

City of Gulf Breeze



Community Redevelopment Agency Annual Report 2020

Fiscal Year 2020 (Oct 1 , 2019 - Sep 30 2020)

CRA History



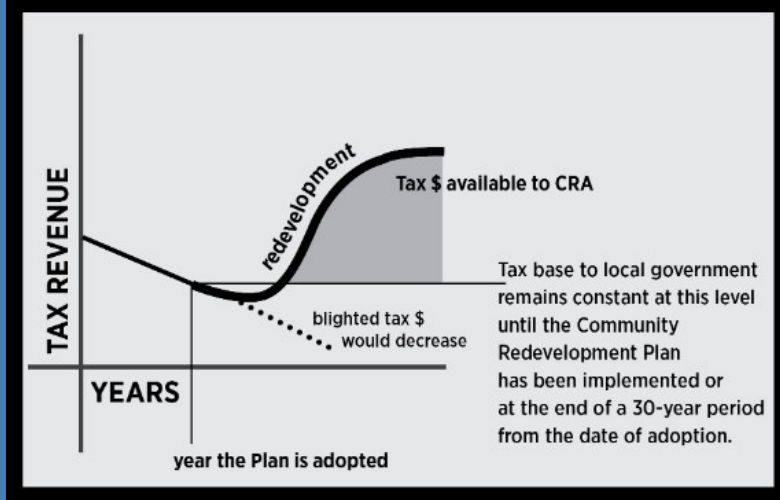
Before Gulf Breeze was incorporated in 1961 it witnessed significant commercial growth and investment along US 98, consisting of a variety of retail stores, service stations, office complexes, restaurants, motels and shopping centers. There were no standards or guidelines in place to discourage the “strip 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.

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.

The current 2019 CRA plan builds on the Most Livable City Plan and the associated Comprehensive Plan updates adopted in 2014. Recommended redevelopment strategies and critical tasks included in the plan 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 as described in the Most Livable City Plan.

CRA Map and Tax Increment Financing (TIF)



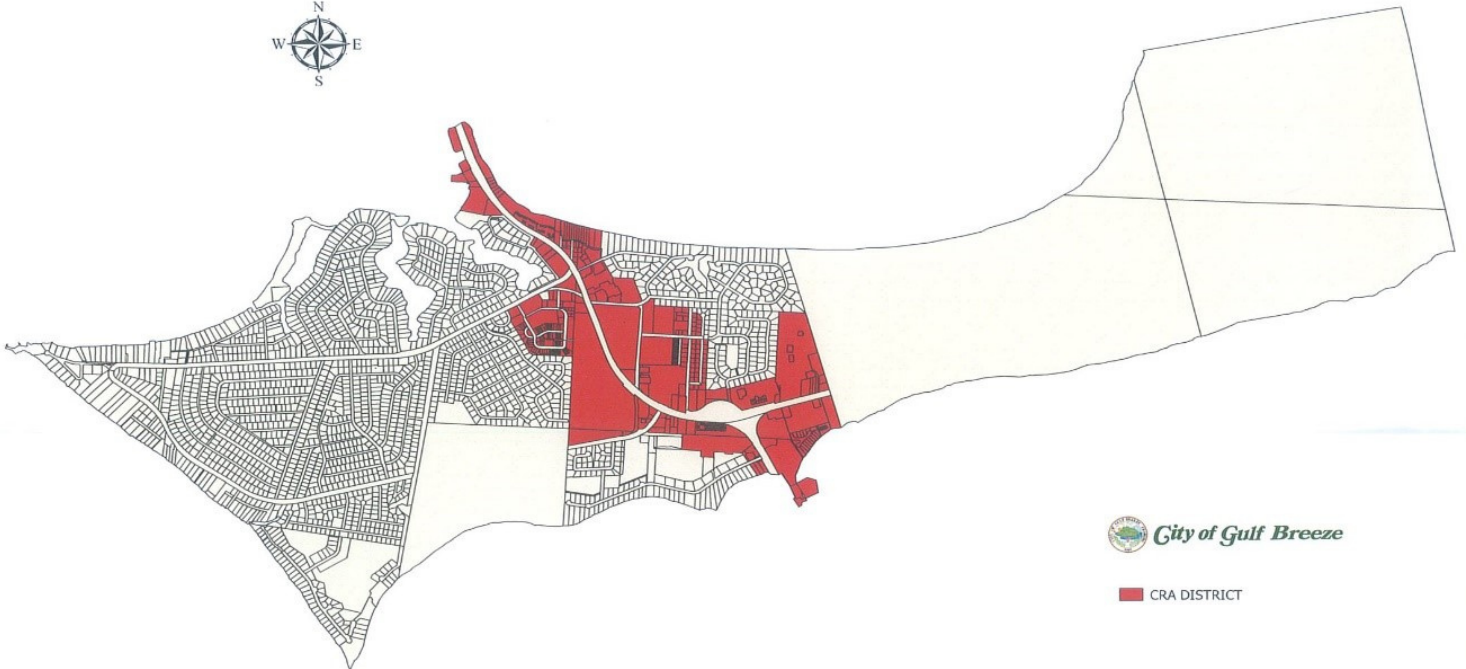
Base Year Value - \$49,375,405

Current Year Value - \$197,970,226

Tax Increment Value - \$148,594,821

2020 TIF - \$1,153,518

COMMUNITY REDEVELOPMENT AREA MAP

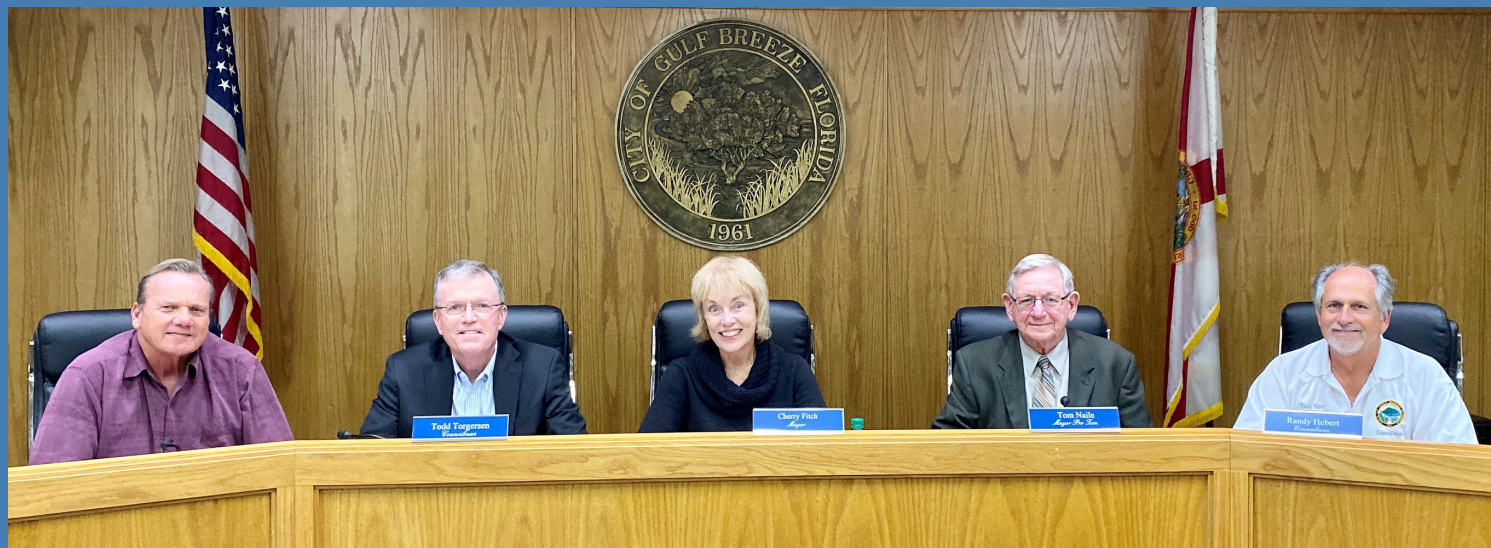


 **City of Gulf Breeze**

 CRA DISTRICT

City of Breeze Community Redevelopment Agency Board and Staff

Pursuant to Resolution No. 18-89, the City Council of the City of Gulf Breeze serves as the Community Redevelopment Agency Board and is vested with all rights, powers, duties, privileges and immunities vested in a community redevelopment agency by the Community Redevelopment Act, FS § 163.330 et seq. The members of the Community Redevelopment Agency Board for FY 2020 (October 1, 2019 to September 30, 2020) were as follows



Councilman JB Schluter
Councilman Todd Torgerson
Mayor Cherry Fitch
Mayor Pro Tem Tom Naile
Councilman Randy Hebert

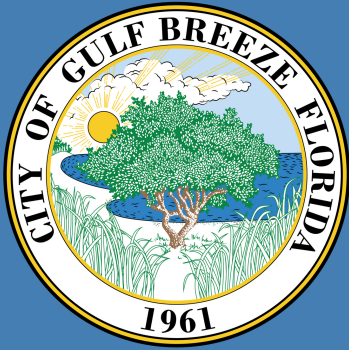


Community Redevelopment
Agency Coordinator
Craig Chamberlin



Community Redevelopment
Agency Officer
Tai Ngyen

Message from the Mayor



The past year our community has seen unprecedented challenges. The COVID-19 pandemic, Hurricane Sally and the 9-month closure of the 3 mile Bridge has at times seemed overwhelming. Increased commute times for our residents and decreased traffic for businesses has created strain. Alternatively, these crises underscored the City's hometown character and resiliency. Through established organizations like the Gulf Breeze Chamber of Commerce or grassroots groups like #Savethebreeze, our residents pulled together to overcome challenges.

For several years now the City and Community Redevelopment Agency (CRA) have focused on the City's resilience, or its ability to recover from difficulties. This year has certainly reiterated the need to focus on the goals of the CRA plan: Supporting and encouraging private investment; creating a positive, healthy environment by effective public investment; supporting business promotion initiatives by the Gulf Breeze Chamber of Commerce and other such groups; identifying funding sources for public expenditures necessary for redevelopment activities; increasing the tax base within the redevelopment area and improving traffic flow are all initiatives defined in the CRA plan.

This report shows how the City and CRA have worked over the last year in its mission to become the Most Livable City. There has been much accomplished since the CRA's creation in 1989, though there is still work to do. City leadership and staff will continue to work with residents and stakeholders to define and achieve the goals defined the CRA plan together.

Sincerely,
Mayor Cherry Fitch

2020 Projects Funded

\$345,083

Daniel & Joachim Streetscape

Included pedestrian, traffic, safety, stormwater and aesthetic improvements aligning the City center with the CRA design guidelines. *25



\$244,796

Police Initiative

The CRA continued to support law enforcement within the CRA boundary.

Specific initiatives included funding for increased law enforcement to implement community policing initiatives such as, Click it or Ticket, intensified motorized patrols, traffic control and enforcement, DUI enforcement, narcotics intervention, foot patrols in the commercial district, pedestrian safety and property crimes. 413 CRA designated calls were documented. *29



\$152,568

Landscape Maintenance

The CRA managed landscape maintenance for the 98 and 399 corridors including mowing, weeding, mulching, irrigation, plant management, sod treatment *25



2020 Projects Funded



\$213,852

Highway 98 Overpass and 399 Redesign Study

The project involved developing conceptual designs for the safe multi modal connection between east-west portions of the City that are bisected by Highway 98 and also develop a design concept for the redesign of the Highway 98 and State Road 399 Interchange (Pensacola Beach Road) *25

*Page of the 2018 City of Gulf Breeze Community Redevelopment Plan

2020 Projects Funded



\$125,568

Tree Trimming

The CRA completed a comprehensive tree trimming project within the districts boundaries. *25

\$55,706

Safe Streets Lighting and Critical Utilities

Funding for street lighting and critical infrastructure such as emergency generators and lift stations. *25



\$51,308

Road Resurfacing

Funding provided to repair streets inside the CRA according to the City's annual paving plan. *25



\$27,500

Business Recovery Grant

The Santa Rosa County Small Business COVID-19 Recovery Grant Program was created in partnership with Florida Small Business Development Council at the University of West Florida, to assist businesses throughout Santa Rosa County impacted by the ongoing COVID-19 pandemic. *34



2020 Projects Funded

\$88,244

East District Stormwater Project

The project provided relief via a gravity outfall for a 147-acre basin that currently acts as a bowl, trapping all runoff in the low spots and threatening homes and businesses in the CRA. *34



\$62,682

Staff & Administration

Funding for street lighting and critical infrastructure such as emergency generators and lift stations. *25



\$10,135 - Operating and Maintenance Expenses
*29



\$1,792 - Northcliffe Neighborhood Sign *25

\$1,708 - Soundview Trail Neighborhood Sign
*25



\$3,444 - Memberships and Annual Conference
*29

\$1,096 - Shoreline & 98 improvements Design Documents *25

CITY OF GULF BREEZE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL -
URBAN CORE REDEVELOPMENT SPECIAL REVENUE FUND
YEAR ENDED SEPTEMBER 30, 2020

Exhibit VI

| | Original Budget | Final Budget | Actual | Variance with Final Budget - Positive (Negative) |
|--|------------------|------------------|---------------------|---|
| Revenues: | | | | |
| Taxes | \$ 1,081,917 | \$ 1,124,942 | \$ 1,153,519 | \$ 28,577 |
| Intergovernmental | 22,830 | 22,830 | 20,873 | (1,957) |
| Miscellaneous | - | - | 854 | 854 |
| Total revenues | <u>1,104,747</u> | <u>1,147,772</u> | <u>1,175,246</u> | <u>27,474</u> |
| Expenditures: | | | | |
| Current | | | | |
| Culture and recreation | 493,781 | 855,936 | 615,884 | 240,052 |
| Capital outlay | <u>1,337,128</u> | <u>1,122,715</u> | <u>398,997</u> | <u>723,718</u> |
| Total expenditures | <u>1,830,909</u> | <u>1,978,651</u> | <u>1,014,881</u> | <u>963,770</u> |
| Excess (Deficiency) of revenues over (under) expenditures | <u>(726,162)</u> | <u>(830,879)</u> | <u>160,365</u> | <u>991,244</u> |
| Other Financing Sources (Uses): | | | | |
| Transfers out | <u>(464,639)</u> | <u>(464,639)</u> | <u>(370,540)</u> | <u>94,099</u> |
| Appropriation of Fund Balance | <u>1,190,801</u> | <u>1,295,518</u> | <u>-</u> | <u>(1,295,518)</u> |
| Net change in fund balance | <u>\$ -</u> | <u>\$ -</u> | <u>(210,175)</u> | <u>\$ (210,175)</u> |
| Fund Balance: | | | | |
| Beginning of year | | | <u>1,363,814</u> | |
| End of year | | | <u>\$ 1,153,639</u> | |

The accompanying notes are an integral
part of these financial statements.