



CRA Informational Report, April 2026

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

Capital Improvement / Redevelopment: Beach District

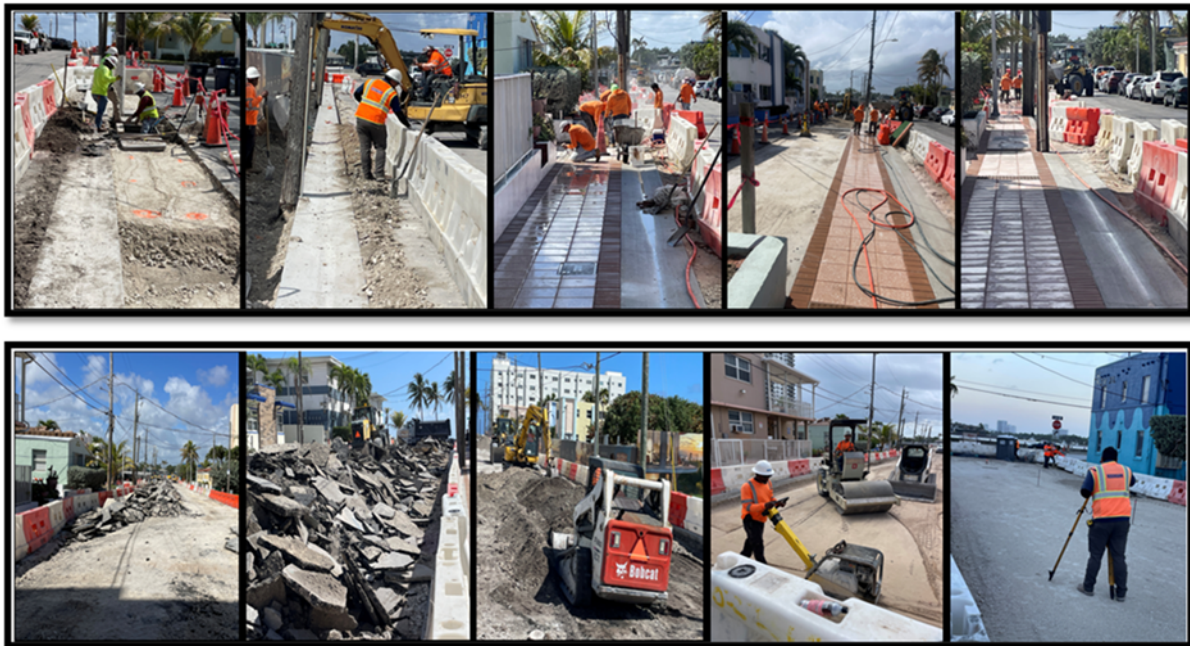
Coastal Resiliency Phase IV Undergrounding of Overhead Utilities and Streetscape Project: E/W Streets, Streetends, Surf Road, and Harmonization from Harrison Street to Magnolia Terrace

Stormwater System Installation

Storm drainage installation is nearly complete, except for Iris and Magnolia Terraces. 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 and Virginia Streets is complete. Georgia Street sidewalks have been completed; roadway construction is underway and anticipated to be completed by April 10. Jackson Street work is anticipated to begin on March 30. Light poles have been installed as long as there are no conflicts with overhead power lines.



Demolition, filling, grading, compacting, and laying pavers on Georgia St.

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 (FPL). Vault work at private service locations is complete.



Open trench electrical and undergrounding at Georgia Street and Hyacinth Terrace; conduit installation for FPL equipment "stub up"

Harmonization

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



Georgia Street harmonization

Electrical/Undergrounding Infrastructure along SR A1A

Horizontal directional drilling (HDD) for conduit main service lines is currently underway along SR A1A. A Florida Department of Transportation (FDOT) single-lane closure is in effect daily from 9:00 a.m. to 4:00 p.m. within active work zones. The contractor has completed directional boring operations along the east side of SR A1A, from Harrison Street to the Diplomat Resort, and is now performing excavation and conduit pullback activities in this segment. Work is transitioning to the west side of SR A1A, where HDD operations will continue northbound along the outer lane. Due to ongoing pump construction between Jefferson Street and Crocus Terrace, this segment has been temporarily bypassed and the contractor will return to complete work in this area at a later date.



Horizontal Directional Drilling at A1A for electrical infrastructure and undergrounding work

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

- 95% completed CDs, submitted to FDOT and BC for permitting.
- Utility conflicts encountered near Diplomat Residences for traffic signal pole. Specialty foundation design needed to reduce the footprint of the shaft providing adequate clearances from utilities.

“Coffee with the Crew”

On March 17, 2026, the CRA met with Beach residents and stakeholders at the Hollywood Beach Culture and Community Center. The agenda for this event included Burkhardt project progress information, future scope, coordinating with residents’ potential street closures, and traffic impact. FDOT provided an update on their pump station construction project, followed by the City of Hollywood Parking division, which addressed temporary parking, and Christopher Rosckeck, who updated the Beach residents on the progress and scope of the Broward County Dunes project.



“Coffee with the Crew” on March 17th at the HBCCC

Wayfinding Signage and Gateway Markers

CRA and City staff, consultants, and Forge Signworks have been meeting regularly to review drawings, specifications, material selections, fabrication methods, project phasing, and to identify cost-saving measures as the project progresses. Some sign mock-ups are currently in production.

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. Comcast and AT&T work is completed and all overhead lines removed. FPL overhead line removal expected to begin mid-April, 2026, followed by pole removal. Landscape tree removal and re-installation has been completed.

Carolina Street Pedestrian Crossings

Materials purchased and are currently stored in Contractor's yard. FPL overhead power lines are shut north of Cleveland Street (all properties north of Cleveland St. are currently powered through the new underground system). Shaft installation for traffic light mastarm is underway and scheduled to be completed October 2026. Traffic Signal cost share @ 50/50 with Oceanside Marina and Marriott Hotel. To date, approximately \$300K has been approved in expenditures for this traffic signal.

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 FDOT. General Contractor is currently completing infrastructure work for pumps at Sherman Street and expects to return to the Van Buren pump location in two months.

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. The design is 80% completed. The consultant initiated permitting which is expected to take 12 months. Currently working on executing an easement with Allington Towers for a new basin outfall. Estimated construction cost is \$8.5M including pad and generator. Estimated design completion: November 2026.

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

Pre-scoping: pending results of priority study of infrastructure improvements, pumps, seawall improvements, valves, etc. An RFQ was issued for an engineering consultant for this pump and the seven proposals received are being evaluated. The consultant recommendation is expected to be brought forth for CRA Board consideration in May 2026. Estimated construction cost of this pump is \$13M.

Basin and Outfall Inspections

All basins have been completed except for the 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. A change order might be required to have specialty divers assist team with access to basins. PU and FDOT are working on a maintenance schedule. Coordination meetings with stakeholders are being coordinated by PU.

Redundant Backflow Preventers (Wapros)

20 redundant backflow preventors (Wapros) were installed on 16 streets from Harrison Street to Hyacinth Terrace, as part of the Phase IV Coastal Resiliency project, plus an additional four valves at Taylor, Buchanan, Scott, and Liberty Streets. An additional 30 backflow preventers will be presented at the April 6th meeting to issue a purchase order to the vendor of \$1.3M to start the installation along the central Beach district. Estimated completion: October 2026.

Nearshore Underwater Mermaid Artificial Coral Reefs

The CRA deployed 50 artificial reef modules in May 2025 and the reefs have been providing an enhanced habitat for marine life. Nevertheless, the CRA received notice from DEP in January 2026 stating that some of the modules were placed outside the approved site perimeters. Staff together with our consultant are in discussion to resolve the issue. Staff is also coordinating with a vendor and coastal engineering consultant regarding the installation of an underwater camera.

Keating Park

CRA Staff, the Architect of Record and the Contractor are working on completing permit closeout items related to Broward County, FDEP and FWC.

Keating Park Tot Lot

The proposed area west of the restroom structure 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.

CRA and PRCA staff are working with the contractor and two equipment vendors to narrow down pricing and a schematic layout for either playground equipment or the implementation of a small splashpad in the open space on the west side of the restroom structure.

Capital Improvement / Redevelopment: Downtown District Hollywood Boulevard Streetscape

The CRA, BA, and BCI continue coordinating on outstanding warranty items related to the crosswalks.

Festoon Lighting Maintenance

The CRA bid out the maintenance of the festoon lights installed along Hollywood Blvd. and requested the bidders provide four inspections per year with a 5-year contract. The lowest and most responsible bidder was Upright Electric, whose contract runs from 2025 to 2030. After the last inspection, Upright Electric replaced several damaged bulbs.

Downtown Avenues: Lighting Improvements

FPL has all the necessary materials to start construction; however, they are still addressing outstanding permit comments. The CRA and the City met with FPL's contractor on-site to review the permitted placement for the new light poles. Due to the presence of existing underground infrastructure, the placement of the poles will be evaluated on a case-by-case basis to ensure that ADA requirements are met and that no adverse conditions are created for private properties.

S. 20th Avenue Improvements from Harrison Street to Alleyway

On September 3, 2025, the CRA Board approved a funding agreement between the CRA and VB Hollywood Holdings, LLC to enhance the ROW on S. 20th Avenue, between Harrison Street and the alleyway, in accordance with the RAC Design Guidelines. Construction of the ROW commenced on March 11, 2026. The developer completed the reconstruction of the east and west sidewalks using picture-frame concrete. They are currently coordinating the milling, resurfacing, and pavement markings of the roadway, alongside the construction of the Soleste Village (The Holly) South residential project. Installation of new Tear Drop poles and fixtures is awaiting the delivery of materials.



S. 20th Avenue – demolition of sidewalks



S. 20th Avenue – placement of picture-frame concrete sidewalks

Harrison Street Streetscape

Phase III – South side between 20th and 21st Avenues

Construction in Phase III was substantially completed on February 27, 2026. The sidewalk and roadway have been reopened to both pedestrian and vehicular traffic. The planting of new shade trees and the installation of Flexi-Pave within their tree pits are now complete. However, the installation of Flexi-Pave around the existing Royal Palms will occur at a later date, as the roots need to be carefully pruned by a certified arborist.



Phase III – installation of shade trees and Flexi-Pave

Phase IV – North side between 19th and 20th Avenues

Construction in Phase IV began on March 2, 2026. In coordination with directly affected businesses, this phase has been divided into three segments:

- East of Harrison Hotel:
Demolition activities, concrete forming and placing, and installation of bollards have been completed. Electrical modifications and light poles/fixtures installation are complete. Paver installation began at 19th Avenue and is progressing west.
- West of Harrison Hotel:
Demolition and concrete forming and placing activities are ongoing. Electrical modifications and light poles/fixtures installation are nearly complete.
- In front of Harrison Hotel:
Demolition activities are scheduled to commence during the last week of March 2026.



Phase IV – construction progress

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
- Sixth "Coffee with the Crew" will be held on March 30, 2026 at The Harrison Hotel, 1925 Harrison Street.



Fifth "Coffee with the Crew" on February 25, 2026, at Mystic Coffee

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. To date, FDEP has reimbursed the City \$2,514,236.92.

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. To date, FDEP has reimbursed the City \$167,058.41.

Land Water Conservation Fund Program: Keating Park Improvements

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 agreement between FDEP and COH/CRA was approved by the CRA Board.
- Staff received a fully executed agreement from FDEP in January 2026.
- Once the permit close-out has been completed, reimbursement documents will be submitted.

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.

Grant Programs – HIP, PIP, and POP

Owners of 801 S. 21st Avenue completed a PIP Grant. The comprehensive improvements for the property included new storefront glazing, new impact windows adjacent fronting Adams Street, structural repairs related to the impact window installation, new paint and stucco, soffit restoration, landscape and lighting throughout the property, and a laser cut decorative signage element.



801 S. 21st Ave. before improvements: west façade (left) and NW façade (right)



801 S. 21st Ave. after improvements: west façade (left) and NW façade (right)

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. A new plan has been implemented and includes the following six points:

1. Downtown Retail Snapshot
2. Updated Property Inventory
3. Landlord Engagement
4. Soft-Touch Prospecting
5. Improve On-the-Ground Visibility
6. Dashboard Tracking

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

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 agreements with BFA and Ideal Consulting of SW FL, Inc. dba Italian Touch (the mosaic artist) have been fully executed. 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 completed on January 7th. The vendor has consulted numerous commercial-grade mosaic tile manufacturers to identify the correct combination in colors of the tiles. This process has taken several weeks. Staff has been in frequent communication with Cey Adams and Italian Touch regarding the timeline for installation, provided that the glass tiles for the mosaic are received in a timely manner, that we anticipate to be completed in FY 2026 Q3.

At the November 5, 2025, CRA Board meeting, the Board voted unanimously to provide \$11,250 to the American Legion Post 92 for the removal of the existing mural and the installation of a new mural. A Code violation was issued in October because portions of the wall were deteriorating, resulting in exposed elements and safety concerns. The wall has since been repaired. Mural concept designs were presented to the CRA Board on January 21st. Consultant Jill Weisberg reviewed the concept and has declined to be involved. The artist, Stephanie Yap, was also commissioned by Broward County for a mural at T.Y. Park, but she has agreed to complete the American Legion Post 92 mural first. Ms. Yap started the installation process in early March; however, it has not been completed due to frequent and heavy rain.

In addition, CRA and CMED staff continue to partner on citywide restaurant promotions. Resident Rewards Wednesdays, a year-round discount program, launched in January 2025. Over 50 businesses are currently participating, and staff continues to solicit business owners and disseminate information about the program’s benefits. The business participation form can be found at <https://tinyurl.com/HollywoodRRW>.

CRA and CMED staff also:

- 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 that 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 we believe it is essential to eliminate slum and blight; and redevelop the Beach and Downtown CRA Districts. Currently, the Downtown ground floor commercial vacancy rate is approximately 20%.

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. CMED is now exclusively managing all social media campaigns and efforts.

The CRA is currently:

- Partnering with CMED 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.
- 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. The BPA with the vendor, Atlantic Studios, that is responsible for many aspects and expenses associated with ArtWalk will expire on September 30, 2026. The BPA does not have any additional renewals and a new solicitation will need to be issued if the event is to continue.

Maintenance

As of October 2025, Public Works is providing oversight of Block By Block in Downtown Hollywood. The BPA with Block By Block was originally set to expire in January, and was extended until March 15th. CRA Staff processed all documents for a piggyback from a City of Tampa RFP for the continued service through the end of the Fiscal Year.

CRA Board Meeting Results – 3/4/2026

R-CRA-2026-08 – A Resolution Of The Hollywood, Florida Community Redevelopment Agency (“CRA”), Approving The Minutes Of The Regular CRA Meeting Of October 9, 2025.

- **Passed: 7-0**

R-CRA-2026-09 - A Resolution Of The Hollywood, Florida Community Redevelopment Agency (“CRA”), Approving The Minutes Of The Regular CRA Meeting Of November 5, 2025.

- **Passed: 7-0**

R-CRA-2026-10 - A Resolution Of The Hollywood, Florida Community Redevelopment Agency (“CRA”), Approving The Minutes Of The Regular CRA Meeting Of December 10, 2025.

- **Passed: 7-0**

R-CRA-2026-11 – A Resolution Of The Hollywood, Florida, Community Redevelopment Agency, Approving And Authorizing The Execution Of An Amendment To The Property Improvement Program Grant Agreement With Burger Beach, LLC For The Property Located At 1100 N. Ocean Drive, Correcting The Original Project Completion Date And Providing A Six-Month (6) Extension.

- **Passed: 7-0**