

MARGATE COMMUNITY REDEVELOPMENT AGENCY



ANNUAL REPORT 2021



MESSAGE FROM THE CHAIR



On behalf of the Margate Community Redevelopment Agency (MCRA), we are pleased to submit the **Annual Progress Report and Financial Statements** for the period commencing October 1, 2020, and ending September 30, 2021 (FY2021).

At the end of fiscal year 2021, the MCRA reported a fund balance of \$22.3 million in all MCRA funds, which is restricted for redevelopments projects for businesses and residents in the MCRA. This represents an increase of \$1.3 million from the previous year. Cash and cash equivalents and investments totaled \$22.6 million.

Under the mission to reduce and prevent slum and blight in the City and promote recreational activities in our community, the MCRA continued to support new projects this fiscal year, such as \$2 million in renovations to Serino Park and the

**TOMMY RUZZANO
CHAIR**

proposed crosswalk and landscape improvements to Margate Boulevard. This year, the MCRA renovated the Chevy Chase Plaza with new illuminated tenant signs, cleaned the stormwater drainage pipes, and repaired the stucco work on the parapet wall at a cost of \$52,806, with an additional \$1.5 million in renovations planned for next year.

Plans are underway to demolish a portion of the existing Palm Lakes Plaza on Atlantic Boulevard to build a larger Publix store. This Publix would be rebuilt as a 51,390-square-foot store with a drive-thru pharmacy lane. A Chipotle Mexican Grill with a drive-thru window is also in the planning stages at the Lakewood Mall fronting on Atlantic Boulevard.

We are proud of our accomplishments in 2021. The entire CRA team looks forward to sharing more successes with the Margate community in the years ahead.

BOARD MEMBERS



ANTHONY N. CAGGIANO
VICE CHAIR



ANTONIO V. ARSERIO
BOARD MEMBER



ARLENE R. SCHWARTZ
BOARD MEMBER

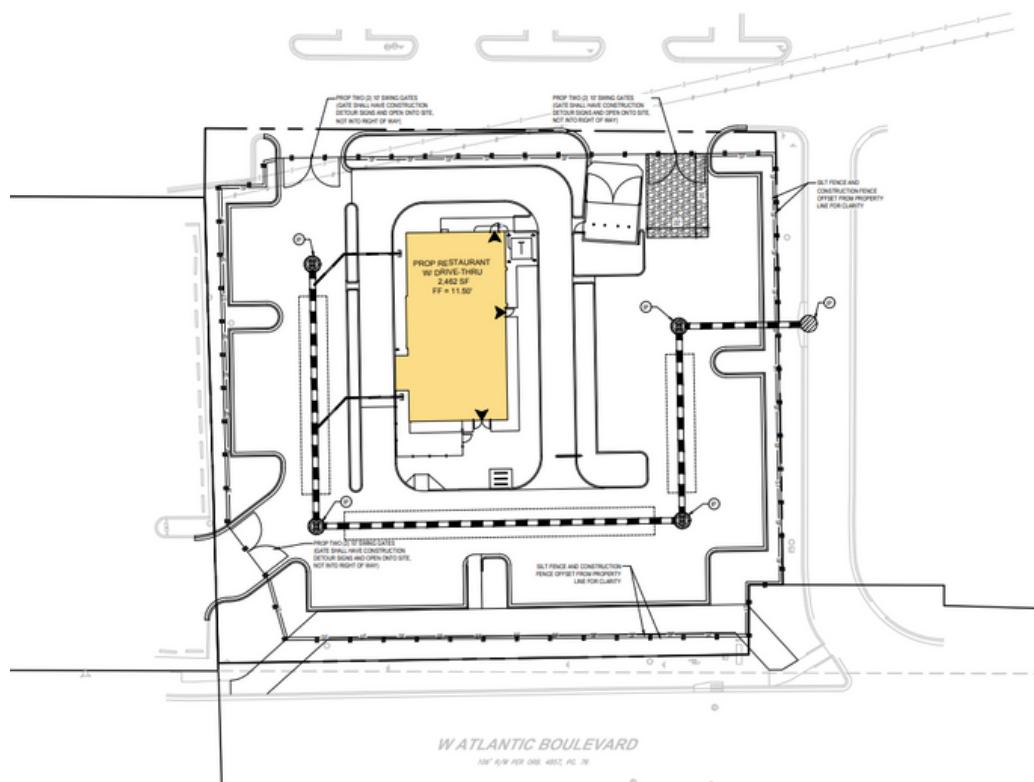


JOANNE SIMONE
BOARD MEMBER

LOOKING AHEAD...



PROPOSED RENDERING FOR PUBLIX AT PALM LAKES PLAZA AT 7352 W ATLANTIC BLVD.



PROPOSED PLAN FOR CHIPOTLE AND CHIPOTLANE AT LAKEWOOD MALL ON ATLANTIC BLVD.

PROJECT HIGHLIGHTS FY2021



ATLANTIC BOULEVARD STREETSCAPE IMPROVEMENTS

In addition to the improvements made to the privacy wall along Atlantic Boulevard in FY2020, a feasibility study analyzed additional wall installation for portions of the remaining segments along this corridor. The MCRA was also responsible for installing wayfinding neighborhood signage at the entrance of the Oriole IV community. An evaluation of the irrigation systems of the Atlantic Boulevard medians west of State Road 7 resulted in the completion of needed repairs and electrical restoration.

Next year, median landscape improvements will complement the landscaping project completed in May 2021 by Broward County on the Atlantic Boulevard medians near Rock Island Road. Atlantic Boulevard is a principal arterial running through the center of the MCRA boundary and is the main east-west gateway corridor into the City and the downtown area of the MCRA.



CHEVY CHASE PLAZA IMPROVEMENTS

During FY2021, renovations to this 46,000 square foot plaza along Margate Boulevard and State Road 7 included a complete evaluation of the roof repair and replacement options, in addition to cleaning and lining of stormwater drainage pipes to alleviate parking lot flooding, stucco work on the parapet wall, and the installation of eight new illuminated tenant signs. Future improvements include roof replacement, regrading of the parking lot, lighting, additional stucco work, columns, and stone accents on the building exterior, painting, and plaza signage.

DAVID PARK IMPROVEMENTS

Phase I of this multi-phase renovation project began with improvements to the George Mudd playground. Phase II improvements completed in FY2020 included a new covered picnic pavilion and parking area, milling and resurfacing of the parking lot, and landscape and irrigation. Work completed in FY2021 included the installation of decorative bollards for safety purposes and the planning and design of the water retention reconfiguration plan to eliminate standing water in the park. Construction is scheduled to be completed in FY2022.



MARGATE BOULEVARD IMPROVEMENTS

The design is underway for proposed crosswalk and landscape improvements to Margate Boulevard, a road that serves as the main access point for two retail shopping plazas, the main municipal office to the CRA/City, and multiple residential units along the corridor. Upcoming improvements include sidewalk and crosswalk ADA compliance, regrading and repaving the roadway and pedestrian walkway, including sidewalk reconstruction, parallel parking areas, and associated driveway entrances. The project also includes landscape improvements to edges of roadway corridor, roundabout green spaces, and installation of energy-efficient landscape lighting.



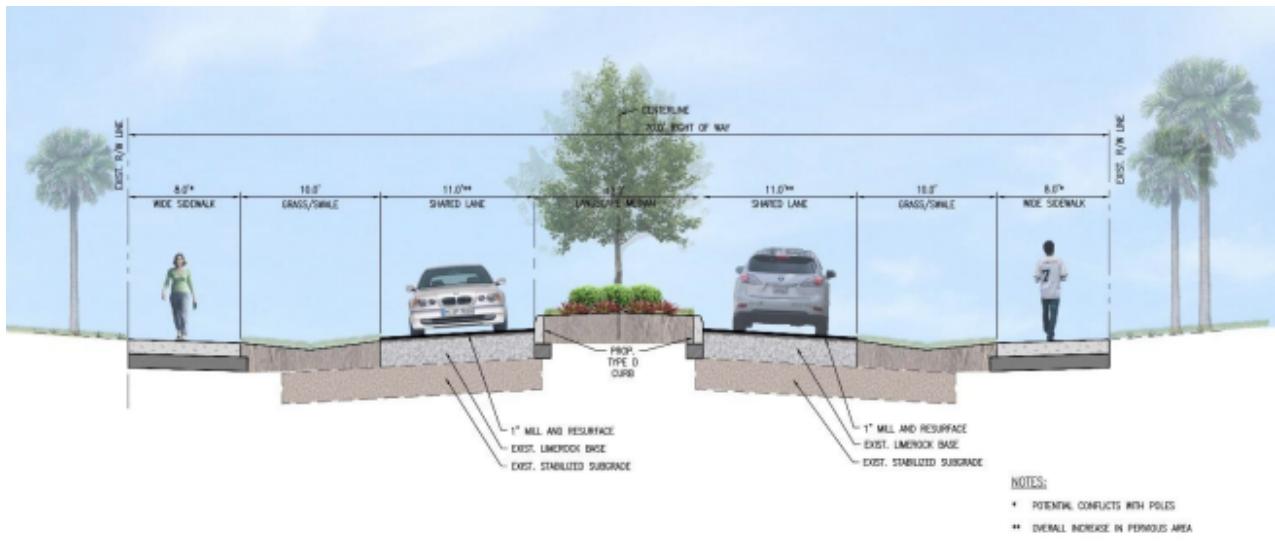
SERINO PARK RENOVATIONS

Design and permitting are underway for the proposed \$2 million park renovations to include a CrossFit fitness court with hard roof covering, splash pad/water feature, a new playground with safety surfacing, covered picnic tables and park benches, a large barbecue grill, restrooms, and outdoor drinking fountain with bottle filler. The park will also have new Royal Palm trees, decorative uplighting, pathway lighting for safety and added security elements, parking lot regrading, drainage, among other improvements. The project timeline is approximately 12 months.

SPORTS COMPLEX COVERED FIELD & RESTROOM/CONCESSION BUILDING

The new Covered Sports Field structure and restroom/concession building were completed in September 2021 and celebrated with a well-attended Grand Opening ceremony.

The \$3.6 million investment by the MCRA promotes a sense of community by providing a centralized place to hold sports and community events year-round. This project encompasses almost an acre and features an open-air covered sports field with an artificial turf surface, bleachers, and a restroom - concession building. A backlit entranceway sign and site furniture are pending as part of this project.



ZONE 1
PROPOSED PRELIMINARY DESIGN
SW 6th STREET STREETSCAPE IMPROVEMENTS

SW 6TH STREET IMPROVEMENTS

A feasibility study is underway for this highly used neighborhood corridor within the CRA district, which connects to Southeast Park and State Road 7. Although this project is still in the conceptual stages, recommended improvements include landscaping and irrigation, median improvements, bike paths and traffic calming devices, pedestrian lighting, and decorative walkways, entryway monument sign for Southeast Park from State Road 7 and other neighborhood entryway signage, additional parking along the corridor to support Southeast Park usage, ADA compliance, milling, resurfacing, and drainage assessment, among others.



WINFIELD BOULEVARD IMPROVEMENTS

This neighborhood entry sign was installed in FY2021 and follows the design elements of the Wayfinding Signage program. The backlit sign, adorned with stone and tile finishes, has a water feature and is surrounded by colorful and attractive landscaping.



BUILDING DESIGN REGULATIONS

The MCRA worked collaboratively with an architect and the Development Services Department to create architectural building design guidelines for the MCRA District. These guidelines provide a consistent set of criteria for façades and standard design elements that can be applied toward new construction and retrofitting existing structures within the Redevelopment Area. Once codified as part of the City's land development regulations, they also serve as a tool for staff to encourage and enforce specific architectural goals that represent the vision of the MCRA. The guidelines were developed by assessing the existing conditions, mapping and analyzing the MCRA building inventory to define seven specific building types, and creating regulations for each class to improve the character of the current building environment. It also includes a list of recommended color palettes and building material types for development with the MCRA, as well as a chapter for mixed-used developments, among others. The MCRA Board approved the design regulations and they have since been adopted by the City. A user-friendly guide booklet of these regulations is available to business owners, developers, and City staff with text, diagrams, photographic comparisons, and examples throughout.

LOOKING TO ENHANCE THE APPEARANCE OF YOUR BUSINESS?

Apply for a Margate CRA Matching Grant!

Businesses must be located within the Margate Community Redevelopment Agency District

Now available:

Façade Improvement Grant



Landscape Improvement Grant



Follow the MCRA on social media!
@MargateCRA



GRANTS TO BUSINESSES

Property Improvement Grants

The MCRA relaunched its Commercial Façade Improvement Matching Grant Program to incorporate the new Business Design Regulations and to expand the base of eligible properties to include those with larger frontages. Architectural design services were another element introduced into the program to assist property owners with the initial design concepts for their exterior façade improvements. The MCRA also offers a Landscape Improvement Matching Grant program to assist property owners with making enhancements to their landscaping and the aesthetic appearance of their property.

New Business Incentive Grants

The New Business Incentive Grant Program provides financial assistance to attract and establish new businesses in the MCRA District. A New Business Incentive Grant of \$146,771 was awarded to Culver's of Margate for the new construction of their restaurant at 5510 West Copans Road, Culver's first location in South Florida. A third and final payment in the amount of \$11,621 was made to Rising Tide Car Wash in accordance with the Development Infrastructure Assistance Program grant reimbursement agreement.

WAYFINDING SIGNAGE

A comprehensive and cohesive Wayfinding Signage Program was developed and approved in FY2019 and included a dozen different sign standards that varied by size, function, and location.

In FY2021, the MCRA installed two monument signs from the Wayfinding Program: a small park identity sign at the entrance of David Park and a large park identity sign at the entrance to the Sports Complex.

Tenant monument signs consistent with the program's design are in process for the two MCRA-owned shopping plazas. The logistics for installing Gateway monument signs at the entry points of the MCRA District are under review.

COMMUNITY EVENTS



The variety and magnitude of special events were scaled back to adhere to CDC guidelines during the pandemic. However, some of the most popular community events did take place last year.

The MCRA, in partnership with the City of Margate, kicked off the holiday season with an outdoor Winter Concert and Winter Movie Night in Margate's downtown area.



Margate was a sea of red, white, and blue during its traditional Fourth of July parade along Margate Boulevard. The MCRA-sponsored event featured floats made by residents, businesses, other civic organizations, local officials, marching bands and police, fire, and military vehicles, followed by refreshments. The day's events culminated with a spectacular July 4th fireworks display with live music, food trucks, and family-friendly activities.



PROPERTY MANAGEMENT

The MCRA oversees the property management and maintenance services for 20 MCRA-owned properties, including two shopping plazas with 25 tenants and landscape maintenance of most of the major corridors in the MCRA District.



MAINTENANCE OF PUBLIC AREAS

As part of the overall commitment to eradicate existing blighted conditions and prevent future recurrences, the MCRA regularly carries out a variety of activities to help enhance the overall appearance of the district. In addition to frequent debris removal and area maintenance, the MCRA regularly pressure cleans and seals highly visible and used public area streets. This maintenance supplements effort by the City's Public Works Department to keep the public areas clean.

FINANCIAL STATEMENT

Margate Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID

661

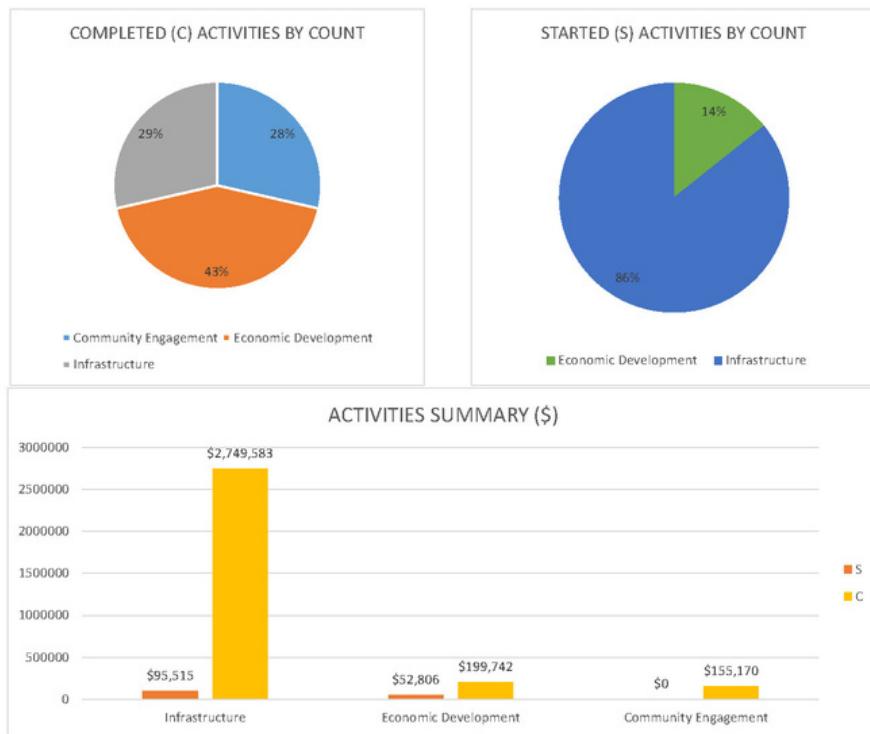
Registered Agent	Tommy Ruzzano
Mailing Address	5790 Margate Boulevard, Margate, FL 33063
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Telephone	(954) 972-6454
Fax	(954) 935-5211
Email	truzzano@margatefl.com
Website	www.margatefl.com/Community-Redevelopment-Agency
County(ies)	Broward
Local Governing Authority	City of Margate
Date Created / Established	Wednesday, October 2, 1996
Creation Documents	City Ordinance 96-15
Board Selection	Identical to Local Governing Authority
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing
Most Recent Update	Wednesday, November 10, 2021

Total number of Activities started	7
Total number of Activities completed	7
Current Year Taxable Value in CRA	\$ 983,053,330
Actual expended increment revenue	\$ 2,555,766
Base Year Taxable Value in CRA	\$ 306,827,250
Current Year Tax Increment Value	\$ 676,226,080
Tax Incremented Collected	\$ 8,061,418
Revenue from Rent of Owned Properties	\$ 658,430
Investment Income	\$ 4,712
Miscellaneous Income	\$ 5,276
Total amount expended for low and middle income affordable housing	\$ -

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

C= Completed Projects; S=Started Projects

#	ACHIEVEMENT	PROJECT	CRA PLAN PAGE	STATUS	EXPENDITURES FY 20-21
1	Economic Development	Acce Plaza Renovations	13	C	\$ 17,200
2	Economic Development	Chevy Chase Plaza Upgrades	13	S	\$ 52,806
3	Infrastructure	Margate Blvd. Improvements	16	S	\$ -
4	Infrastructure	David Park Improvements	15	S	\$ 21,889
5	Infrastructure	Covered Sports Field	15	C	\$ 2,686,548
6	Infrastructure	Winfield Blvd. Improvements	15	C	\$ 63,035
7	Infrastructure	Wayfinding Signage	16	S	\$ 43,593
8	Infrastructure	Atlantic Blvd. Improvements	16	S	\$ 9,265
9	Infrastructure	Serino Park Renovations	16	S	\$ 6,350
10	Infrastructure	S.W. 6th St. Improvements	14	S	\$ 14,418
11	Economic Development	Business Incentive Grants	17	C	\$ 158,392
12	Economic Development	Business Design Regulations	28	C	\$ 24,150
13	Community Engagement	Community Events	18	C	\$ 115,698
14	Community Engagement	Holiday Lights/Decorations	18	C	\$ 39,472





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