



La Patrona Bakery

156 W Mowry Drive Homestead, FL 33030



PROJECT INFORMATION

Business: La Patrona Bakery

Address: 156 W Mowry Dr.

Folio: 10-7813-000-0640

Property Owner: LA PATRONA BAKERY CORP

Category Type: Commercial Redevelopment

Total Estimated Cost: \$1,980,500.00

Total CRA Contribution: \$250,000.00

Projected Start: August 2023

Projected Finish: 1st Quarter 2026

Occupancy: Owner Tenant

Structure Type: Commercial Building

Year Built: 1977

Assessed Value of Structure: \$908,000.00

Last Sale: 2023

ALIGNMENT WITH REDEVELOPMENT PLAN CATEGORIES

- Economic Development
 Housing / Residential
 Redevelopment Administration
 Public Improvements
 Redevelopment Support

BACKGROUND, GOALS & SCOPE

Background: La Patrona Corp has submitted an application for Grant Funds to be used for the expansion and improvements to the premises located at 156 W Mowry Drive, FL 33030, a property that they purchased in 2023.

Goals: The Homestead Community Redevelopment Agency (HCRA) has established the **Business Incentive Grant Program** to stimulate economic growth and revitalization within Downtown Homestead. Through this program, the CRA provides grant funds to encourage new businesses to locate in the area and to support existing local businesses in expanding their physical spaces. These strategic investments directly advance the goals outlined in the CRA Master Plan by promoting business development, enhancing the commercial environment, and strengthening the overall economic vitality of Downtown Homestead.



HOMESTEAD

COMMUNITY
REDEVELOPMENT AGENCY

BACKGROUND, GOALS & SCOPE, cont'd.

Scope: These CRA funds have been awarded to address the following items:

- Relocation, Expansion, and Build out costs, including: Roof and insulation Electrical Plumbing AC Painting Ceiling FRP Board and Install Parking Illumination

ANTICIPATED BENEFITS

Economic Benefits

- Direct employment opportunities for chefs, servers, managers, and other staff. Indirect jobs in local supply chains (e.g., food suppliers, maintenance services). Generates sales tax revenue and potentially boosts property values in the area. Encourages spending in the neighborhood, benefiting nearby businesses. Attracts visitors to the area, increasing foot traffic for other establishments.

Social Benefits

- Provides a venue for people to connect, socialize, and celebrate. Offers new dining options, adding variety and convenience for residents. Restaurants sourcing locally can promote sustainable agriculture and strengthen community ties.

Cultural Benefits

- Introduces unique cuisines, enriching the local food scene and cultural experiences. Promotes culinary arts and innovation through menu offerings and dining concepts. A well-designed restaurant can become a landmark or point of pride for the area.

Urban Development Benefits

- Contributes to neighborhood improvement, particularly in underdeveloped or transitioning areas. Enhances the appeal of nearby properties through improved amenities and attractions. Signature or unique restaurants can draw visitors, boosting local tourism.

Health and Well-being Benefits

- Restaurants that focus on fresh, nutritious meals can promote better eating habits. Provides a relaxing environment for dining and unwinding.



PROJECT PHOTOS



Site conditions, 2025.



Proposed plan.