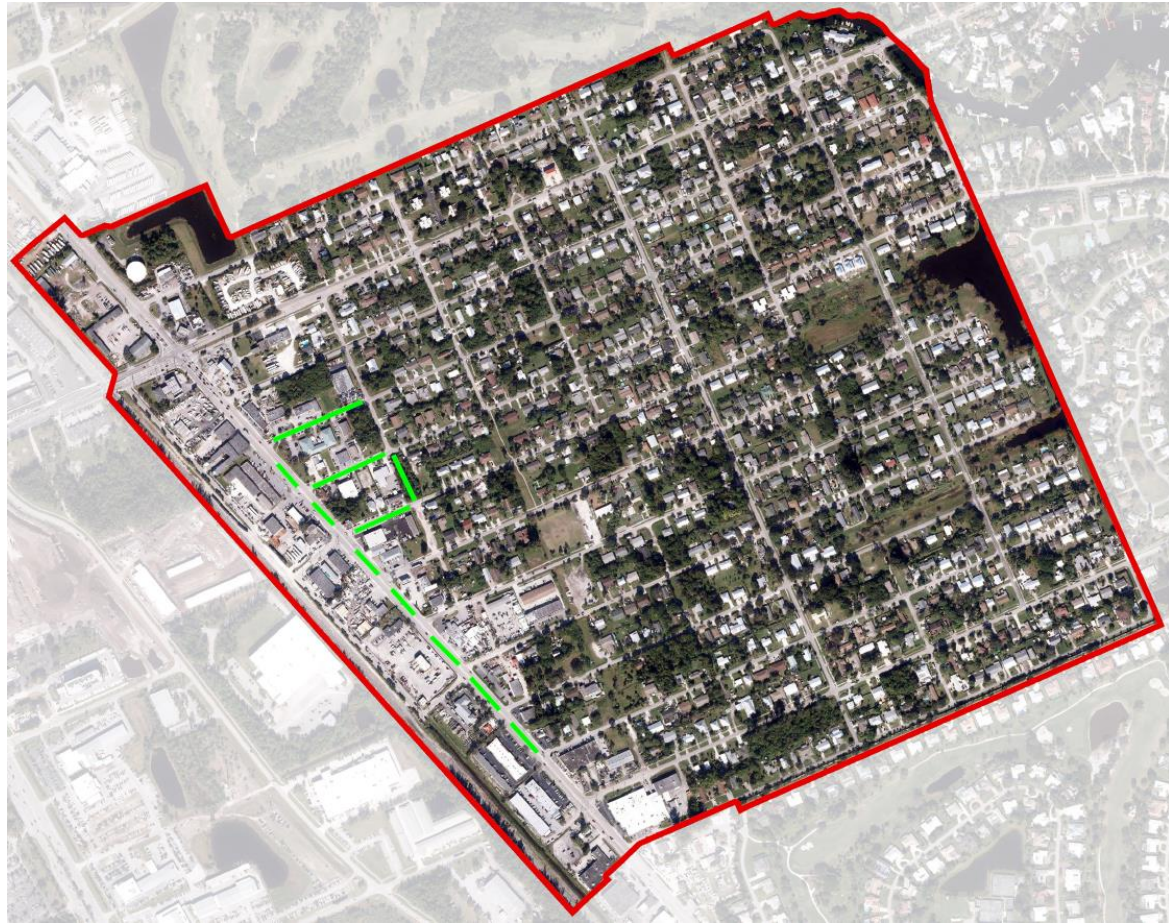


Landscape Vision Plan

Dixie Highway medians Indian St
to Jefferson St

Bonita St, Clayton St, Delmar St
Dixie Hwy to Birch St

Birch Street landscaped walkway



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2026 Golden Gate CIP

CIP FY-2025

Pedestrian and Bike Trail	\$3,863,000.00
Neighborhood Enhancements	\$ 107,000.00
Property Acquisition	\$ 100,000.00
Improved Street Infrastructure	\$ 537,000.00
CRA Investment Program	\$ 65,000.00

\$4,672,000.00

TIF FY-2026

Pedestrian and Bike Trail	\$ 160,000.00
Neighborhood Enhancements	\$ 50,000.00
Property Acquisition	\$ 100,000.00
Improved Street Infrastructure	\$ 329,000.00
CRA Investment Program	\$ 40,000.00
Landscaping and Hardscaping	\$ 150,000.00

\$829,000.00



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QUESTIONS AND DISCUSSION



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