

City of Gulf Breeze Community Redevelopment Agency 2013 Annual Report



Prepared by
David Szymanski, Assistant City Manager
City of Gulf Breeze
1070 Shoreline Drive
Gulf Breeze, FL 32561



FY2013 Community Redevelopment Agency Board

The City of Gulf Breeze City Council serves as the Community Redevelopment Agency Board. The members for October 1, 2012 to September 30, 2013 were as follows:

Beverly H. Zimmern, Mayor

J.B. Schluter, Mayor Pro Tem

Joseph Henderson, Councilman

David G. Landfair, Councilman

Cherry Fitch, Councilwoman

FY2013 Community Redevelopment Agency Staff

Edwin. A. Eddy, City Manager

1070 Shoreline Drive
Gulf Breeze, FL 32561
(850) 934-5115
eaeddy@gulfbreezefl.gov

David Szymanski, Assistant City Manager

1070 Shoreline Drive
Gulf Breeze, FL 32561
(850) 934-5106
dszymanski@gulfbreezefl.gov

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 at 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.

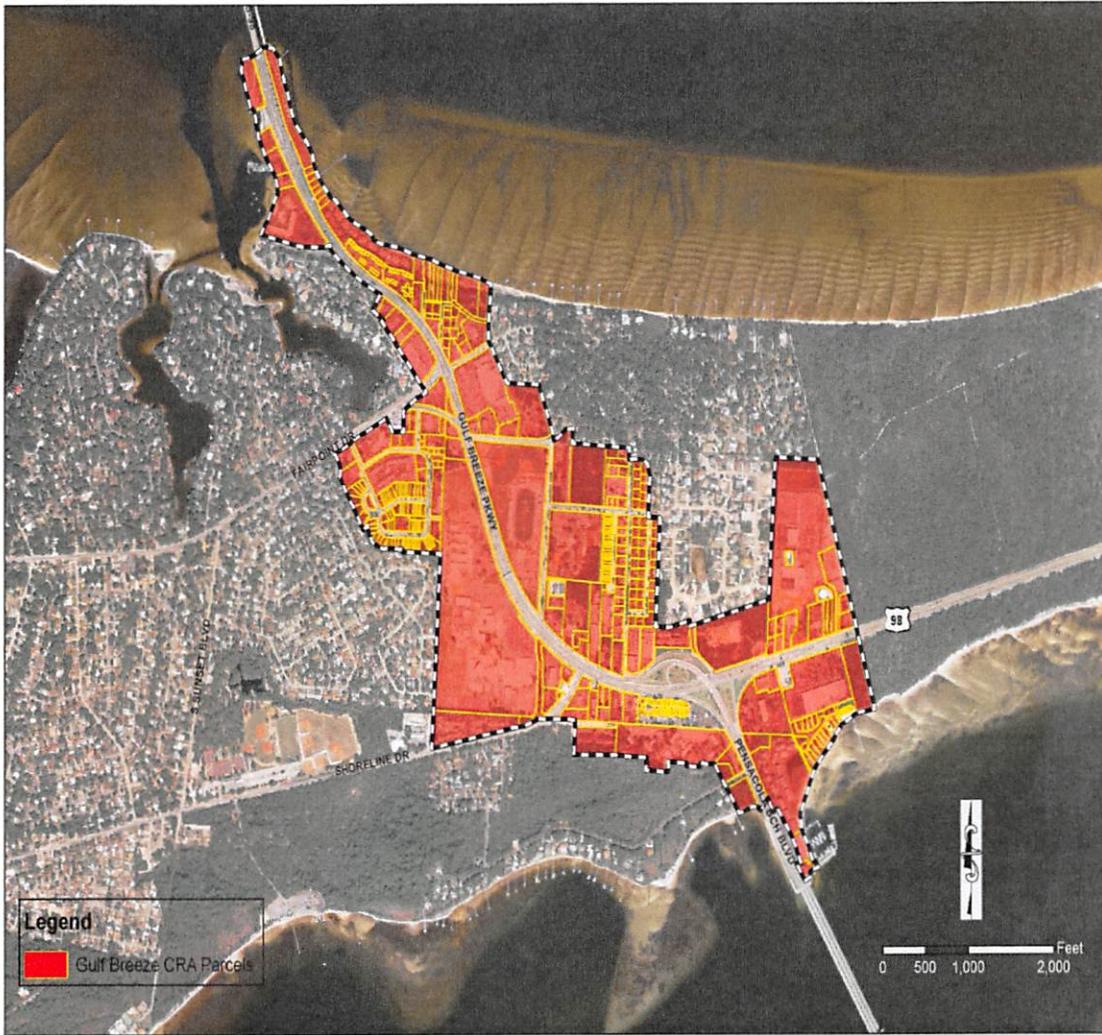
The City of Gulf Breeze adopted its first redevelopment plan in 1990 to “...assist the City with addressing the early signs of blight identified in 1989 and to stimulate economic development within the community redevelopment area.” The City’s 1990 comprehensive plan states that “...much of the commercial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

2013 Community Redevelopment Achievements

CRA Paving Project

In the Community Redevelopment Agency FY2013 budget there was a project funded to resurface St. Francis Drive. The scope of the project was to repave McClure Drive from Roberts Ave to St. Francis Drive. FDOT required a sidewalk be built along St. Francis. The City signed an agreement with FDOT to build the sidewalk and that the expense was to be reimbursed by FDOT. The final cost of sidewalk was \$20,000. The City planted 26, 14-16 foot oak trees along the 455 foot stretch of St. Francis right-of way.

This entire project was funded out of the Community Redevelopment Agency for a price of \$187,199. The project was completed in July 2013.

Underground Wiring

In January, 2012 the City Council met as the Board of Directors of the Community Redevelopment Agency and directed staff to begin work with Gulf Power on the first phase of the 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 was funded out of the Community Redevelopment Agency for a price of \$230,500. The project was completed in September 2013.

Master Plan

The City and the consulting firm VHB MillerSellen have been working on the Master Plan to guide the City's 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 100% of these tasks associated with the scope of services. VHB MillerSellen presented their final findings and Mr. Dan Kopack (the chair of the Citizens Steering Committee) presented the draft Master Plan to the City Council on June 26, 2013. The Master Plan was adopted on July 1, 2013 by the City Council. The complete Master Plan is included in this report.

2014 Community Redevelopment Planning

As previously referenced, the Most Livable City Master Plan was completed last year through citizen input, the considerable efforts of the Steering Committee, and the City Council. In order for the Master Plan to formally become a development and growth management tool, it must be adopted into the City's Comprehensive Plan and Land Development Code (LDC).

This provides legal standing for the Master Plan. This action is necessary for the City to be able to apply for State funding and other grants for the development of roadways and other infrastructure. It removes questions from the developer level as to what is required.

VHB MillerSellen is the consulting firm best suited to assist the City with this effort. VHB MillerSellen will complete the following:

- Prepare new Goals, Objectives, and Policies to integrate the City's Master Plan into the City's Comprehensive Plan Elements.
- Prepare new Future Land Use Map to reflect Master Plan vision.
- Prepare Future Land Use amendments.
- Prepare written response to state agency comments.
- Prepare zoning and Land Development Code amendments that provide for the development standards described in the Master Plan.
- Prepare amendments to the City's Community Redevelopment Area (CRA) Master Plan.
- Update the City's demographic/economic profile and real estate conditions.
- Prepare detailed financial feasibility analysis of specific catalyst projects identified by the City.
- Calculate future tax increment revenue for catalyst projects.
- Estimate economic impacts generated by catalyst projects.
- Prepare draft and final report for CRA Master Plan Amendments.

This entire project will be funded out of the Community Redevelopment Agency for an estimated price of \$195,000.00. Estimated completion date of this project is Fall 2014.

City of Gulf Breeze, Florida
GOVERNMENTAL FUNDS
BALANCE SHEET
September 30, 2013

	General	Urban Core Redevelopment	Non-Major Governmental Funds	Total Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 1,784,274	\$ 796,153	\$ 617,204	\$ 3,197,631
Receivables	429,474	-	-	429,474
Interfund receivables	4,201,186	-	-	4,201,186
Due from other governments	515,680	-	-	515,680
Inventory, at cost	5,488	-	-	5,488
Restricted assets				
Cash and cash equivalents	394,869	-	-	394,869
Total assets	<u>\$ 7,330,971</u>	<u>\$ 796,153</u>	<u>\$ 617,204</u>	<u>\$ 8,744,328</u>
LIABILITIES				
Accounts payable	\$ 367,940	\$ 85,031	\$ 40,313	\$ 493,284
Accrued liabilities	220,363	-	388	220,751
Interfund payables	-	-	49,786	49,786
Total liabilities	<u>588,303</u>	<u>85,031</u>	<u>90,487</u>	<u>763,821</u>
FUND BALANCE				
Non-spendable				
Inventory	5,488	-	-	5,488
Restricted				
Public safety	-	-	51,308	51,308
Community redevelopment	-	711,122	-	711,122
Committed				
Community funds	437	-	-	437
Self-insurance	250,000	-	-	250,000
Public safety	-	-	475,409	475,409
Beautification	296,352	-	-	296,352
Parks subdivision	15,481	-	-	15,481
Assigned				
Disaster recovery	100,000	-	-	100,000
Public safety	15,993	-	-	15,993
Unassigned	6,058,917	-	-	6,058,917
Total fund balance	<u>6,742,668</u>	<u>711,122</u>	<u>526,717</u>	<u>7,980,507</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 7,330,971</u>	<u>\$ 796,153</u>	<u>\$ 617,204</u>	<u>\$ 8,744,328</u>

City of Gulf Breeze, Florida
GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
Year Ended September 30, 2013

	General	Urban Core Redevelopment	Non-Major Governmental Funds	Total Governmental Funds
REVENUES				
Taxes	\$ 2,180,923	\$ 573,363	\$ -	\$ 2,754,286
Licenses and permits	382,850	-	-	382,850
Intergovernmental	3,624,993	-	-	3,624,993
Charges for services	232,418	-	-	232,418
Fines and forfeitures	102,046	-	777,679	879,725
Investment earnings	13,904	-	-	13,904
Miscellaneous	820,407	-	36,992	857,399
TOTAL REVENUES	<u>7,357,541</u>	<u>573,363</u>	<u>814,671</u>	<u>8,745,575</u>
EXPENDITURES				
Current				
General government	1,422,331	395,889	-	1,818,220
Public safety	2,335,032	-	634,514	2,969,546
Transportation	713,559	-	-	713,559
Economic environment	116,579	-	-	116,579
Culture and recreation	1,119,344	-	-	1,119,344
Capital outlay	3,280,636	-	-	3,280,636
Debt service				
Principal	175,650	-	-	175,650
Interest	305,046	-	-	305,046
TOTAL EXPENDITURES	<u>9,468,177</u>	<u>395,889</u>	<u>634,514</u>	<u>10,498,580</u>
EXCESS REVENUES OVER EXPENDITURES	(2,110,636)	177,474	180,157	(1,753,005)
OTHER FINANCING SOURCES (USES)				
Transfers in	1,936,284	178,726	-	2,115,010
Transfers out	(265,726)	(524,099)	(107,597)	(897,422)
TOTAL OTHER FINANCING SOURCES (USES)	<u>1,670,558</u>	<u>(345,373)</u>	<u>(107,597)</u>	<u>1,217,588</u>
NET CHANGE IN FUND BALANCE	(440,078)	(167,899)	72,560	(535,417)
FUND BALANCE - BEGINNING OF YEAR	<u>7,182,746</u>	<u>879,021</u>	<u>454,157</u>	<u>8,515,924</u>
FUND BALANCE - END OF YEAR	<u>\$ 6,742,668</u>	<u>\$ 711,122</u>	<u>\$ 526,717</u>	<u>\$ 7,980,507</u>

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, 2013

	<u>Budgeted Amounts</u>			Variance with Final Budget - Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
REVENUES				
Taxes	\$ 573,363	\$ 573,363	\$ 573,363	\$ -
Intergovernmental	-	-	-	-
TOTAL REVENUES	<u>573,363</u>	<u>573,363</u>	<u>573,363</u>	<u>-</u>
EXPENDITURES				
Current				
General government	354,400	395,889	395,889	-
Capital outlay	<u>168,952</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL EXPENDITURES	<u>523,352</u>	<u>395,889</u>	<u>395,889</u>	<u>-</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>50,011</u>	<u>177,474</u>	<u>177,474</u>	<u>-</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	178,726	178,726	178,726	-
Transfers out	<u>(193,737)</u>	<u>(725,839)</u>	<u>(524,099)</u>	<u>201,740</u>
TOTAL OTHER FINANCING SOURCES (USES)	<u>(15,011)</u>	<u>(547,113)</u>	<u>(345,373)</u>	<u>201,740</u>
NET CHANGES IN FUND BALANCE	35,000	(369,639)	(167,899)	201,740
FUND BALANCES, BEGINNING OF YEAR	<u>(35,000)</u>	<u>369,639</u>	<u>879,021</u>	<u>509,382</u>
FUND BALANCES, END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 711,122</u>	<u>\$ 711,122</u>