



CRA Informational Report, December 2025

Informational Report providing an update to the CRA Board on Beach and Downtown activities for the previous month.

Capital Improvement / Redevelopment

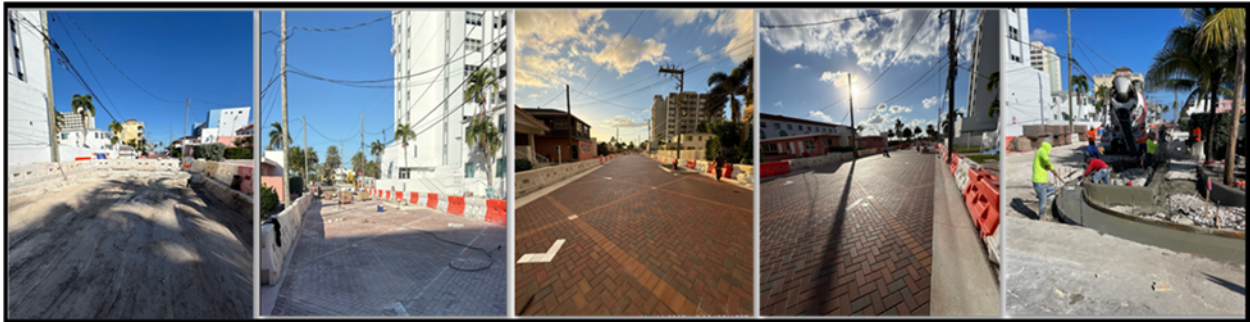
Coastal Resiliency Phase IV Undergrounding of Overhead Utilities and Streetscape Project: E/W Streets, Streetends, Surf Road, and Harmonization from Harrison Street to Magnolia Terrace

Stormwater System Installation

Storm drainage installation completed. Fire hydrant replacement/installation and connection work has been executed successfully in accordance with plans, specs, and Fire Department coordination.

ROW: Paving, grading, hardscape and lighting installation

Roadway construction on Van Buren Street is complete with the exception of new light pole installation. The Street from SR A1A to the Broadwalk is fully open to vehicular traffic.



*Filling, grading, paving, compacting, and laying pavers on Van Buren St.
Contractor forming, grading curb radius and island, and placing concrete on Van Buren St. and SR A1A.*

Roadway construction on Virginia Street will begin on December 1st with paving, filling, and grading on the north sidewalk, which is anticipated to be completed by December 23rd. Work on the south sidewalk will begin on January 5th.

Electrical/Undergrounding Infrastructure

Undergrounding of overhead utilities on the E/W Streets is 95% complete as contractor has excavated and is pulling and tying in conduit installation for underground franchise utilities, private service, tie in Comcast, AT&T and service (FP&L). Vault work at private service locations is complete.



Horizontal Directional Drilling at A1A for electrical infrastructure and undergrounding work.

Harmonization

Right-of-entry agreements distributed to approximately 75% of the residents. Most agreements from Harrison to Jackson Streets collected. Harmonization on Van Buren Street has been completed.



Private property harmonization: adjusting grades to match the elevated road beyond the right of way.

Phase IV SR A1A and FDOT RRR at SR A1A from Hollywood Blvd to Southern City Limits

SR A1A and FDOT RRR GMP was approved on January 16, 2025. GMP includes scope of work associated with FDOT's RRR. Amendment #17 MMOA with FDOT for maintenance of the landscape improvements (irrigation system, colored sidewalks, and asphalt-partnered crosswalks) needs to be revised due to the new FDOT mandate for a uniform crossing system. CRA crossing plans specified a blue color which has been amended to a brown color.

Electrical/Undergrounding Infrastructure along SR A1A

Horizontal directional drilling for conduit main service line is being installed along SR A1A. An FDOT single lane closure is approved daily from 9:00AM to 4:00PM in areas of ongoing work. Contractor completed the directional boring and is excavating, pulling back and tie-in, private service layout, from Harrison to Jefferson Street. Currently, conduit installation has been completed from Harrison Street to Jefferson Street with the East/West streets. Due to the pump construction from Jefferson Street to Crocus Terrace, the contractor has moved south to Foxglove Terrace, where a single lane closure has been established to begin the horizontal directional drilling on the south side towards Hallandale Beach Blvd.



Horizontal Directional Drilling at A1A for electrical infrastructure and undergrounding work

Design and implementation of 5 pole to wire signal conversion to mast arms south of Hollywood Blvd to Hallandale Beach Blvd. Cost included in GMP as an allowance

- 85% completed CDs, submitted to FDOT and BC for permitting.
- Meeting with City permitting to discuss utility conflicts/clearances.
- Reviewing utility locates for potential utility relocations.

Wayfinding Signage and Gateway Markers

At the October 9th CRA Board meeting and City Commission meeting, companion items were passed to amend the contract ratifying the change in contractor from Florida Sign Group to Forge Signworks. The appropriate contract documents have been executed.

CRA Staff, City staff, consultants, and Forge Signworks met to review drawings, specifications, material selections, fabrication methods, project phasing, and identify cost-saving measures as the project progresses. The team also met to discuss signs with the fewest permitting implications. The intent is to first begin fabrication, production, and installation on those signs which will be the first to be installed.

Hollywood Boulevard Streetscape

A Certificate of Substantial Completion has been issued to the General Contractor. The contractor has submitted all closeout documents, final inspection approved and permit is closed.

PW, Burkhardt Construction Inc., and Bermellos had their final landscape and irrigation walkthrough on November 25th. The CRA, BA, and BCI continue coordinating on outstanding warranty items related to the crosswalks.

Downtown Avenues: Lighting Improvements

FPL has obtained a COH permit for the neighborhood lighting project. They have received 45 of the 138 poles needed and intend to complete the project by March 30, 2025.

Harrison Street Streetscape

Phase I – South side between 19th Avenue and Young Circle

The installation of bollards along the parking spaces, pavers, and adjustments to the irrigation system have been completed. The sidewalk in Phase 1 reopened to pedestrian traffic on November 20, 2025. However, the contractor still needs to install new light poles, festoon lighting, and additional bollards at the intersections. They will return to Phase 1 at a later date to complete these outstanding items.



Phase I – Completed Paver Installation

Phase II – North side between 19th Avenue and Young Circle

The contractor is scheduled to begin demolition of pavers and concrete on the second phase on November 21, 2025.

MOT measures and pedestrian barricades have been installed around the construction zone. Access to all businesses and residences within this phase will be maintained throughout the construction period. During construction hours of 7 AM to 4 PM, Monday to Friday, the westbound lane between 19th Avenue and Young Circle will be closed, but it will reopen at the end of each day once construction activities are complete. The eastbound lane will remain open throughout the construction process. Additionally, parallel parking spaces immediately adjacent to the construction zone will be closed for the duration of the second phase to accommodate staging of materials and construction equipment.



Phase II – MOT Set-up

Two-Week Look Ahead

Week of November 24 – November 28, 2025

- Demolition of pavers and concrete along Phase II

Week of December 1 – December 5, 2025

- Begin installation of bollards.
- Installation of conduit for the festoon lighting system.
- Start preparation work for the concrete header curbs.
- Depending on progress, we may also be able to pour the concrete header curbs later in the week.

Project Communication and Outreach

- Hollywood CRA's Website: www.hollywoodcra.org/Harrison-Street

- Door to door flyer distribution for critical coordination elements
- 24/7 phone contact information: (561) 781-0888
- General's Contractor's e-mail: nick@burkhardtconstruction.com
- Second "Coffee with the Crew" was held on October 28, 2025 at 1820 Harrison Street.
- Third "Coffee with the Crew" was held on December 2, 2025 at the CRA Office.



Second "Coffee with the Crew" at 1920 Harrison Street

- On November 12, 2025, CRA and Burkhardt Construction Inc. met with business owners along Harrison Street to present an alternative construction phasing to reflect feedback from the business community at the October 28th Coffee with the Crew meeting. Several alternatives were proposed and the consensus was for the upcoming phasing to be Phase III, south 2000 block; Phase IV, north 1900 block; Phase V, south 1900 block; and Phase VI, north 2000 block as shown below:



Revised Phasing Plan per Business Community Feedback

SR A1A Complete Street Project from Hollywood Blvd to Sheridan Street

A certificate of substantial completion for landscape, irrigation, and hardscape has been issued to the General Contractor. Garfield Street traffic signal is operational. Final County inspection is pending.

Current Activities/Project Status:

Undergrounding Activities

Comcast completed directional boring of Minnesota and Connecticut Streets on November 24th. On December 1st, Comcast begins running new cable, completing the system loops, pulling cable and riser cable infrastructure. Viking (electrical contractor) has completed the installation of the transformer on Pierce Street. Switching continues. Primary loops at the south end of the corridor estimated to be completed by November 26th. Feeder transfers to be completed by December 29th. Target completion date of December 2025 is on track.

Carolina Street Pedestrian Crossings

A change order to the complete street project was approved on February 17, 2024. CRA signal Maintenance Memorandum of Agreement approved by resolution on January 16, 2024. FPL agreed to isolate the feeder line north of Taft Street to allow for the construction of the Carolina Street signal. CRA awaiting a timeline from FPL.

Project Communication and Outreach

- Hollywood CRA's Website: www.hollywoodcra.org/1339/
- Hollywood Beach Civic Associations' e-mail database
- Hollywood Beach Business Associations' e-mail database
- Door to door flyer distribution for critical coordination elements
- 24/7 phone contact information: (561) 659-1400
- General's Contractor's e-mail: adam@burkhardtconstruction.com

Stormwater Pump Stations along the A1A Corridor

Construction on utility relocation on Van Buren and Sherman Streets was completed by PU contractor. Low profile barriers from Jefferson Street to Crocus Terrace have been installed by the FDOT General Contractor and will remain for up to three months for demolition work and installation of drainage structures associated with the Bouganvilla Terrace Pump Station. Sheridan Street contractor started predrilling for the seawall installation.

Daffodil to Iris Terrace New Pump Station Design

CRA, through PU, entered into an agreement with BCC to provide consulting services for a pump station for basin 4 covering Daffodil Terrace to Iris Terrace. Design is 60% completed consultant initiated permitting- expected to take 12 months. Estimated construction cost is \$8.5M including pad and generator.

Pump Station System 1-2-3 Jackson to Jefferson Street

Pre-scoping: results of priority study of infrastructure improvements, pumps, seawall improvements, valves, etc. will be presented at the December 10th CRA Board meeting. Estimated construction cost of this pump is \$13M.

Basin and Outfall Inspections

All basins have been completed except for Tyler Street, Ocean Palms, and Diplomat basins. Final work is pending the release of reports, resolution of coordination conflicts, and follow-up at three locations where high water levels are limiting access to drainage inlets. These locations will require a site revisit and additional camera inspection. Completion of all basins, including reports and exhibits, is estimated by December 2025.

Nearshore Underwater Mermaid Artificial Coral Reefs

On May 22nd and 24th, the City of Hollywood in partnership with Ocean Rescue Alliance International deployed the 48 concrete nearshore coral reef modules of the “Guardians of the Reef” project at four locations at a depth of ~10 feet, accessible to divers and nearshore snorkelers: two locations offshore of North Beach Park, one offshore of Azalea Terrace, and one offshore of Keating Park at Magnolia Terrace. Staff is coordinating with a vendor and coastal engineering consultant regarding the installation of an underwater camera and additional permitting issues regarding the reef module placement.

Keating Park

A substantial completion walkthrough took place on Tuesday, September 30th. The Contractor, CRA, and City staff completed the walkthrough and staff provided comments to the contractor, who compiled a punch list. The Contractor will finalize the punch list items in the coming weeks and complete the project and permit closeout.



Left to Right: New Keating Park Sign, View from Access Path Looking North, View of West Facade



Left to Right: From W Side of Dog Park Looking NE; Keating Park East Facade; View from Main Path Looking East

Keating Park Tot Lot

At the October CRA Board meeting, several elected officials requested the implementation of a tot lot at the newly renovated Keating Park project. CRA and PRCA staff worked with a contractor and playground equipment vendor to get a better idea of what equipment could fit in the open area to the west of the restroom structure.

The proposed area has several trees and utility conflicts that will need to be either relocated or avoided, and a severe cross-slope that will need to be addressed prior to installing equipment on it. Regrading and site preparation will be a significant cost within the proposed scope of work.

At the November 5th CRA Board meeting, CRA staff presented a preliminary layout and preliminary pricing to the CRA Board (preliminary pricing did not include all the site

preparation work as pricing was not finalized). The Board instructed CRA staff to work to rework the equipment selection to include a swing set, one piece of playground equipment, and potentially a water element or splashpad. The Board expressed a desire to reduce the overall estimated cost.

CRA and PRCA staff are working with the contractor and two equipment vendors to narrow down pricing and a schematic layout for the playground equipment. CRA staff anticipate bringing the schematic layouts and pricing at the January CRA Board meeting.

Project Communication and Outreach

Complete Street Construction Activities communication outreach is as follows:

- Hollywood CRA's Website: [KEATING PARK](#)
- Hollywood Beach Civic Associations' e-mail database
- Hollywood Beach Business Associations' e-mail database
- Communication with Adjacent Condo Association for critical coordination elements
- 24/7 phone contact information: (561) 659-1400
- General's Contractor's e-mail: nick@burkhardtconstruction.com

Grant Development Program – CRA Improvement Projects

The CRA and the consultant, RMPK, are identifying grants for the CRA to pursue.

Coastal Road Resiliency Florida Grant: Phase IV East / West Streets

A \$24.4 million grant—with a 50% match requirement (\$12.2 million)—was awarded to the City/CRA for Phase IV of the East-West Streets Resiliency Project. This phase includes improvements along 18 city streets, from Harrison Street to Magnolia Terrace. The Coastal Roadway Resiliency Project contract was executed in December 2023.

Amendment #1 was approved in June 2024 to include the addition of permit fees (not covered by the general contractor) and to extend the project timeline. Amendment #2 was approved subsequently allowing for additional construction time, the direct purchase of materials, and the inclusion of consultant construction fees for reimbursement. Quarterly reports submitted to the State. Payment status: \$708K paid in October 2025.

The House Appropriations Committee: Community Project Funding (CPF)

First Application: The City/CRA was awarded \$500K under the HUD house appropriation initiative grant for project flood resiliency along the barrier island. This grant is for flood management infrastructure efforts along five east-west streets.

CRA provided a guided tour with Mayor Levy and Congresswoman Debbie Wasserman Schultz on May 28th, 2025, reviewing stormwater drainage installation at Monroe Street. Congresswoman was instrumental in \$500K HUD grant for this project.

Reimbursement Amount \$500 no matching required. Request #1 for \$167,058.41 was paid on November 20, 2025.

Land Water Conservation Fund Program: Keating Park Improvements

In 1964 Congress established The Land and Water Conservation Fund program, which, is managed by the U. S. Department of the Interior, National Parks Service at the federal level and by the Florida Department of Environmental Protection at the state level.

The Land and Water Conservation Fund Grant Program (“LWCF”) adopted to fulfill a bipartisan commitment to safeguard our natural areas, water resources and cultural heritage, and to provide recreation opportunities to all Americans.

Keating Park Improvements submitted for this grant in 2024 and was awarded \$750,000. The grant requires a 50% match.

- Keating Park was awarded grant funding from the National Park Service.
- CRA staff received the grant agreement from FDEP on October 15, 2025.
- At the November 5th CRA Board meeting, the CRA Board passed a Resolution allowing City staff to execute the grant agreement. The Agreement was routed and executed and returned to FDEP on November 17th.
- City and CRA staff have been working with the City Attorney’s office to draft an ILA that is scheduled to be considered by the CRA Board on December 3rd, and by the City Commission at the January City Commission meetings respectively.

FDEP State Water-Quality Assistance Grant: Hollywood Boulevard Streetscape

On December 29, 2022, the CRA submitted a grant application to Florida DEP for a State Water-Quality Assistance Grant administered through the Nonpoint Source Management Program. The program’s primary goal is to reduce and control water pollution from nonpoint sources, such as stormwater. The project uses PaveDrain permeable pavers to reduce pollutant load being discharged into the stormwater system, therefore, making the Project a potential candidate for this grant. In April 2023, DEP acknowledged the project did not meet the funding cycle, however, the grant application will be kept for future year funding cycles.

CRA Staff Grant Acquisitions

CRA Staff, along with other consultants, continually makes efforts to apply for grant funding through federal, state, and local sources to assist in funding capital improvement projects.

Broward MPO CSLIP Cycle 6: Tyler Street Streetscape

On November 10, 2021, the CRA submitted a grant application to the Broward MPO for CSLIP Cycle 6. The Broward MPO Board approved the ranking of CSLIP Cycle 6 in early February 2022, with the project ranking #2.

On January 6, 2023, the City and CRA received a letter of the award through the CSLIP Cycle 6 program. As a result, the Project is incorporated in FDOT’s Five-Year Work Program, with funding for Preliminary Engineering expected in FY 2028.

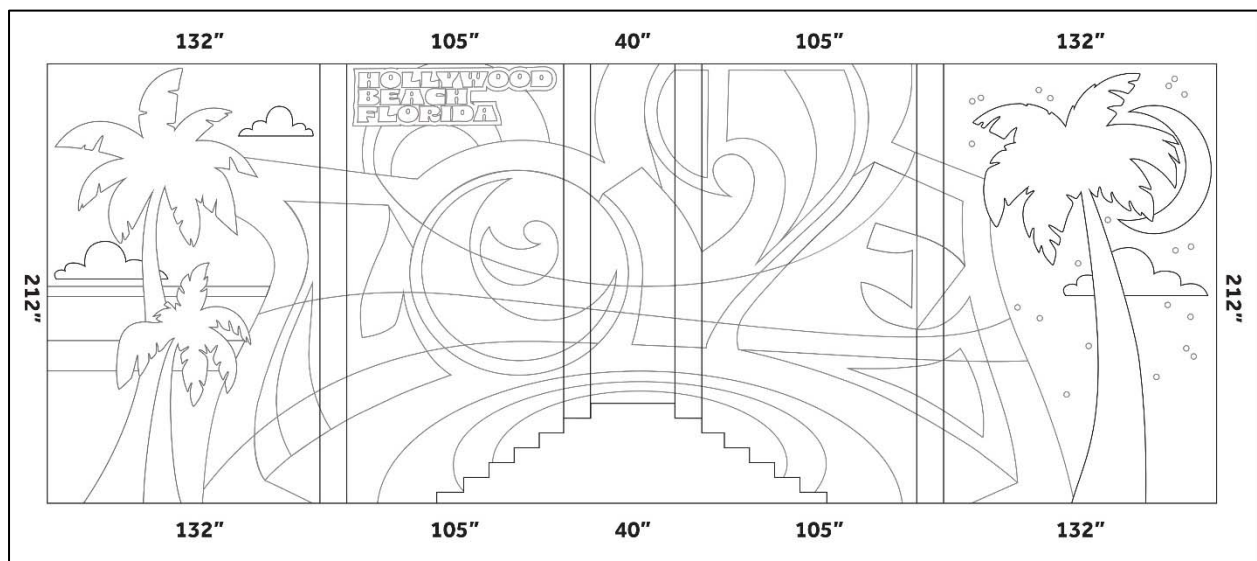
Redevelopment, Recruitment, Retention, Expansion & Private Investment

CRA and CMED staff continue to work collectively and promote the City of Hollywood through marketing outreach and advertising initiatives. Real estate development and business recruitment and retention have been prioritized. The plan includes advertising, advertorials, and embracing opportunities including but not limited to hosting broker events, collaborating with regional commercial real estate publications, and sponsoring real estate conferences. CoStar and primary data are used to help identify properties for prospective tenants and redevelopment opportunities.

CRA and CMED staff are also working closely with the Parking Division to help promote the University Station Public Parking Garage and public parking lot on the 1800 block of Taylor Street (former Post Office parking lot).

CRA staff worked with Procurement to extend the existing Blanket Purchase Order (BPO), which expires in January 2026, for an additional 120 days while the Parking Division drafts a public valet RFQ that will modify and expand the valet program.

The City/CRA, in partnership with Business for the Arts (BFA) Broward, continued to finalize details for the “Lead with Love” mosaic mural, designed by artist Cey Adams, planned for the east elevation of the Hollywood Beach Bandshell. The agreement with BFA has been fully executed. The artist provided a draft rendering that was presented to the CRA Board at the October 9th meeting. A small modification was requested and the new rendering was disseminated for approval to the Board Members. Staff has been working with a mosaic artist, Roberto DeAngelis, to fabricate and install the mosaic component at a cost not-to-exceed \$65k. The mosaic will be made of glass tiles that will be cut to reflect the nuances of the artwork. The mural will serve as a landmark that identifies the City of Hollywood and acts as a backdrop for social media and other promotional opportunities. Staff is diligently working to have the mosaic installation commence as soon as possible. The sketch was scheduled for November 30-December 1; however, due to unforeseen circumstances, it had to be rescheduled to January 12-14.





"Lead with Love" sketch (top) and rendering (bottom)

In addition, CRA and CMED staff continue to partner on citywide restaurant promotions. The first launched in January to kick off the City's Centennial Celebration and is focusing on Resident Rewards Wednesdays, a year-round discount program. Over 50 businesses are currently participating, and staff continue to solicit business owners and disseminate information about the program's benefits. The business participation form can be found at <https://tinyurl.com/HollywoodRRW>. The second program, Dine Out Hollywood, ran from October 15th to November 15th, and 15 of the 23 participating restaurants were in the CRA districts.

CRA and CMED staff also:

- Partner on marketing initiatives in the form of print and digital media that promote the CRA Districts and City to potential investors.
 - Expand Social Media outreach to include awareness of the valet program, new public parking options, streetscape improvements, and redevelopment initiatives.
- Work closely with private property owners to secure new quality tenants and redevelopment projects.
- Track commercial and residential occupancy/vacancy rates, trends, economic influences, and comparable markets.
- Coordinate initiatives and co-sponsor redevelopment, retail retention and recruitment, and economic development programs with organizations including ICSC, ULI, Bisnow, Greater Fort Lauderdale Alliance, and others.
- Combine resources and initiatives when possible.
- Work with developers to increase interest and investment on the Beach and in Downtown Hollywood.
- Engage prospective tenants.

- Provide assistance to tenants who have recently signed leases, have not yet opened, and are navigating the permitting process.
- Connect prospective tenants to property owners and brokers who represent available properties.
- Engage property owners to discuss their needs and concerns regarding redevelopment, tenant acquisition, including but not limited to the building permit process, planning and zoning, and parking.

Redevelopment projects, quality food and beverage establishments, entertainment venues, experiential business models, and office continue to be a priority; however, staff also supports the role of arts, culture, and creativity, as key components for eliminating slum and blight; and promoting reinvestment in the Beach and Downtown CRA Districts.

Communications, Public Information, and Special Events

CMED, with the assistance of the CRA staff, implements and monitors the Media Plan focusing on the dissemination of information to eliminate slum and blight, and community redevelopment information.

CRA staff worked closely with CMED to enhance the City of Hollywood Centennial events and programs.

- CRA/CMED staff participated in and attended Centennial events as needed.
- Staff contracted a marketing research company to conduct a survey at the November 22nd Centennial event in the ArtsPark; 370 attendees participated in the survey.

The CRA is currently:

- Disseminating information to Downtown Hollywood stakeholders regarding current and upcoming capital improvement projects.
- Creating and maintaining databases for the Downtown Hollywood and Hollywood Beach Business Districts to increase communications and outreach to all businesses in those areas.
- Working with HML Public Outreach to disseminate information to residents and owners regarding the Phase IV Undergrounding and Streetscaping project.

Pursuant to the change to State Statute 163 Section III, the City of Hollywood has assumed the expenses of all events and certain marketing initiatives. The CRA was advised that it could continue to fund and produce the Downtown Hollywood ArtWalk series being that it showcases and promotes redevelopment. The ArtWalk includes two walking tours that highlight Downtown capital improvement projects and private investment.

CRA staff continues to be responsible for the production, funding, and all other aspects of ArtWalk – with the exception of marketing, which is being executed by CMED.

Maintenance

As of October 2025, Public Works is now providing oversight of Block By Block contract and employees with the CRA staff assistance, when needed.

CRA Board Meeting Results – 11/5/2025

R-CRA-2025-42 – A Resolution Of The Hollywood, Florida Community Redevelopment Agency (“CRA”), Amending The Annual Budget For The Beach District Of The CRA For Fiscal Year 2026; Revising Fiscal Year 2026 Revenues And Expenditures.

- **Passed: 7-0**

R-CRA-2025-43 –A Resolution Of The Hollywood, Florida Community Redevelopment Agency (“CRA”), Authorizing Year End Budgetary Transfers And Adjustments For The Downtown District Of The CRA For Fiscal Year 2025.

- **Passed: 7-0**

R-CRA-2025-44 – A Resolution Of The Hollywood, Florida Community Redevelopment Agency (“CRA”), Authorizing Year End Budgetary Transfer And Adjustments For The Beach District Of The CRA For Fiscal Year 2025.

- **Passed: 7-0**

R-CRA-2025-45 –A Resolution Of The Hollywood, Florida Community Redevelopment Agency (“CRA”), Approving And Authorizing The Appropriate CRA Officials To Execute An Interlocal Agreement With The City Of Hollywood For Funding A Contract With Carnahan, Proctor And Cross, Inc. To Provide Construction Engineering Inspection Services For The Combined Signage Projects Including The Citywide Gateway And Neighborhood Signage Project, And The CRA Beach And Downtown Districts Signage Projects In A Total Contract Amount Not To Exceed \$184,800.00.

- **Passed: 7-0**

R-CRA-2025-46 - A Resolution Of The Hollywood, Florida Community Redevelopment Agency (“CRA”), Approving And Authorizing The Appropriate CRA Officials To Transfer An Amount Of \$526,410.35 To The City Of Hollywood For The Purchase Of A Vactor Model 2100i Sewer Cleaner Truck From Sourcewell Contract Number 101221-VTR In Accordance With Section 38.41(C) (5) Of The Procurement Code. (Piggyback).

- **Passed: 7-0**

R-CRA-2025-47 – A Resolution Of The Hollywood, Florida Community Redevelopment Agency (“CRA”), Ratifying The Submission Of An Application To The Florida Department Of Environmental Protection For A Land And Water Conservation Fund Grant For The Keating Park Project; Authorizing The Appropriate CRA Officials To Accept The Grant In An Amount Up To \$75,000.00; Authorizing 50% Matching Funds; And Further Authorizing The Appropriate CRA Officials To Execute All Applicable Program Documents And Agreements.

- **Passed: 7-0**

Joint/Special City Commission and CRA Board Meeting Results – 11/19/2025

R-CRA-2025-48 - A Resolution Of The Hollywood, Florida Community Redevelopment Agency (“CRA”), Changing The Regular CRA Board Meeting Scheduled On December 3, 2025 To December 10, 2025.

- **Passed: 7-0**