

Rediscover, Refocus and Reinvigorate Your CRA Plan



We Evaluate. We Listen. We Plan.

Sometimes your community redevelopment plan can feel like ancient history. It has languished without care for years. The initial momentum has eroded. Community support has toppled. Tax revenue has lost its footing. Businesses find the area unappealing.

If these are your CRA's symptoms, The Mellgren Planning Group can help you reinvigorate your CRA plan.

EVALUATE

The Mellgren Planning Group accomplishes this by first re-evaluating and recommending whether the current plan still meets your community's needs.

LISTEN

We organize community meetings and facilitate ideas by business owners, residents and local government leaders to create a new or enhance the existing development plan.

ANALYZE

We look at the configuration of the current tax base and create several development scenarios that compliment the community's vision and maximize the potential tax base improvement.

PLAN

We write a creative and realistic development plan that details changes and provides zoning and land use regulations that will facilitate development and

redevelopment. The plan is presented to your CRA board, local government and citizens for fine tuning and consensus. We use 3-D animation and maps to present development concepts. A final document is easy to use as a reference tool.

IMPLEMENTATION

A plan is simply a document. Implementation requires action. We provide you with additional services that can help you put your plan in motion. We provide temporary or full-time planning, zoning review, building and project management services to move the process along. We also can help you advertise and promote your community to attract businesses and redevelopment to your district.

EXPERIENCE AND SUPPORT

The Mellgren Planning Group was established in 1998 to provide professional planning, zoning and land use consulting services to the public and private sectors. The firm currently employs 14 professionals, including GIS and mapping experts, and support staff. All of our professional planners have master's degrees in urban and regional planning from planning programs accredited by the American Planning Association.

Discover how we can help your community creatively turn ancient history into a robust community development plan.

OUR SERVICES

- Neighborhood, Downtown and Community Redevelopment Planning
- Proposed Land Use Analysis
- Zoning Code Evaluation and Preparation
- Fiscal Impact Analysis
- GIS, Mapping and 3-D Animation
- Community Outreach and Visioning Programs
- Advertising and Marketing

PLANNING AND CRA CLIENTS

- Town of Davie
- Boynton Beach
- Wilton Manors
- Tamarac
- North Miami Beach
- Lauderdale by the Sea



**THE MELLGREN
PLANNING GROUP**

MAIN OFFICE

6555 Nova Drive • Suite 305
Fort Lauderdale, FL 33317
Toll-Free: 866.651.PLAN • 954.475.3070
FAX: 954.475.9550

NORTH FLORIDA OFFICE

284 Brantley Harbor Drive
Suite 100
St. Augustine, FL 32086
904.342.6143 • FAX: 904.797.0299

