



CITY OF  
**GULF BREEZE**  
— 1961 —

# **COMMUNITY REDEVELOPMENT AGENCY**

## **ANNUAL REPORT 2022**

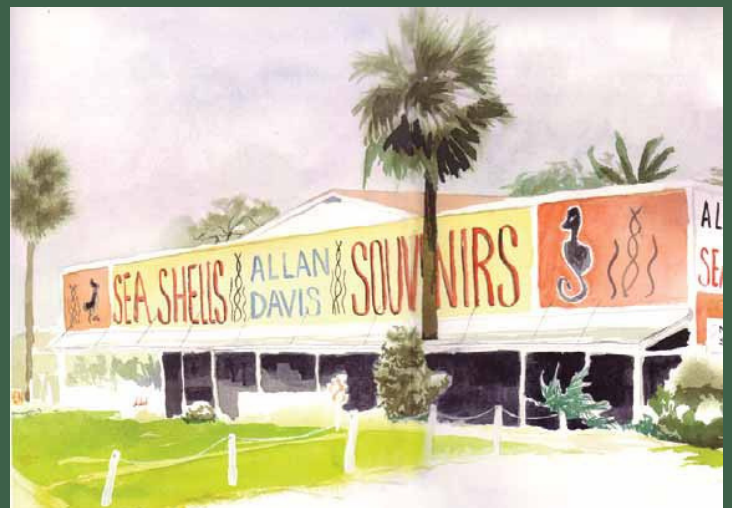
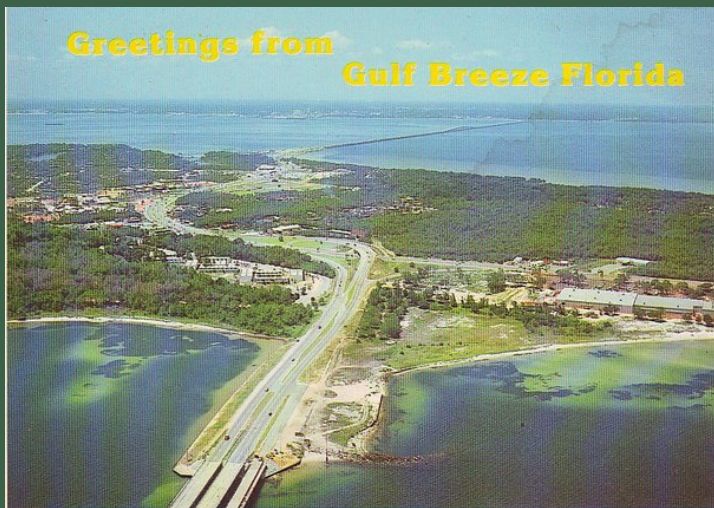
Fiscal Year 2022 (Oct  
1, 2021 - Sep 30, 2022)



# Introduction

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 notable is the completion of major stormwater projects, funding of natural resource management, law enforcement on the state highway, 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.

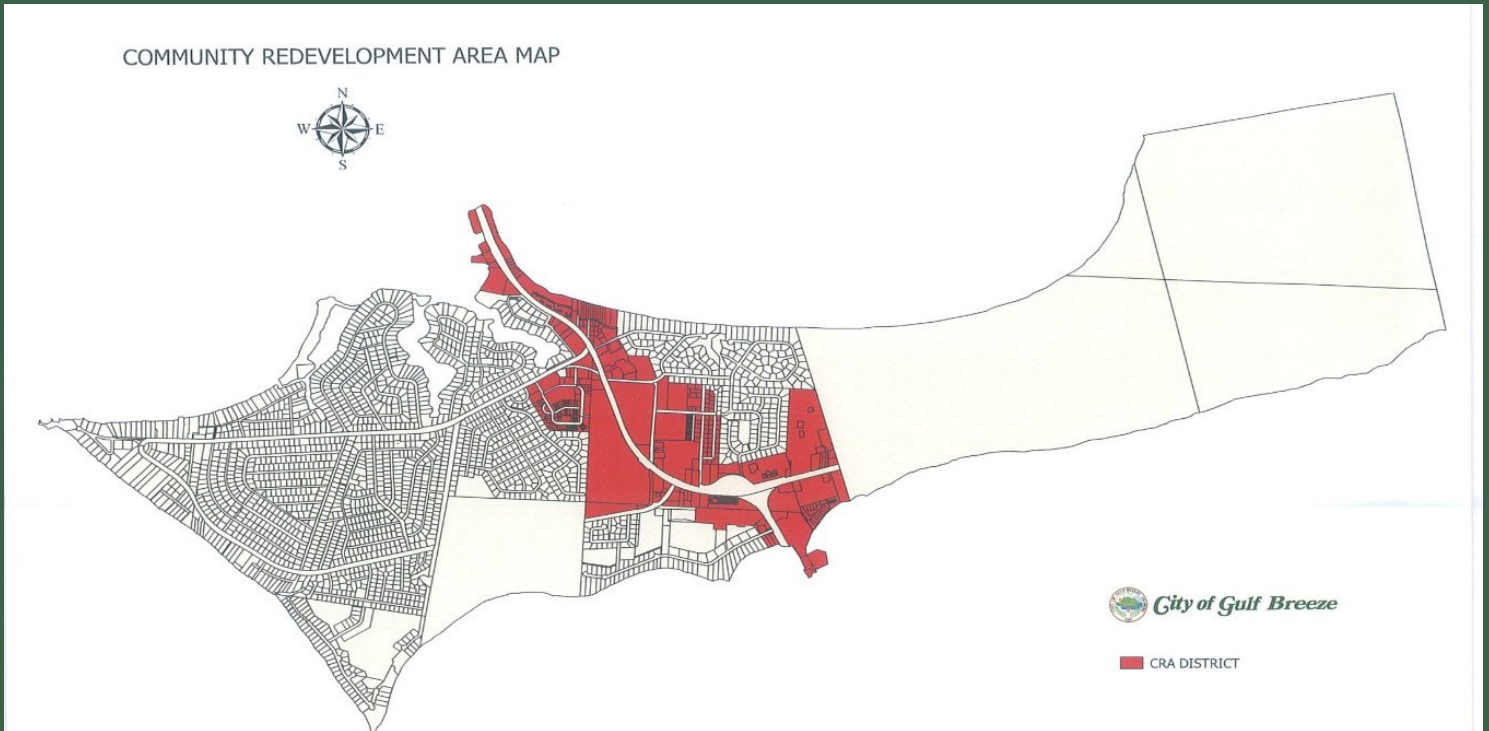
The current 2018 CRA plan builds on the Most Livable City Plan and the associated Comprehensive Plan updates adopted in 2014. Recommended redevelopment strategies and critical tasks included in the plan will enable the City of Gulf Breeze to stimulate and encourage economic development, provide increased 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.



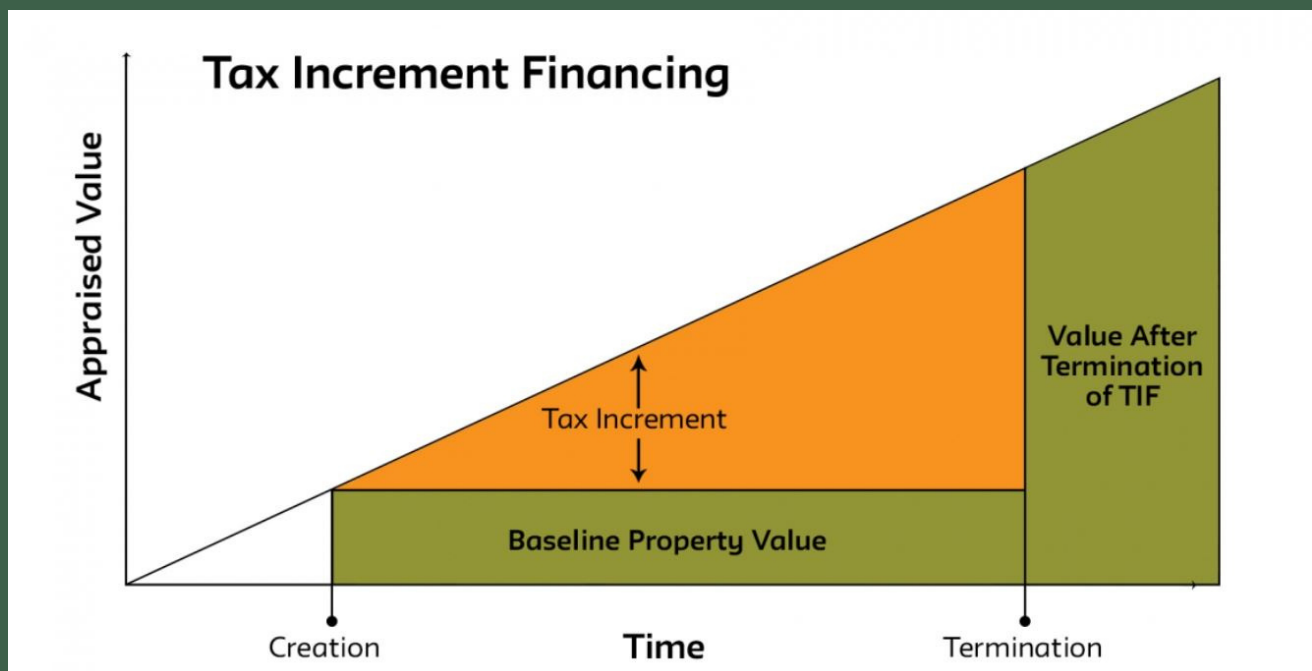
In 2018 the Gulf Breeze CRA was extended by FL Statute until 2048. The need for the CRA is prefaced on the need to address challenges as the tourism "front porch" to Pensacola Beach such as safety, urban sprawl, infrastructure concurrency and transience.

The CRA Plan update includes objectives for redevelopment maximizing available space and minimizing impacts on natural resources. For instance, nearly 50% of the ad valorem forecasted within the CRA district in 2019 has been obligated for the next 20 years in order to underground utilities and construct a multi-modal overpass.

# CRA Map and Tax Increment Financing (TIF)



**Base Year Value - \$49,375,405**  
**Current Year Value - \$215,959,316**  
**Tax Increment Value - \$166,583,911**  
**2022 TIF - \$1,301,494**



# City of Gulf 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 2021 (October 1, 2021 to September 30, 2022) were as follows:



**Mayor Cherry  
Fitch**



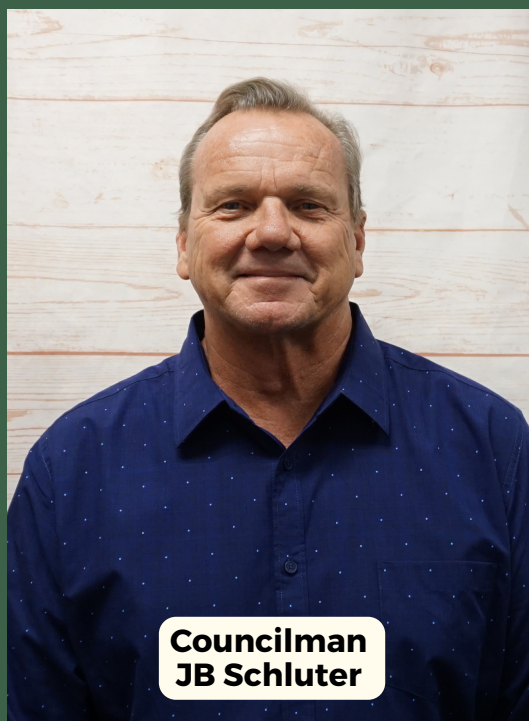
**Mayor Pro Tem  
Tom Naile**



**Councilman Todd  
Torgersen**



**Councilman  
Randy Hebert**



**Councilman  
JB Schluter**



**Community Redevelopment  
Agency Coordinator  
Craig Chamberlin**

# Message from the CRA Coordinator

Dear City of Gulf Breeze Residents,

I am writing to update you on the progress of the Community Redevelopment Area (CRA) and its major initiatives. We are pleased to inform you that some of the long-term goals of the area are breaking ground. This is a testament of the Mayor, Council and staff members' hard work and dedication to make the CRA plan a reality. However, we recognize that there is still work to be done to achieve the goals of the CRA plan. We are committed to continuing to work towards these goals and keeping you informed of our progress.

We are thrilled to announce that the multi-use pathway for connectivity of the CRA and residential areas has been completed. This project will enhance connectivity and safety, providing residents and visitors with a safe and convenient way to travel throughout the City.

Additionally, the undergrounding of utilities along Highway 98 project has completed design and easement acquisition and we are working towards an April 2023 construction date. This project will significantly enhance the aesthetics of the area and improve the reliability of the utility infrastructure and resilience in the CRA.

Furthermore, the City has signed an agreement with the Florida Department of Transportation (FDOT) to design the multi-modal overpass over Highway 98 and design is currently underway. This project will further enhance connectivity and safety in the area.

Finally, a large infill development project next to GBHS is also underway. The CRA development agreement will bring two new premier fast casual establishments to replace a unused vacant building. This project will bring new opportunities and amenities to the area and will contribute to the overall success of the CRA.

We are thrilled to see the progress made so far and are grateful for your continued support. We will keep you updated on the progress of the CRA and look forward to seeing the positive impact it will have on our community.

Sincerely,  
Craig Chamberlin  
Community Redevelopment Agency Coordinator

# 2022 Projects Funded

**Debt Service**  
**\$585,993**

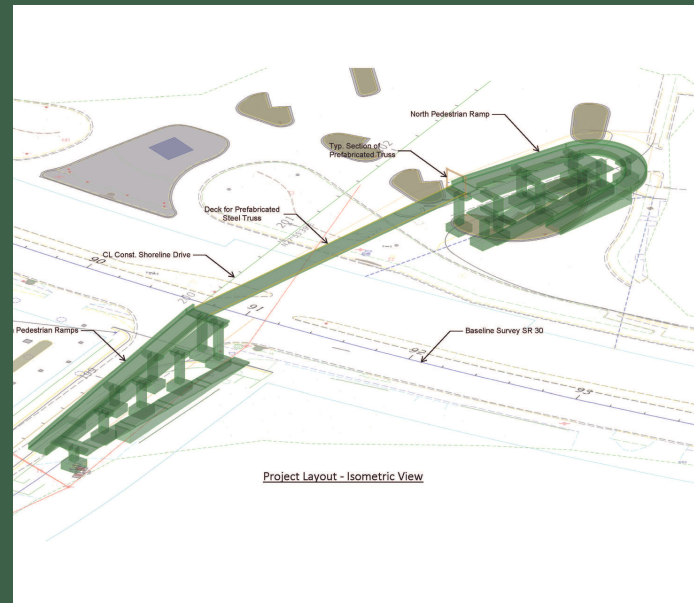
The CRA acquired a loan in the amount of \$10.7M to complete the Underground Utility & Multi-Modal Overpass Projects. \*27

**Multi Use Pathway**  
**\$422,000**

A new multi-use pathway was constructed along the entire length of Shoreline Drive and Fairpoint Drive, better known as "The Loop". This ±4 mile multi-use pathway's primary purpose will be to provide a safe route for all forms of wheeled travel - bikes, skates, scooters, carts, etc. - separate and apart from routes for non-wheeled pedestrian travel. \*26

**Police Initiative**  
**\$326,395**

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 education campaigns. \*29



\*Page from the Gulf Breeze Community Redevelopment Plan

# 2022 Projects Funded



## Landscape Maintenance \$218,718

The CRA continued to manage landscape maintenance for the Highway 98 and SR 399 corridors including mowing, weeding, mulching, irrigation, tree trimming, plant management and sod treatment \*25



## Underground Utility Project \$191,857

The City has focused on Undergrounding overhead utilities since 2012. With a loan secured and project management firm selected, preliminary design, easement, equipment and administration costs have been incurred. \*27



## Staff & Administration \$76,393

The CRA continued to support staff and administrative overhead to manage projects and programs within the CRA \*29



## McClure Sidewalk Replacement \$42,272

The CRA completed infrastructure upgrades to a dated and ADA deficient sidewalk along McClure Drive. \*25

# 2022 Projects Funded



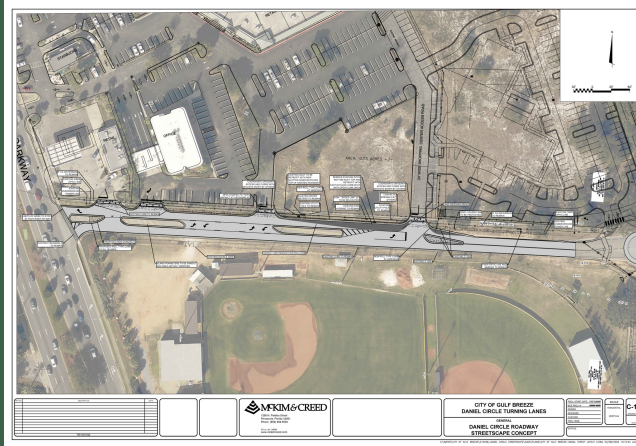
**Safe Streets Lighting and Critical Utilities**  
**\$74,229**

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



**CRA Operating Expenses**  
**\$7,891**

The CRA funded operating expenses including Traffic signalization maintenance, Banner Replacements, Generator Maintenance and Irrigation Maintenance. \*29

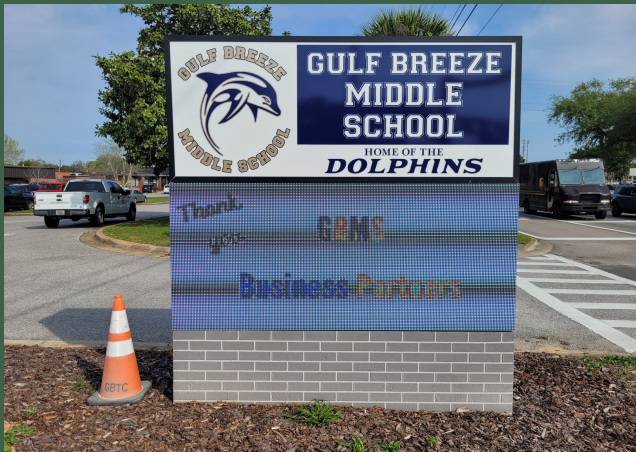


**CRA Professional Services**  
**\$7,507**

Professional Services for Shoreline & 98 Streetscape schematics, Survey Research and development of a Landscape Management Plan. \*29

**Daniel Circle Streetscape Plans**  
**\$7,377**

**Façade Improvement Program**  
**\$4,500**



**Memberships, Travel and Annual Conference**  
**\$4,039**

**Annual Audit**  
**\$3,300**

\*Page from the Gulf Breeze Community Redevelopment Plan



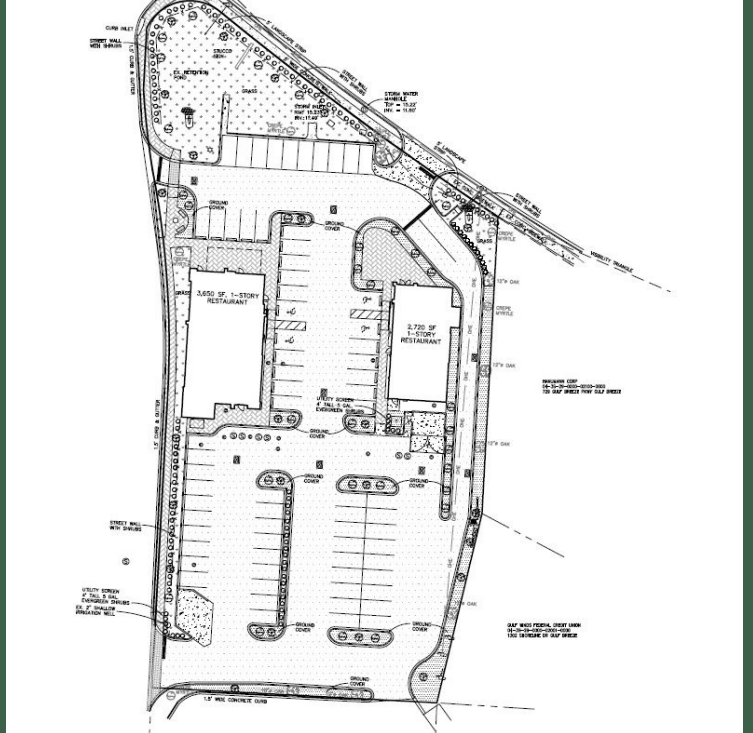
# Redevelopment Project First Watch & Chipotle \$2,202,710 Cost of Construction



**Before**



**After**



**New Development**  
**The Proper at Soundview Boardwalk**  
**\$3,000,000 Cost of Construction**



**Redevelopment Project  
Gibson & Heath Family Dentistry  
\$2,400,000 Cost of Construction**



**City of Gulf Breeze, Florida**  
**Schedule of Revenue, Expenditures and Changes in Fund Balances – Budget and**  
**Actual – Urban Core Redevelopment Special Revenue Fund**  
**Schedule A-2**

<i>For the year ended September 30, 2022</i>	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>Revenues</b>				
Taxes	\$ 2,565,112	\$ 2,632,016	\$ 1,278,664	\$ (1,353,352)
Intergovernmental	22,830	22,830	19,346	(3,484)
<b>Total revenues</b>	<b>2,587,942</b>	<b>2,654,846</b>	<b>1,298,010</b>	<b>(1,356,836)</b>
<b>Expenditures</b>				
Current				
General government	891,168	911,475	329,969	581,506
Capital outlay	313,000	744,904	255,668	489,236
Debt service				
Principal	401,250	401,250	401,250	-
Interest	184,129	184,129	184,129	-
<b>Total expenditures</b>	<b>1,789,547</b>	<b>2,241,758</b>	<b>1,171,016</b>	<b>1,070,742</b>
Excess (deficiency) of revenues over (under) expenditures	798,395	413,088	126,994	(286,094)
<b>Other Financing Sources (Uses)</b>				
Transfers out	(798,395)	(798,395)	(798,395)	-
<b>Net other financing sources (uses)</b>	<b>(798,395)</b>	<b>(798,395)</b>	<b>(798,395)</b>	<b>-</b>
<b>Appropriation of Fund Balance</b>				
<b>Net change in fund balances</b>	<b>-</b>	<b>(385,307)</b>	<b>(671,401)</b>	<b>(286,094)</b>
Fund balances, beginning of year			<u>12,152,762</u>	
Fund balances, end of year			<u>\$ 11,481,361</u>	