

City of Gulf Breeze Community Redevelopment Agency 2012 Annual Report



Sculpture "Fuego" installed at Wayside Park during 2012

Prepared by
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FY2012 Community Redevelopment Agency Board

The City of Gulf Breeze City Council serves as the Community Redevelopment Agency Board. The members for October 1, 2011 to September 30, 2012 were as follows:

Beverly H. Zimmern, Mayor

J.B. Schluter, Mayor Pro Tem

Joseph Henderson, Councilman

David G. Landfair, Councilman

Robert Cleveland, Councilman

FY2012 Community Redevelopment Agency Staff

Edwin. A. Eddy, City Manager

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Community Redevelopment Agency History

Before Gulf Breeze was incorporated in 1961 it witnessed significant commercial growth and investment along US 98, consisting of a variety of retail stores, service stations, office complexes, restaurants, motels and shopping centers. There were no standards or guidelines in place to discourage the “strip commercial” pattern that resulted, nor was there an attempt to establish or nurture a “downtown” or “city center” identity.

In an effort by the City to create a sustainable downtown community and to address high vacancy rates in retail and office units along US 98 (Gulf Breeze Parkway), the City of Gulf Breeze proposed the delineation of a redevelopment area along the US 98 corridor, which serves as the City’s economic and, to some extent, social core. To administer the activities and programs offered within the redevelopment area the City created a Community Redevelopment Agency in December of 1989.

The Gulf Breeze CRA is approximately 393 acres in size, about 13% of the City’s acreage, and is comprised of approximately 410 parcels. The CRA is located along the entire corridor of US 98 within the City limits, beginning at the south side of the Pensacola Bay Bridge and extending various depths northeast and southwest of the highway to the City’s eastern limits. The CRA also includes the Pensacola Beach Road corridor south of US 98, which forms the approach to the Bob Sikes Bridge to Pensacola Beach.

The need for a CRA was established in 1989 based on the Finding of Necessity documentation required pursuant to Chapter 163, Florida Statutes. This document continues to act as the foundation for blight determination within the CRA and the elimination of these blighting characteristics remains the primary focus for redevelopment activities. Many of the blighting characteristics have been addressed to some degree since the time the CRA was established in 1989; however, some issues have not been addressed, or have not been addressed fully, so the need continues to exist.

The City of Gulf Breeze adopted its first redevelopment plan in 1990 to “...assist the City with addressing the early signs of blight identified in 1989 and to stimulate economic development within the community redevelopment area.” The City’s 1990 comprehensive plan states that “...much of the commercial core suffers from underutilization and aesthetically poor architecture.”

Concurrent with the Agency being created in 1989, the City Council was appointed as the Board of the Community Redevelopment Agency. Subsequently, a Redevelopment Plan was developed and adopted following several public hearings. The Redevelopment Plan established the goals for implementing revitalization of the core downtown area.

The CRA Plan has been updated in 2006 and again in 2009. In order to ensure that an orderly plan of growth would be followed, the Gulf Breeze Community Redevelopment Agency directed that the 1990 Gulf Breeze Community Redevelopment Plan be updated. Based on community input and visioning that began in March 2006 and culminated in July 2008, this updated plan evaluates the CRA's physical and economic conditions and the challenges and opportunities facing the community.

Redevelopment strategies and critical tasks are included in this update that will enable the City of Gulf Breeze to stimulate and encourage economic development, provide increased public amenities, improve pedestrian safety and effectively manage redevelopment within the CRA in order to realize the City's vision and long-term community goals. Short-term (up to five years) and long-term (up to ten years) capital improvements projects are identified as a means to address these issues in a way that will maximize leveraging of local, state and federal resources in the implementation of this plan.

Since 1989, the City has been proactive in addressing the issues in the Redevelopment Plan and several major initiatives have been completed over the past ten years. Most noticeable is the median landscaping, decorative fencing, establishment of the Community Redevelopment design guidelines and urban design standards, and designation of CRA four major Gateway Districts. Thanks to the efforts of the Community Redevelopment Agency Board, Gulf Breeze's downtown continues to improve.



City of Gulf Breeze Community Redevelopment Area

2012 Community Redevelopment Achievements

Downtown Landscaping Project

In 2008, the City applied for a Florida Department Highway Beautification Grant in the amount of \$730,729.00. In late 2009, we were notified that the City had been awarded \$350,000.00 from the Florida Department of Transportation SB 1446 Landscape Grant program. The initial project was then divided into two phases in order to get as much of the project done under the current award of \$350,000.00.

The two landscaping phases were defined as:

- Phase I - landscaping and irrigation along Highway 98 from Andrew Jackson Trail to the entrance of the Gulf Breeze Middle School.
- Phase II - was similar landscaping and irrigation construction from the Gulf Breeze Middle School to Daniel Drive.

In February 2011, Request for Proposal for landscaping and irrigation services was issued. On March 10, 2011, the City Council approved staff recommendation and awarded DesignScapes the contract for the professional landscaping and irrigation services required in the Florida Department of Transportation - SB 1446 Landscaping Grant in the amount of \$199,937.05 .

On June 9, 2011, the City Council approve staff recommendation to issue a change order to the original contract to include Phase II work. The change order included the continued services of DesignScapes in the amount of \$150,000 for the professional landscaping and irrigation services and the original contract was extended to December 31, 2011. The price for Phase I and Phase II together were under the original grant amount of \$350,000. In 2008 the project was estimated to cost \$730,729.00.

Phase I was completed June 27, 2011. Phase II was completed December 23, 2011. This project was closed out with Florida Department of Transportation as of January 2012 and all costs have been reimbursed to the City.

CRA Paving Project

The City was awarded \$530,194.00 from the Community Development Block Grant - American Recovery and Reinvestment Act; to connect 28 homes to sanitary sewer on York Street and to resurface in the CRA area both McClure and Shirley Drives in the Joachim area to the east of St. Ann Church. There was a \$119,880.00 City match toward this grant funded by the CRA. As with any federally funded grant program funded

through the State of Florida, there were many requirements that have to be completed in order to proceed.

The first two of the requirements of this grant were to secure a company to administer the CDBG grant for the City and another for an engineer to design the scope of work. Monies to pay for such services were included in the grant. Jordan & Associates (administration) and Baskerville Donovan (engineering) were chosen.

Baskerville Donovan completed the design work in early January 2011, and advertised a Request for Proposals for construction services. On January 28, 2011, City Council accept staff recommendation of Roads, Inc. for adding 28 homes to sanitary sewer on York Street and for resurfacing McClure and Shirley Drives in the Joachim area to the east of St. Ann Church.

Work began early July 2011 and was completed in January 2012. This project was closed out with Florida Department of Economic Opportunity as of January 31, 2012 and all costs have been reimbursed to the City.

Master Plan

On May 9, 2011, the City Council directed staff to draft a Request for Proposal for a consultant to guide in the creation of a Master Plan for the City and Hwy 98. The RFP stated that the City of Gulf Breeze was interested in the creation of a Master Plan to guide the short, intermediate and long-term development of the downtown commercial corridor. The proposed plan was to address the operating efficiency of the Gulf Breeze Parkway transportation corridor within the City of Gulf Breeze.

The impetus for this project was the pending replacement of the Pensacola Bridge by the Florida Department of Transportation. A Florida Department of Transportation Project Development and Environment study to replace the bridge is currently underway.

On September 9, 2011, the City Council accepted the hiring recommendation of VHB MillerSellen for the Master Plan Project. The project description is as follows:

The City of Gulf Breeze is a built-out community that is bisected by US 98, a heavily traveled regional corridor that connects the City of Pensacola, Pensacola Beach, and Gulf Islands National Seashore. The City has recognized the need for a community-supported vision for redevelopment and reinvestment that will anticipate and plan for changing economic and transportation conditions. VHB MillerSellen (VHB-MS) will prepare a Master Plan with a long term strategy for redevelopment of the US 98 corridor within the City of Gulf Breeze. The Master Plan will evaluate future travel demands, market conditions, land use patterns and potential redevelopment catalyst sites. The results of these analyses will be used to prepare a land use and transportation plan for the corridor, along with an action plan for programming the improvements necessary to spur economic

development of identified catalyst sites along the corridor. VHB-MS is to perform the Scope of Services for a total lump sum and estimated fees of \$ 329,500.00.

There are six tasks in the scope of services. They are:

Context Report - the purpose of the Context Report is to examine the existing conditions within the City of Gulf Breeze and along Gulf Breeze Parkway. This document will provide the background information necessary to build a shared understanding of the opportunities and constraints that must be considered in formulating the Master Plan for the City.

Public Participation Process - an inclusive outreach process that engages stakeholders and provides multiple opportunities for public input during the planning and design process.

Refinement of Revitalization Alternatives - prepare up to three (3) conceptual Revitalization Alternatives for the City of Gulf Breeze.

Market & Financial Analysis - the citywide market analysis previously completed by Tom Lavash (for the Live Oak Village Center site in April 2011) will be updated by VHB-MS subconsultant Tom Lavash as necessary to ensure that recent and current development trends, and relevant demographics and economic “drivers” of demand for growth and economic development in Gulf Breeze are up-to-date.

Preparation of the City of Gulf Breeze Revitalization Master Plan - the recommendations of all prior tasks will be summarized in the Master Plan report.

Communicate with Agencies - At the direction of the City, VHB-MS is to attend meetings with FDOT, the Florida-Alabama TPO, or other applicable agencies, to represent the City's interests and discuss potential impacts resulting from the Pensacola Bay Bridge Replacement Project, US 98 Corridor Management Plan, or other projects that may influence land use and transportation conditions along the US 98 corridor within the City of Gulf Breeze.

VHB MillerSellen has completed over 90% of these tasks associated with the scope of services. It is anticipated that VHB MillerSellen will present their final findings and draft Master Plan to the City Council in April 2013.

2013 Community Redevelopment Planning

CRA Paving Project

In the Community Redevelopment Agency FY2012 budget there was a project funded to resurface of St. Francis Drive. It was the City staffs belief that St Francis Drive was a City road. The road belonged to the Florida Department of Transportation. The Mayor requested FDOT to grant St. Francis Drive and adjacent surplus right-of-way to the City. This request pushed the project into FY2013.

The scope of the project is to repave St. Francis Drive beginning on McClure Drive from Roberts Ave. FDOT is requiring a sidewalk be built along St. Francis. The City signed an agreement with FDOT stating that the City will build the sidewalk and that the expense will reimbursed by FDOT. Cost estimate is \$25,000. The City will also plant 26, 14-16 foot trees along the 455 foot stretch of St. Francis right-of way.

This entire project will be funded out of the Community Redevelopment Agency for an estimated price of \$167,000.00. Estimated completion date is June 2013.

Underground Wiring

In January, 2012 the City Council meet as the Board of Directors of the Community Redevelopment Agency and directed staff to begin work with Gulf Power on conversion of U.S. Highway 98 wiring to underground. The scope of the project is to convert to underground about 4,200 linear feet of wires connecting street lights along U.S. Highway 98, convert banks of wire that cross over the highway from the Bay Bridge to McDonalds, and install L.E.D. lighting fixtures.

This entire project will be funded out of the Community Redevelopment Agency for an estimated price of \$230,500.00. Estimated completion date is June 2013.

Master Plan

The City and VHB MillerSellen have been working on the Master Plan to guide the Cities short, intermediate and long-term development of the downtown commercial corridor. The impetus for this project was the pending replacement of the Pensacola

Bridge by the Florida Department of Transportation. A Florida Department of Transportation Project Development and Environment study to replace the bridge is currently underway and scheduled to be completed by 2014.

VHB MillerSellen has completed over 90% of these tasks associated with the scope of services. It is anticipated that VHB MillerSellen will present their final findings and draft Master Plan to the City Council in the second quarter of 2013.

City of Gulf Breeze, Florida
GOVERNMENTAL FUNDS
BALANCE SHEET
September 30, 2012

	General	Urban Core Redevelopment	Non-Major Governmental Funds	Total Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 983,569	\$ 950,289	\$ 518,231	\$ 2,452,089
Receivables	318,184	-	-	318,184
Interfund receivables	2,247,765	-	-	2,247,765
Due from other governments	4,325,417	-	-	4,325,417
Inventory, at cost	5,980	-	-	5,980
Restricted assets				
Cash and cash equivalents	63,094	-	-	63,094
Total assets	<u>\$ 7,944,009</u>	<u>\$ 950,289</u>	<u>\$ 518,231</u>	<u>\$ 9,412,529</u>
LIABILITIES				
Accounts payable	\$ 297,367	\$ 71,242	\$ 14,288	\$ 382,897
Accrued liabilities	463,896	-	-	463,896
Interfund payables	-	-	49,786	49,786
Total liabilities	<u>761,263</u>	<u>71,242</u>	<u>64,074</u>	<u>896,579</u>
FUND BALANCE				
Non-spendable				
Inventory	5,980	-	-	5,980
Restricted				
Public safety	-	-	37,303	37,303
Community redevelopment	-	879,047	-	879,047
Committed				
Community funds	437	-	-	437
Self-insurance	250,000	-	-	250,000
Public safety	-	-	416,854	416,854
Beautification	96,352	-	-	96,352
Parks subdivision	15,481	-	-	15,481
Assigned				
Disaster recovery	100,000	-	-	100,000
Public safety	15,993	-	-	15,993
Unassigned	6,698,503	-	-	6,698,503
Total fund balance	<u>7,182,746</u>	<u>879,047</u>	<u>454,157</u>	<u>8,515,950</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 7,944,009</u>	<u>\$ 950,289</u>	<u>\$ 518,231</u>	<u>\$ 9,412,529</u>

City of Gulf Breeze, Florida
GOVERNMENTAL FUNDS

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
Year Ended September 30, 2012

	General	Urban Core Redevelopment	Non-Major Governmental Funds	Total Governmental Funds
REVENUES				
Taxes	\$ 2,077,953	\$ 571,763	\$ -	\$ 2,649,716
Licenses and permits	373,351	-	-	373,351
Intergovernmental	7,631,527	570,687	-	8,202,214
Charges for services	243,576	-	-	243,576
Fines and forfeitures	101,917	-	640,363	742,280
Investment earnings	35,537	-	-	35,537
Miscellaneous	624,868	-	28,053	652,921
TOTAL REVENUES	11,088,729	1,142,450	668,416	12,899,595
EXPENDITURES				
Current				
General government	1,271,246	458,055	-	1,729,301
Public safety	2,103,919	-	492,221	2,596,140
Transportation	204,519	-	-	204,519
Economic environment	133,073	-	-	133,073
Culture and recreation	1,251,795	-	-	1,251,795
Capital outlay	5,309,551	647,535	-	5,957,086
Debt service				
Principal	171,600	-	-	171,600
Interest	310,536	-	-	310,536
TOTAL EXPENDITURES	10,756,239	1,105,590	492,221	12,354,050
EXCESS REVENUES OVER EXPENDITURES	332,490	36,860	176,195	545,545
OTHER FINANCING SOURCES (USES)				
Insurance proceeds	-	-	-	-
Transfers in	1,637,554	178,227	-	1,815,781
Transfers out	(197,227)	(306,548)	(130,355)	(634,130)
TOTAL OTHER FINANCING SOURCES (USES)	1,440,327	(128,321)	(130,355)	1,181,651
NET CHANGE IN FUND BALANCE	1,772,817	(91,461)	45,840	1,727,196
FUND BALANCE - BEGINNING OF YEAR	5,409,929	970,508	408,317	6,788,754
FUND BALANCE - END OF YEAR	\$ 7,182,746	\$ 879,047	\$ 454,157	\$ 8,515,950

**City of Gulf Breeze, Florida
GOVERNMENTAL FUNDS**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCE - BUDGET AND ACTUAL - URBAN CORE REDEVELOPMENT
SPECIAL REVENUE FUND**

Year Ended September 30, 2012

	Budgeted Amounts			Variance with Final Budget - Positive (Negative)
	Original	Final	Actual	
REVENUES				
Taxes	\$ 749,990	\$ 1,142,450	\$ 571,763	\$ (570,687)
Intergovernmental	-	-	570,687	570,687
TOTAL REVENUES	749,990	1,142,450	1,142,450	-
EXPENDITURES				
Current				
General government	473,911	350,336	458,055	(107,719)
Capital outlay	276,079	858,420	647,535	210,885
TOTAL EXPENDITURES	749,990	1,208,756	1,105,590	103,166
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	-	(66,306)	36,860	103,166
OTHER FINANCING SOURCES (USES)				
Transfers in	-	178,227	178,227	-
Transfers out	-	(306,548)	(306,548)	-
TOTAL OTHER FINANCING SOURCES (USES)	-	(128,321)	(128,321)	-
NET CHANGES IN FUND BALANCE	-	(194,627)	(91,461)	103,166
FUND BALANCES, BEGINNING OF YEAR	-	194,627	970,508	775,881
FUND BALANCES, END OF YEAR	\$ -	\$ -	\$ 879,047	\$ 879,047