

Guest Lecture <u>Jorge Camejo City of Hollywood CRA</u>	Guest Lecture <u>Jorge Camejo City of Hollywood CRA</u>	Guest Lecture <u>Jorge Camejo City of Hollywood CRA</u>
Tonight's Topics	Margaretville – a beach redevelopment project Backed by starwood properties	Music District – Rhythm foundation Agreement Regional significant concerts at Arts Parks Free concerts every Saturday night
Margaretville Downtown Mural Project	Mural Project -	Development Agreements – Block 40, repayment Structure for 1.3 million owed to the CRA
Music District		TIF at 50%
Zoning Code	Clean and Safe – block by block, police presence, Code compliance, maintenance supervisory structure	Block 55 – provisions for new grocery store tenant Subject to CRA approval; sharing of TIF at 50%
Dev. Agreements		
Clean and Safe		
A1A		
Beach Infrastructure and Beautification	Music District –	
Parking	New Live Music EHL Regulations Adopted, sound Proofing, food service	Zoning Code – in Hollywood is to complicated and is Needs to be more flexible

Guest Lecture <u>Jorge Camejo City of Hollywood CRA</u>	Next Week at <u>The Dania Beach CRA</u>	Lake Tahoe has different views <u>Development around the lake</u>
Parking in downtown changed without the publics Knowledge – so a lot of people got ticketed.	The 10 million dollar Garage was paid on a grant From the county	Since the lake sits on the edge of the state next to Nevada the lake's clear water was in jeopardy due To various pollution factors.
Note on the development on Hollywood Beach Some expenditures were not on the plan for	The Library was built with	This became a planning issue as it involved other States and jurisdictions
Using the CRA monies – this was one of the wrong Doings of the City	The City hall will be re-built with PPP funds from Where the partnership will be given land to build Condos for the rebuilding of the city hall and complex	

<u>Look at Prep for the Final Exam</u>	<u>DDA of Fort Lauderdale</u>	<u>MTC of Miramar</u>
The goal is to talk about planning	For the DDA the area became a system of public Buildings: parking, govt, library, performing arts Center	Remember the PPP for the public buildings thus Creating the design guideline books to create The public buildings – the library, colleges, the Parking structures, shops and government buildings
READ THE ZYSCOVICH BOOK		
To be able to articulate the	Most of the properties were either purchased Or required by the DDA and given to other Authorities to create the public buildings	This way the city to control they bought the land And sold it back to the developer to be built per The design guidelines to meet the image / vision of Downtown Miramar
From an Urban Development Process as to what They are doing:	County was given the site for the library	
They have a DDA, a local Gov't, must know the DDA Is a taxing district for ...		
So that they can enhance the area of downtown	They are now working on the dead zone of ftl That is front of the college buildings	

<u>Gary Rogers of Lauderdale Lakes</u>	<u>Boca Raton and the Mizner Place</u>	<u>City of Dania Beach CRA</u>
They set up an independent tax district that Was set up as a frozen district – in other words New monies collected in the tax district only on the Increase would be used for the improvements to The city	It was on old shopping plaza that was redone By the new redevelopment board that was created By the city of architects and professionals	They are not going to get the monies like in a DDA So they have to come up with creative ways To build it.
	The board great idea created a place by putting the Backside of the development to the federal hwy Corridor so that it created an interior space.	Like in the parking garage – they had to go to the County to build it starting with the library and Garage – back to theme Caribbean
	It was a CRA with a PPP to take the old shopping Mall and to create a revitalized downtown.	The Dania beach CRA created the board to build it? As in the participation to create and build it.
		Note: Check out the Cape Coral link from Zyscovich web site to see a pictorial vision