

MARGATE COMMUNITY REDEVELOPMENT AGENCY



ANNUAL REPORT 2022



MESSAGE FROM THE CHAIR



TOMMY RUZZANO, CHAIR

The Margate Community Redevelopment Agency (MCRA) is pleased to present its **Annual Report for the year 2022**. During this period, the agency successfully completed several projects to promote economic growth and enhance residents' quality of life.

One of the most significant accomplishments of the MCRA was the groundbreaking ceremony to mark the construction of Serino Park, located at 5600 SW 8 Court. The MCRA has funded approximately \$2 million for park upgrades, including a Splash Pad, exercise court, a new playground with shade and lighting, a picnic shelter, and restroom facilities. The project is expected to be completed in the summer of 2023.

The Florida Redevelopment Association recognized the MCRA with the 2022 Roy F. Kenzie Award for

Planning Studies for the Margate CRA Building Design Regulations. This year, we also received national recognition with the first Bronze Telly Award for the MCRA's "*It's Margate Delish*" social video series created to highlight the diverse culinary treats offered in the redevelopment district.

Several exciting projects continue, such as the existing Palm Lake Plaza on Atlantic Boulevard. The Publix Supermarket is in the demolition process, and once completed, it will be rebuilt as a 51,390-square-foot store with a drive-thru pharmacy lane. Construction has begun on the new Chipotle Mexican Grill next to Boston Market on Atlantic Boulevard.

With several exciting projects on the horizon, the MCRA remains committed to reducing and preventing slum and blight in Margate, increasing the foot traffic for local businesses, and promoting recreational activities in our community.

BOARD MEMBERS



ANTHONY N. CAGGIANO
VICE CHAIR



ANTONIO V. ARSERIO
BOARD MEMBER



ARLENE R. SCHWARTZ
BOARD MEMBER



JOANNE SIMONE
BOARD MEMBER

WELCOME TO MARGATE



Last summer, **El Al Israeli Airlines** announced they were relocating their headquarters from New York City to the City of Margate. The airline also announced its plans to expand operations in South Florida with the new nonstop seasonal service between Fort Lauderdale-Hollywood International Airport and Tel Aviv's Ben Gurion Airport.

The City of Margate is grateful for the efforts made by the Greater Fort Lauderdale Alliance during the recruitment of El Al and its relocation process within the MCRA district.



PROJECT HIGHLIGHTS FY2022



ATLANTIC BOULEVARD STREETSCAPE IMPROVEMENTS

Atlantic Boulevard is a major east-west corridor through Margate and the MCRA District. During FY 21-22, the MCRA completed the electrical restoration work needed to repair the irrigation system and restore its functionality along the western section of the Atlantic Boulevard median. The MCRA then engaged a landscape contractor to remove the existing landscaping that had deteriorated over time and to integrate some design elements into areas of the median. Concurrently, trenching and electrical conduit/wiring were installed to provide landscape lighting along the corridor. The final landscaping and lighting are planned for installation during FY 22-23.

The MCRA had also explored the feasibility of making additional improvements to the privacy wall along Atlantic Boulevard, including incorporating stonework on the columns and extending portions of the wall. The MCRA contracted with an engineer to conduct a feasibility assessment through which it was determined that no further action would be taken for either improvement.



CHEVY CHASE PLAZA IMPROVEMENTS

Renovations to this 46,000-square-foot plaza continued in FY 21-22. However, progress had been hampered by supply chain issues associated with the garnering of roofing materials needed to replace the five-section roof on the building. As of year-end, the MCRA had contracted to replace one of the five roof sections, approximately 10,000 square feet. Efforts continue to procure the materials needed to re-roof the remaining roof sections.

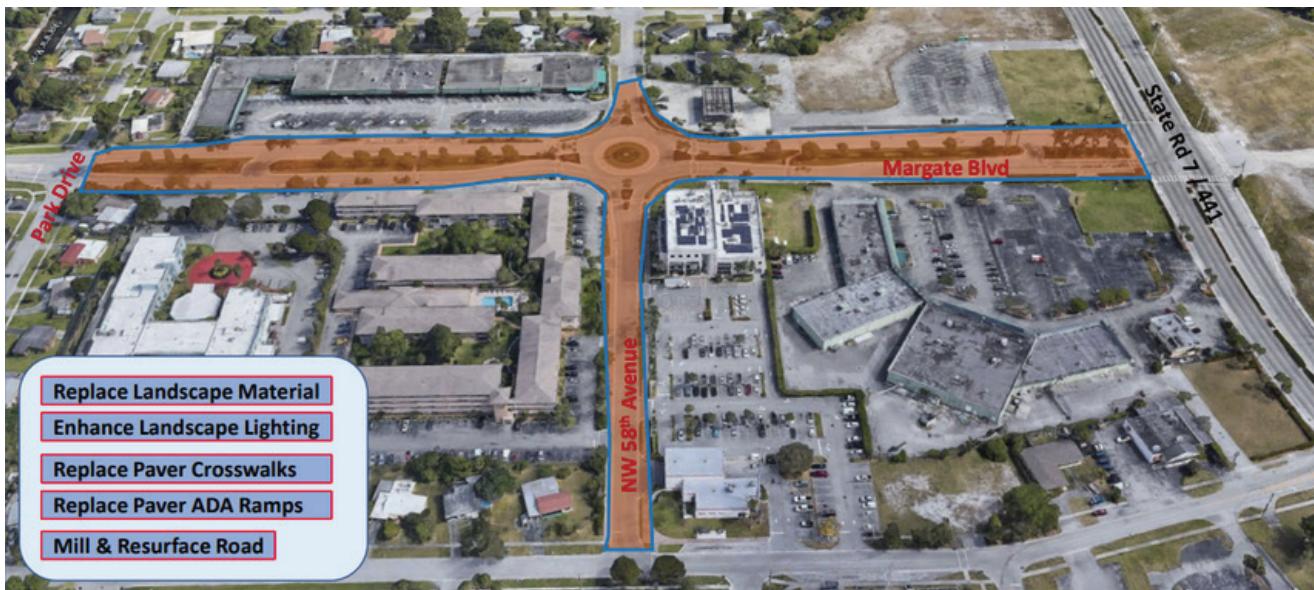
The MCRA had previously completed cleaning and lining the stormwater drainage system to alleviate flooding, stucco work on the plaza's parapet wall, and installing eight new illuminated tenant signs. The intent is to move forward with the additional planned improvements, i.e., regrading of the parking lot, lighting, additional stuccowork, stonework on the columns, painting the exterior, and plaza signage in coordination with the re-roofing element of the project.

DAVID PARK IMPROVEMENTS



Phase II improvements that were completed in FY 21 included the installation of decorative bollards for safety, the installation of an illuminated monument, and the planning and designing a water retention area. Although the existing retention area served its intended purpose, it had steep banks and tended to hold water and attract mosquitos. It was also located in a highly visible area on the Park's roadway frontage. It was determined that an underground drainage storage system would be both a functional and cost-effective alternative. Following a lengthy review process through Broward County, construction of a modified retention area commenced in early FY 22. Construction was delayed due to a substantial increase in the number of rocks required, which significantly impacted costs; however, negotiations with the contractor mitigated the cost increase. Tree replacements and landscaping closed out the construction phase of the drainage storage system, and this project was fully completed in the latter part of FY 22.

MARGATE BOULEVARD IMPROVEMENTS



This project encompasses improvements to Margate Boulevard, a major thoroughfare within the heart of the City, which serves as the main access point for two retail shopping plazas, the main municipal office to the City/CRA, and multiple residential units along the corridor.

The planned improvements include regrading and repaving the roadway, reconstruction of the sidewalks and crosswalks within the designated area to conform to the latest ADA compliance standards, buffered landscaping, replacement of the existing irrigation, and improved landscape up lighting.

In December 2021, engineering consultants presented design development plans to the MCRA Board, and direction was given to expand the scope to explore additional services, including demolition and reconstruction of all sidewalks and parallel parking areas to replace worn, damaged ones, and outdated paver configurations.

At the close of FY 22, revised civil engineering and landscape design work was well underway. Final approval for this Design-Bid-Build project is expected to commence in mid-2023.



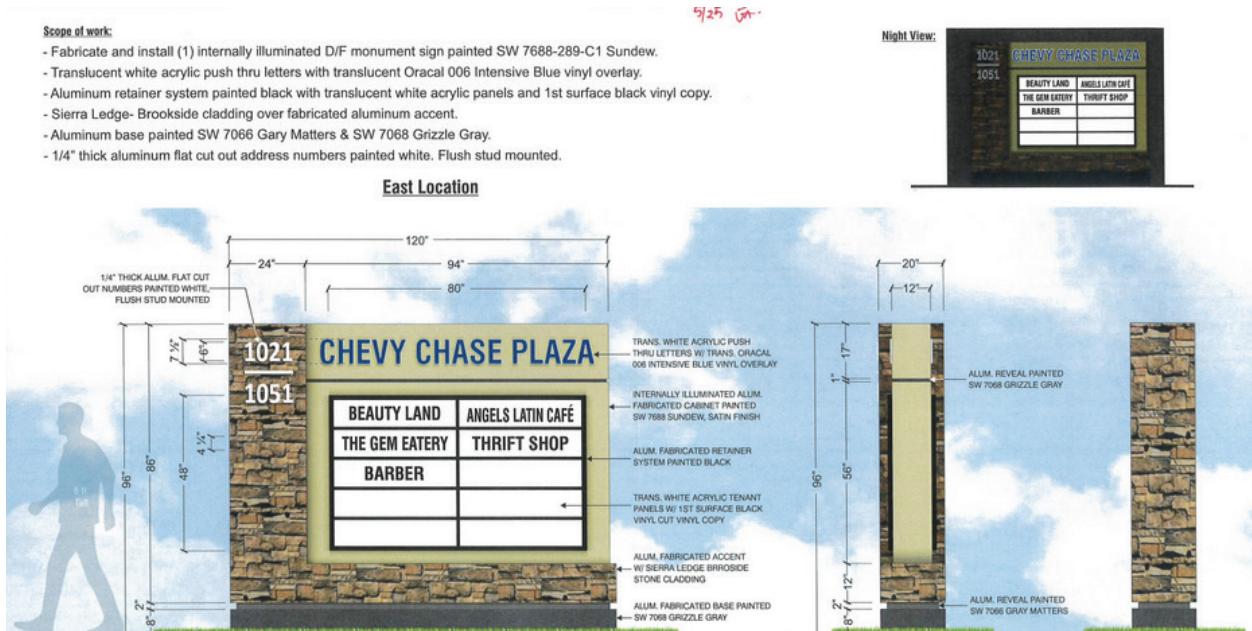
SERINO PARK RENOVATIONS

The design phase of the proposed \$2 million park renovation was completed mid-fiscal year. Permitting proceeded, and demolition of the existing playground and project construction commenced before year-end. Initial renovations included a new playground with safety surfacing, covered picnic tables and park benches, restrooms, outdoor drinking fountain/bottle filler, installation of a fitness court, sealing/coating/striping of the parking lot, landscaping, irrigation, and decorative up-lighting. The project scope was subsequently expanded to include additional upgrades: a water feature, a video camera system at restrooms' building corners with the addition of an air-conditioned IT room, surface overlay of existing running track, playground shade structure, parking lot asphalt overlay, new sidewalk connections to site features, additional site furnishings and additional playground and parking lot lighting. Completion of this Design/Build project is anticipated for summer 2023.

SW 6TH STREET IMPROVEMENTS

This project runs along a heavily used residential corridor from State Road 7 to the City's boundary. The project aims to provide median improvements, landscaping and irrigation, traffic calming, bike paths, ADA upgrades, milling and resurfacing of the roadway, pedestrian lighting, and signage. In October 2021, project consultants presented the results of a feasibility study that had been conducted, which examined existing conditions and provided conceptual design options. The presentation raised some concerns by the MCRA Board and community residents regarding flooding, drainage, traffic, and parking.

As a result, the project scope was expanded, and additional services were requested. The consulting team was tasked with conducting other civil engineering work to investigate, assess, analyze, and provide recommended solutions to the flooding, drainage, traffic, and parking issues. Findings and recommendations are anticipated in early 2023, and further direction will be provided on the project shortly after.



WAYFINDING SIGNAGE

In FY 22, bidding was completed, and the project was awarded for the fabrication and installation of three tenant identification monument signs for the Chevy Chase Plaza and Ace Plaza retail shopping areas. The signs are consistent with the Wayfinding Signage program design standards approved in FY 2019. Permitting for the necessary electrical work was underway at the close of the fiscal year. Installation of the signs is projected for Spring 2023. Efforts continued during FY 22 for signage at the four entranceways into the City on Atlantic Boulevard and State Road 7. MCRA staff contacted neighboring cities to discuss and review challenges and best practices they encountered with their wayfinding signage installations. Staff worked with an architectural firm to scope out the design of the sign prototypes suitable for each gateway location, including dimensions and sign size limitations. Approval of the final sign design criteria is expected in early 2023.



CENTRAL BUSINESS DISTRICT MASTER PLAN CONCEPT

A conceptual master plan for the downtown Central Business District was developed by an architectural design and planning firm in collaboration with the MCRA Board, City, and MCRA staff. The conceptual plan proposed expanded boundaries for the Central Business District centered around Margate Boulevard and State Road 7 and would include a mix of commercial, residential, and office space.

The plan highlighted a walkable, pedestrian-friendly environment, interconnectivity between parcels, and the creation of new street networks to relieve pressure on the arterial roadways. It also included the creation of amenities using existing bodies of water, the formation of public green spaces, and the development of an entertainment district and marketplace that would serve as an anchor for day and evening activities.

The master plan incorporates many other ideas to create a sense of place for residents and businesses and a memorable downtown district.

PROPERTY REMEDIATION

The MCRA purchased a 33,256-square-foot parcel in 2007 as part of its redevelopment vision for the downtown Margate area. The site at 1291 North State Road 7 had been home to a gas station until 2008, when the fuel tanks were removed. The MCRA applied for remediation assistance from the Florida Department of Environmental Protection (FDEP) when it learned that four discharges were on the site from 1984 through 2005. The site was determined to be eligible for state-funded assistance under the Petroleum Cleanup Participation Program.

Monitoring wells were installed when state funding became available, and monthly water samples were taken. A Well Abandonment Report was filed on July 15, 2022, and the FDEP issued a Site Rehabilitation Completion Order on August 4, 2022, declaring that no further environmental action was needed.

PROPERTY ACQUISITION AND DEMOLITION

As outlined under Plan Goals and Objectives, Goals I-III, of the Redevelopment Plan, an objective of the MCRA is to work toward eliminating blighting influences through land acquisition and demolishing dilapidated and unsafe structures.

In November 2021, the MCRA purchased an 8,000 square feet commercial site on NW 9th Street that included a retail building that had been vacant for several years and had become a source of blight. The parcel is adjacent to MCRA-owned property located on North State Road, a major corridor in the City, and supplements future redevelopment plans for the downtown area. After thoroughly assessing the parcel's use in the short term, the MCRA opted to replace the damaged roof on the building and make it available for lease until redevelopment commences.

The MCRA had previously acquired a 10,860-square-foot parcel with a vacant, one-story building on NW 58th Avenue in the central downtown area. An analysis of whether to demolish or renovate was done. A determination was made to destroy the property due to the extensive repairs needed, the location's un-marketability, and its limited parking.

RECOGNITIONS AND AWARDS



2022 Roy F. Kenzie Award Winner

The MCRA received the 2022 Roy F. Kenzie Award in the Planning Studies category at the annual Florida Redevelopment Conference held on October 13, 2022. The award was for the MCRA Building Design Regulations developed to provide a consistent set of criteria for building facades and standard design elements that can be applied toward new construction and redevelopment of existing structures in the MCRA District. A user-friendly booklet was designed that uses pictures, diagrams, and text to support each regulation with illustrating examples.

Telly Award for *"It's Margate Delish"*

The MCRA has won its first Bronze Telly Award for the *"It's Margate Delish"* social video series under the food and beverage category. The video series was created in 2021 to highlight the diverse culinary treats offered in Margate, especially in the redevelopment district. The Telly Awards is the world's largest honor for video and television content across all screens. The videos were produced by the City of Margate's Marketing and Business Development staff to position Margate and its MCRA as a worthy "foodie" destination in South Florida and beyond. Margate Delish episodes are introduced by a City of Margate official to highlight the uniqueness of each restaurant. Episodes have featured Kouyou Buffet, Jasmine Thai & Sushi, Lester's Diner, La Bamba, Sr. Ceviche, La Pizzeria, Toasted Café, and It's Greek to Me, gathering hundreds of views on the City's social media channels.

COMMUNITY EVENTS



The MCRA continued funding the following community events that attracted thousands of visitors to the redevelopment district:

Sounds at Sundown: A popular concert series held the first Saturday of the Month, from 5-10 p.m. at the Margate Sports Complex Covered Field. Events were held on October 2, November 5, 2021, and January 8, February 5, March 5, April 2, May 7, June 25, September 3, October 1, and November 5, 2022.





Fourth of July Extravaganza: An incredible fun-filled event on Independence Day, including a Parade on Margate Boulevard starting at 9 a.m., a Calypso Cove Pool Party from 1-4 p.m., and the Fourth of July Extravaganza from 5-9 p.m. on MCRA property on Margate Boulevard and State Road 7, with a live band, food trucks and spectacular fireworks at 9 p.m.

You are cordially invited to our

Fourth of July Extravaganza

FREE and open to the public
Location: Margate Blvd and 441

Parade: 9 am



Calypso Cove Party: 1 pm



Evening Activities: 5 pm



Fireworks: 9 pm





Winter Festival: A free, family-friendly event held on December 16, from 6-10 p.m. at the MCRA property on Margate Boulevard and State Road 7, with “Florida style” snow, rides for children, arts and crafts, food vendors, and pictures with Santa.



Holiday Lighting along Margate Boulevard: To celebrate the holiday season, Margate The Boulevard along the redevelopment district was illuminated starting on November 29, 2022, with a Ceremonial Lighting.

PROPERTY MANAGEMENT

The MCRA contracts with a property management firm to oversee the maintenance of 20 MCRA-owned parcels to ensure the landscaping is maintained properly and they are kept free of debris and litter. In addition, the firm manages and provides property maintenance to two MCRA-owned shopping plazas with 27 tenants in a manner that attracts and retains quality tenants while efforts continue for future redevelopment.

MAINTENANCE OF PUBLIC AREAS

Over the years, the MCRA has been responsible for implementing upgrades and public improvements, including streetscape, infrastructure, transit, and gateway improvements to many of the major traffic corridors that run through the MCRA District, as provided in its Redevelopment Plan. These improvements were made to address and correct blight conditions in the MCRA. As such, the MCRA has been committed to maintaining these improvements to prevent the reoccurrence of blighted conditions.

The MCRA provides ongoing maintenance of the landscaping and trees along the medians, including debris removal, irrigation repairs, and maintenance of 15 MCRA-owned bus shelters, routine pressure washing, trash and graffiti removal, and other public realm improvements.

SPORTS COMPLEX COVERED FIELD & RESTROOM-CONCESSION BUILDING

As part of the conclusion of this \$3.6 million investment by the MCRA, finishing touches were put to the new Covered Sports Field structure in FY22. These were comprised of the installation of a security camera system, a backlit entranceway sign, and site furniture, including park benches, tables, chairs, umbrellas, and trash receptacles.

FINANCIAL STATEMENT

Community Redevelopment Agency Annual Report

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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Fax	(954) 935-5211
Email	truzzano@margatefl.com
Website	www.margatefl.com/cra
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	Tuesday, October 18, 2022

Total number of Activities started	6
Total number of Activities completed	8
Current Year Taxable Value in CRA	\$ 1,047,101,560
Actual expended increment revenue	\$ 2,603,471
Base Year Taxable Value in CRA	\$ 306,827,250
Current Year Tax Increment Value	\$ 740,274,310
Tax Incremented Collected	\$ 8,937,619
Revenue from Rent of Owned Properties	\$ 707,038
Investment Income	\$ 31,306
Miscellaneous Income	\$ 66,615
Total amount expended for low and middle income affordable housing	\$ -

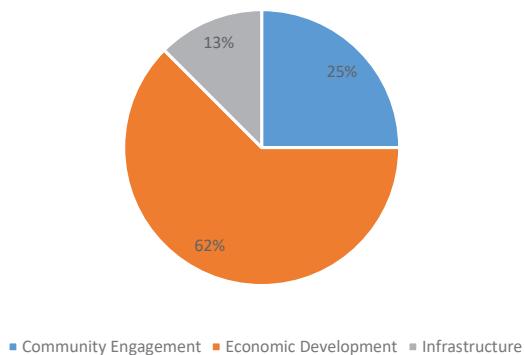
The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

C= Completed Projects; S=Started Projects

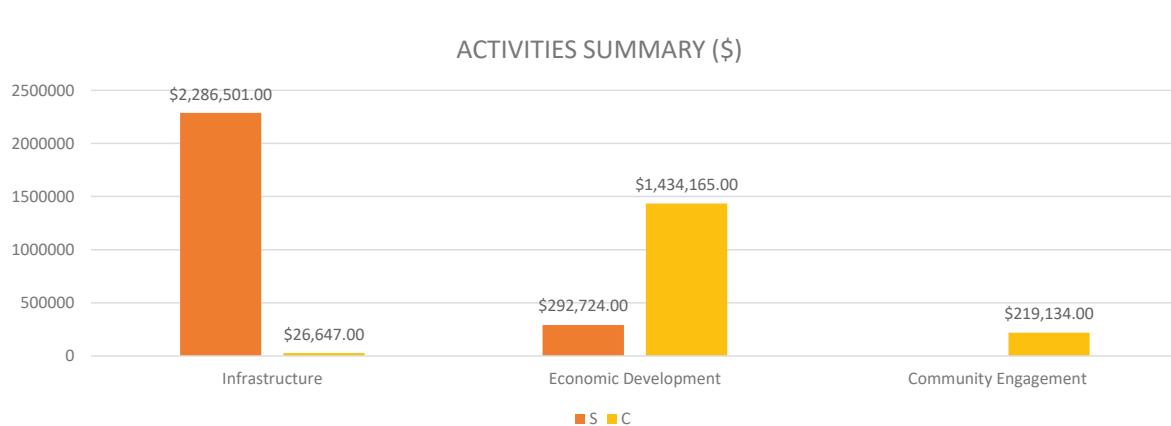
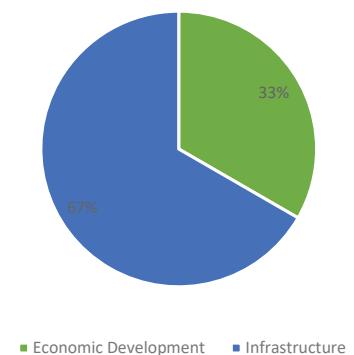
#	ACHIEVEMENT	PROJECT	CRA PLAN PAGE	STATUS	COSTS FY 21-22
1	Economic Development	Atlantic Blvd. Streetscape Improvements	16	S	\$ 167,851
2	Economic Development	Chevy Chase Plaza Improvements	13	S	\$ 124,873
3	Infrastructure	David Park Improvements	15	C	\$ 26,647
4	Infrastructure	Margate Blvd. Improvements	16	S	\$ 161,141
5	Infrastructure	Serino ParkRenovations	16	S	\$ 2,042,057
6	Infrastructure	S.W. 6th Street Improvements	14	S	\$ 83,303
7	Infrastructure	Wayfinding Signage	16	S	\$ -
8	Economic Development	Covered Sports Field	15	C	\$ 67,207
9	Economic Development	Central Business District Master Plan	15	C	\$ 8,500
10	Economic Development	Land Acquisition & Property Improvements	16	C	\$ 725,611
11	Economic Development	Asset Management	17	C	\$ 440,795
12	Economic Development	Property Maintenance	17	C	\$ 192,052
13	Community Engagement	Business Support/Events & Activities	18	C	\$ 174,494
14	Community Engagement	Holiday Lights/Decorations	17	C	\$ 44,640

Community Redevelopment Agency Annual Report

COMPLETED (C) ACTIVITIES BY COUNT



STARTED (S) ACTIVITIES BY COUNT





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