

**2016 CITY OF GULF BREEZE, FL
COMMUNITY REDEVELOPMENT AREA ANNUAL REPORT**

FY2016 Community Redevelopment Agency Board

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 2016 were as follows:

Matt Dannheisser, Mayor and Chairperson

Joseph Henderson, Mayor ProTem and Vice Chairperson

Renee Bookout, Councilwoman

Cherry Fitch, Councilwoman

David G. Landfair, Councilman

Cherry Fitch, Councilwoman

FY2016 Community Redevelopment Agency Staff

Edwin. A. Eddy, City Manager

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Prepared by

Samantha D. Abell, Deputy City Manager

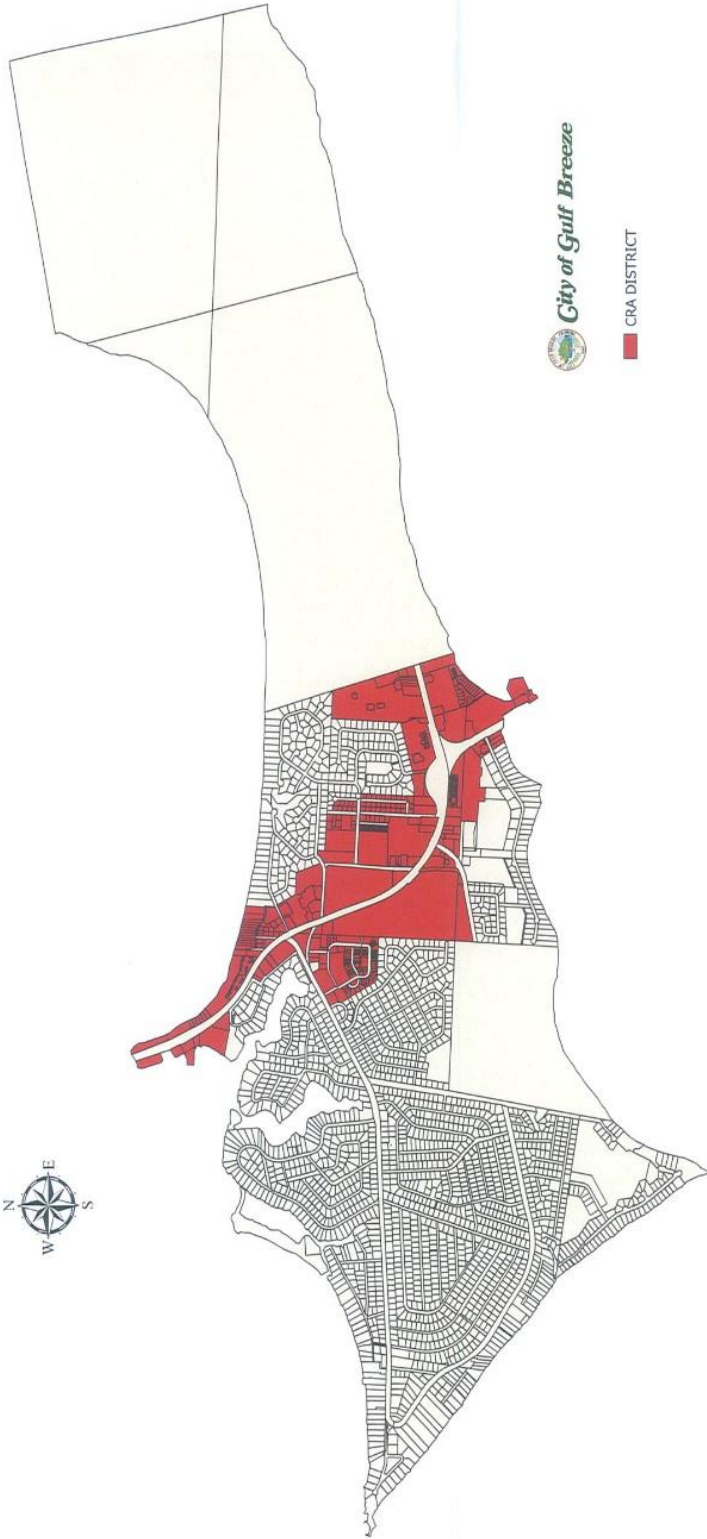
City of Gulf Breeze

1070 Shoreline Drive

Gulf Breeze, Florida 32561

Community Redevelopment Area Map

COMMUNITY REDEVELOPMENT AREA MAP



 *City of Gulf Breeze*

 CRA DISTRICT

Before Gulf Breeze was incorporated in 1961 it witnessed significant commercial growth and investment along US 98 (Gulf Breeze Parkway). This growth consisted of a variety of retail centers, service stations, office complexes, restaurants, and motels. 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 to create a sustainable downtown community and to address high vacancy rates in retail and office units along Gulf Breeze Parkway, the City of Gulf Breeze proposed the delineation of a redevelopment area along this corridor, which served as the economic and, to some extent, social core of the City. 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 Gulf Breeze Parkway 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 Gulf Breeze Parkway, 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.

Since 1990, the CRA Plan has been updated in 2006, 2009 and is in the midst of another for 2017. The 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 four major CRA Gateway Districts.

2016 Community Redevelopment Achievements

Master Plan

The City approved a Most Livable City Plan in July of 2013. The origins of this planning process arose from a recognition of changing economic conditions, uncertain future transportation impacts from the proposed reconstruction of the Pensacola Bay Bridge and the need to diversify and strengthen the local economy. The objectives of this planning process were:

- Create a long-term vision for economic development and revitalization of the three “catalyst sites” located within the CRA District.
- Mitigate traffic impacts which deter motorists from frequenting local business during peak hours.
- Maintain and protect the quality of life for residents and businesses and encourage mixed-use for livability within the CRA District.
- Create community consensus for future decisions, especially related to the CRA District’s highway corridor.

In 2014, the City retained VHB to work on an amendment to the City’s Comprehensive Plan to ensure that the goals, objectives and policies of the plan reflected the City’s Vision and Mission Statement and the 2013 Most Livable City Plan. A Steering Committee was established and community stakeholder input was obtained. Through the course of numerous public meetings, the Comprehensive Plan amendment was developed and refined. Two key elements of the amendment included:

- The creation of a new mixed use development zoning district that is intended to provide for a mixture of office, retail, business, education facilities and high density residential. This land use would only be permitted in the CRA.
- The establishment of target height zones within the mixed-use development land use that would increase permitted building heights to 45 or 60 feet based on an identified overlay district within in the CRA. Increases in height would be subject to a special exception approved by the City Council and the implementation of certain design criteria.

The Comprehensive Plan amendment was approved in 2015. Corresponding amendments to the City's Land Development Code were subsequently approved to implement the new mixed-use land designation with a performance bonus system for livability amenities within the CRA District.

In 2016, the CRA contracted with WTL+a, a firm located in Washington DC, to complete a market study within the CRA District which included demographic detail and an industry leakage report, in order for the City to focus revitalization strategies on greatest returns. In addition to the market study, WTL+a began work on a market analysis for one of the three catalyst sites: East Gate. The East Gate catalyst site entails redeveloping an under-utilized retail strip center for the purpose of expanding the two largest employers in the City, both located adjacent to the strip center: Baptist Hospital and AppRiver.

Also in 2016, VHB continued to progress on the CRA Plan Update, including detail related to traffic congestion and proposed improvements, redevelopment projects, and infrastructure needs. The CRA Plan update is expected to be complete the first half of 2018.

Strategic Property Acquisition

On May 19, 2014, the Board of Directors authorized the purchase of a parcel that was located in one of the Gateway Districts of the CRA. It was also located in the East Gate Catalyst Site. Catalyst Sites were identified in the Most Livable City Plan as a strategic area for public and/or private reinvestment to encourage redevelopment. They were intended to "jump start" or catalyze change within the community. By identifying Catalyst Sites, the City has the opportunity to plan proactively. The following factors were used in identifying such sites:

- Market potential, given that two of the catalyst sites include the top 7 employers and are land-locked due to adjacent structural challenges;
- Visibility on US 98 and contribution to traffic congestions;

- Need for revitalization, or potential for change, due to under-utilization.

In 2015, developers purchased the dilapidated property from the City under a development agreement to build medical office space.

In 2016, the developer demolished the property and all approvals and permits were granted for the construction of new medical office space which will include Henghold dermatology and Baptist Healthcare professionals. Construction is expected to be completed in late 2017, early 2018.

Andrews Institute Development Assistance

Andrews Institute opened in Gulf Breeze in 2007 and has since gained a reputation as a world-class provider of orthopedic and sports medicine. As part of their mission, Andrews Institute performs research in preventing sports injuries and seeks funding opportunities to provide the highest quality care to wounded military personnel. Andrews Institute is located adjacent to Gulf Breeze Hospital and together comprise a comprehensive Medical Campus located in the CRA. The Campus pays over \$313,000 in ad valorem real estate taxes on an annual basis. Andrews Institute and Gulf Breeze Hospital employ approximately 750 people and have a total annual payroll of \$44,700,000. Andrews Institute alone employs 279 persons with an annual payroll of \$26,000,000. It is estimated that the annual impact from visits to the Campus is over \$13,000,000.

On July 14, 2014, the City entered into a development assistance agreement with Andrews Institute. The agreement provided for the City to contribute \$350,000 toward the construction and equipping of a Regenerative Tissue Lab at the newly formed Andrews Research and Education Foundation (AREF). The AREF Lab will be one of the first labs in the US to research and formulate procedures in regenerative medicine. The purposes of the contribution include:

- Maintaining the Andrews Institute at the forefront of the treatment of musculoskeletal injuries and diseases.
- Continuing the research at AREF that originally commenced with the opening of the Andrews Institute.
- Continuing the growth of AREF, Andrews Institute and the entire medical campus as an economic and employment base for the City and surrounding region.

The agreement provided for two contributions of \$175,000 at certain milestones. The first milestone was the commencement of construction of the lab. The second milestone was when construction was completed and the lab equipped. In addition, the

development assistant agreement provided that certain economic and employment conditions be maintained and increased over time at both Andrews Institute and Gulf Breeze Hospital. These conditions included:

- 3% annual growth in employment, payroll and ad valorem taxes.
- Maintaining all current primary services for at least 10 years.
- Maintaining the AREF lab for 10 years.
- Payment of 5% of any royalties, license fees or other compensation received by AREF for the use of Intellectual Property developed by the lab.

The AREF lab construction was completed in 2015. November 2016, AREF provided a report for years 2015 and 2016. The report includes economic impact metrics, a description of AREF's clinical research studies since July 2014, and educational courses and conferences administered by AREF. The economic impact metrics provided by AREF show that the AREF programs, as well as growth from the Gulf Breeze Hospital and the Andrews Institute, are significant economic multipliers for the City and County in terms of the growing number of employees, payroll, and ad valorem taxes.

The amount of estimated annual impact from visits to the Gulf Breeze Hospital Campus was \$13,127,300 in 2014, \$18,874,420 in 2015, and \$19,475,366 in 2016, which are increases of 44% in 2015 and 3% in 2016.

The AREF report details educational conferences which draw national audiences to Gulf Breeze, and the creation of nationwide programs and partnerships. Two of the programs detailed are: (1) The Andrews Fellowship Program, a 12-month program which offers exposure to all areas of orthopaedics and sports medicine to fellows under the guidance of Andrews Institute physicians, and (2) The Eagle Fund, a program developed in partnership with AREF and EXOS, world leaders in sports medicine and human performance. The 4-6 week program is administered through AREF for the purpose of supporting active duty wounded or injured members of the Special Operations community.

FY 2016 CRA Expenditures

In 2016, the CRA Urban Core Fund received \$637,413 as the County's tax increment contribution and \$199,300 from the City's contribution for a total \$836,713.

The CRA expended nearly \$200,000 for professional and contract services including WTL+a and VHB, as well as landscapers for beautification of the Highway 98 corridor.

The CRA continued its “safe streets” program with \$53,000 in street lighting expenditures as a deterrent to crime in proximity to local business.

Capital improvement expenses totaled nearly \$150,000 for further beautification of the CRA urban corridor.

The CRA expended \$300,000 for CRA community policing and emergency response within the CRA District.

Total unaudited revenues and expenses and the CRA balance sheet are attached.



**City of Gulf Breeze
Community Redevelopment Agency
Annual Report
Fiscal Year 2017**



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Tom Naile, Councilman

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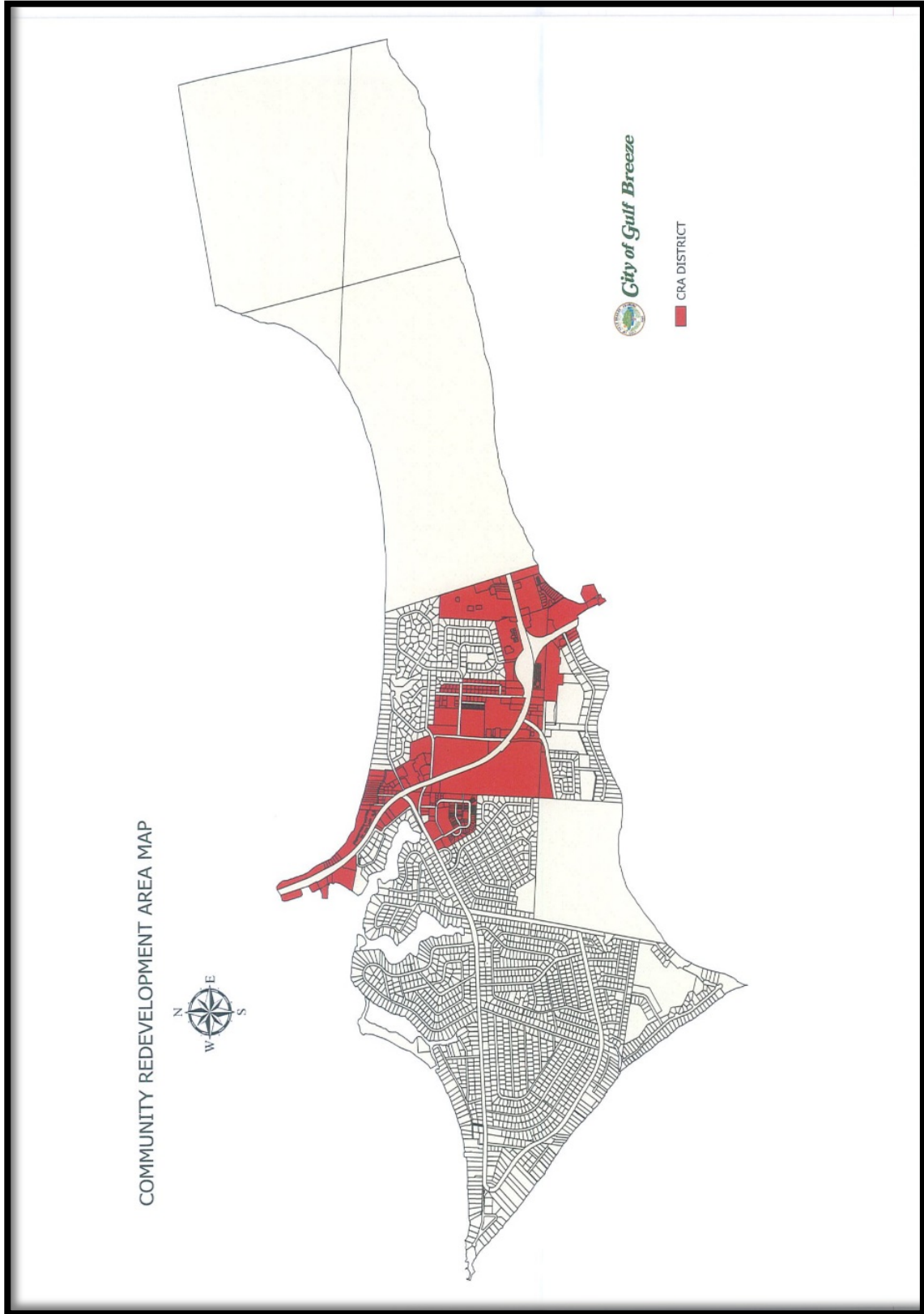
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Gulf Breeze, Florida 32561

Community Redevelopment Area Map



CRA Background

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In an effort to create a sustainable downtown community and to address high vacancy rates in retail and office units along Gulf Breeze Parkway, the City of Gulf Breeze proposed the delineation of a redevelopment area along this corridor, which served as the economic and, to some extent, social core of the City. 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 Gulf Breeze Parkway 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 Gulf Breeze Parkway, 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, since some issues have either not been addressed or not been fully addressed, 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.

Since 1990, the CRA Plan has been updated in 2006 & 2009 with another update planned for 2018. The updated plan evaluates the CRA's physical and economic conditions and the challenges and opportunities facing the community.

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 four major CRA Gateway Districts.

CRA Master Plan Implementation

Pursuant to the Community Redevelopment Act (Florida Statutes §163.387(1)(a)), no TIF revenues may be expended unless those funds are expended in accordance with an adopted Community Redevelopment Plan for the specific redevelopment area. The City has continued to implement the CRA Master Plan that identified a focus on the redevelopment of the public environment - primarily the treatment of the existing streets, school property and park property. Specific projects and programs identified in the plan included:

- Supporting and encouraging private investment;
- Creating a positive, healthy environment by effective public investments;
- 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;
- Capitalizing on the City's waterfront (Wayside Park improvements, enhanced recreational access to surface water)
- Creating and implementing Urban Design Guidelines; and,
- Improving traffic flow.

Master Plan Update and Extension

In order to ensure that an orderly plan of growth would be followed, the Gulf Breeze Community Redevelopment Agency directed that the Gulf Breeze Community Redevelopment Plan be updated. As part of the update process the City continued their contract with Vanasse, Hagen, Brustlin, Inc. (VHB) to help develop redevelopment strategies and identify critical tasks that will enable the City to stimulate and encourage economic development, provide increased public amenities, improve pedestrian safety and effectively manage redevelopment within the CRA.

As the current redevelopment plan is set to expire in 2019 The City Council directed staff to begin the due diligence for extending the expiration of the CRA. Extending the plan

for 30 years ensures that the redevelopment of blighted areas and the preservation of quality of life by means of community policing, infrastructure upgrades and streetscape beautification projects, will continue in an area which is almost entirely built out.

2017 Projects Funded

\$300,000- The CRA continued to support law enforcement and code enforcement within the CRA boundary. US Hwy 98 has an average daily traffic count of 55,000 vehicles, yet the entire population of Gulf Breeze is only 5,800. Safety and narcotics intervention are major priorities for the CRA corridor.

\$50,745- The CRA continued to fund the administrative costs of managing the CRA, including staff time, professional memberships, advertisements and subscriptions, and other operating expenses. A Neighborhood Services / CRA Coordinator position was funded for the first time to ensure the dedication of expertise to projects, programing and reporting.

\$140,415- Professional & contractual services that implement and support programs and projects within the CRA include: planning services with VHB, design services with Rebol-Battle, legal services, landscape maintenance, holiday decorations and turf management.

\$38,458- The CRA continued to fund the operation of critical utilities such as traffic lights, lift stations, irrigation and backup generators.

\$23,286- Safe Streets Lighting Program funds street lighting in mixed use areas where commercial centers draw activity in close proximity to residential properties.

\$20,979- Maintenance & Operating expenses such as sprinkler repair, tree trimming, electrical repairs, reader board repairs and irrigation well repairs.

Reserve Funds

Underground Utilities - Like many urbanized areas, the CRA has highly visible utility poles and overhead transmission lines throughout. The City Council and citizens have made undergrounding these utilities a top priority for the CRA. Going forward, reserve funds and future CRA revenue may be used to relocate utilities within the CRA boundary.

FY2017 CRA Private Reinvestment

Four new commercial developments were either under construction or in the planning/design phase during 2017 within the CRA.

The Arbors

Located on a 5.25-acre parcel of land on Joachim Drive, The Arbors is a three-story, 132-unit, 133,000 square-foot 'Resort Style Senior Living' facility slated to open during the spring of 2018. The Arbors is expected to house up to 157 residents and provide 70 full-time and part-time jobs. Previously owned by a church, the land was tax-exempt until its sale in 2015; therefore, 100% of the property value will factor into the CRA's TIF. The property was valued at \$1,065,390 in 2017 and is expected to increase to \$11,600,000 by the end of 2018 to become one of the top four most valuable properties in the city.



Dairy Queen Grill & Chill

A building permit was issued in August 2017 for the construction of a new Dairy Queen restaurant on a 0.7-acre property on Daniel Drive, in the Publix shopping center. The property value is projected to increase from \$370,946 in 2017 to \$596,927 by 2018, adding approximately \$226,000 to the TIF base.



Sacred Heart MOB

In July 2017, Sacred Heart Health System opened a two-story, 8,000 square-foot medical office on a 1.3-acre property located at the corner of US 98 and Daniel Drive. The facility includes general and sub-specialty pediatric care; rehabilitation; physical, speech, and occupational therapy; and early steps for children under age



three. Future plans include offering behavioral analysis therapy for children with autism. The property value was listed at \$833,625 in 2017 and is expected to increase to \$1,274,749 in 2018, contributing an estimated \$441,000 in taxable value to the TIF.

Henghold Skin Center



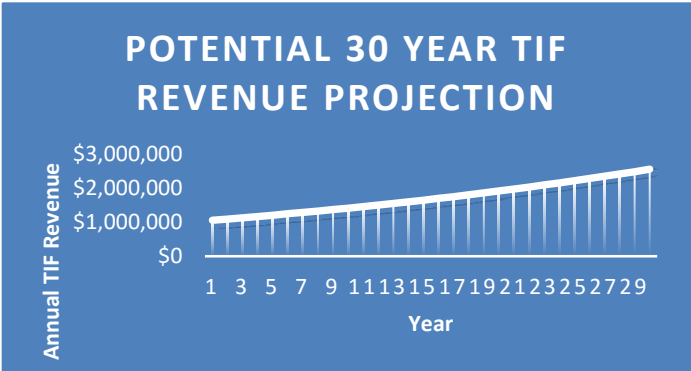
A vacant office building, Payton Plaza, previously occupied this 1.25-acre property along Gulf Breeze Pkwy. The city purchased the property in 2014 for \$425,000 and sold the land in 2016 for \$400,000 to be redeveloped. Payton Plaza was demolished within a year and construction of the new building broke ground in March 2017. The property value in 2013 was \$131,063 and is projected to reach \$1,008,680 by 2018 yielding \$870,000 of value for the TIF. This property is also part of the East Gate Catalyst Site in the master plan and was built in conformity with the site’s strategic plan. The primary tenant, Henghold Skin Center is a regionally recognized provider of dermatology, surgeries, and screenings in the Pensacola area.

Total CRA Investment

The Gulf Breeze CRA has made a considerable financial investment in the implementation of the programs and projects identified in the Community Redevelopment Plan and subsequent capital improvement programs. These investments include, but are not limited to, strategic property acquisition, development grants, park improvements, streetscape and median improvements, amendments to the CRA plan and the creation of design guidelines. Total Community Redevelopment Agency investment through 2017 was \$9,279,398

Tax Increment Financing (TIF) Projections

The projected 30-year TIF revenue that is projected to be available for Community Redevelopment projects and programs is \$52,694,021. The estimated TIF revenues are conservative and based only on known and approved development projects and a 2.5% annual appreciation of property values. Future development within the CRA boundaries and projects that have not yet been approved or permitted will increase the potential TIF revenue.



FY 2017 CRA Expenditures

- In 2017, the CRA Urban Core Fund received \$718,889 as the County tax increment contribution and \$232,616 from the City’s contribution for a total of \$951,505.
- \$400,000 was transferred to the Urban Core Fund for the sale of the Payton Building.
- Total CRA expenditures for 2017 are \$573,886
- End of FY 2017 UCR fund balance is \$1,336,489

CITY OF GULF BREEZE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
YEAR ENDED SEPTEMBER 30, 2017

Exhibit IV - A

	General	Urban Core Redevelopment	Non-Major Governmental Funds	Total Governmental Funds
Revenues:				
Taxes	\$ 2,749,839	\$ 951,505	\$ 211,692	\$ 3,913,036
Licenses and permits	108,451	-	-	108,451
Intergovernmental	1,164,644	-	25,724	1,190,368
Charges for services	665,495	-	-	665,495
Fines and forfeitures	73,601	-	552,633	626,234
Investment earnings	56,261	-	-	56,261
Miscellaneous	774,836	-	9,927	784,763
Total revenues	<u>5,593,127</u>	<u>951,505</u>	<u>799,976</u>	<u>7,344,608</u>
Expenditures:				
Current				
General government	2,057,728	223,885	10	2,281,623
Public safety	2,590,360	-	298,424	2,888,784
Transportation	957,608	-	-	957,608
Economic environment	235,928	-	-	235,928
Culture and recreation	1,768,700	-	28,884	1,797,584
Capital outlay	304,709	-	29,744	334,453
Debt service				
Principal	206,800	-	-	206,800
Interest	350,023	-	-	350,023
Total expenditures	<u>8,471,856</u>	<u>223,885</u>	<u>357,062</u>	<u>9,052,803</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(2,878,729)</u>	<u>727,620</u>	<u>442,914</u>	<u>(1,708,195)</u>
Other Financing				
Sources (Uses):				
Proceeds from sale of capital assets	20,830	-	-	20,830
Transfers in	2,963,957	400,000	2,955	3,366,912
Transfers out	(400,000)	(350,000)	(752,241)	(1,502,241)
Total other financing sources (uses)	<u>2,584,787</u>	<u>50,000</u>	<u>(749,286)</u>	<u>1,885,501</u>
Net change in fund balances	(293,942)	777,620	(306,372)	177,306
Fund Balances:				
Beginning of year	<u>13,711,399</u>	<u>558,869</u>	<u>925,618</u>	<u>15,195,886</u>
End of year	<u>\$ 13,417,457</u>	<u>\$ 1,336,489</u>	<u>\$ 619,246</u>	<u>\$ 15,373,192</u>

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

CITY OF GULF BREEZE, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES TO THE
STATEMENT OF ACTIVITIES - GOVERNMENTAL FUNDS
YEAR ENDED SEPTEMBER 30, 2017

Exhibit IV - B

Net change in fund balances - governmental funds (page 29)	\$	177,306
<p>Amounts reported for <i>governmental activities</i> in the statement of activities are different because:</p>		
<p>Governmental funds report capital outlay as expenditures. However, in the statement of activities, the cost of those assets is depreciated over their estimated lives. The net effect of various miscellaneous transactions involving capital assets, including disposal, which decrease net position, are not reported in the governmental funds.</p>		
Expenditures for capital assets	334,453	
Less current year depreciation	<u>(1,632,297)</u>	(1,297,844)
<p>Long-term liabilities are not due and payable in the current period and therefore are not reported in the governmental funds.</p>		
Debt principal payments	206,800	
Change in accrued interest expense	<u>8,106</u>	214,906
<p>Amortization of bond discounts, reported in the statement of activities, does not require the use of current financial resources, therefore, it is not reported as an expenditure in governmental funds.</p>		
		(1,590)
<p>Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.</p>		
Change in long-term compensated absences		15,907
<p>Governmental funds do not recognize expenditures for the change in the net pension liability from year to year.</p>		
Change in Florida Retirement System net pension liability	(4,687)	
Change in Health Insurance Subsidy Program net pension liability	7,911	
Change in Florida Municipal Pension Trust Fund net pension liability	<u>60,594</u>	<u>63,818</u>
Change in Net Position - Governmental Activities (page 26)	\$	<u><u>(827,497)</u></u>

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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, 2017

Exhibit VI

	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive (Negative)
Revenues:				
Taxes	\$ 843,665	\$ 843,665	\$ 951,505	\$ 107,840
Expenditures:				
Current				
Culture and recreation	273,500	273,500	223,885	49,615
Capital outlay	-	56,233	-	56,233
Total expenditures	273,500	329,733	223,885	105,848
Excess of revenues over expenditures	570,165	513,932	727,620	213,688
Other Financing Sources (Uses):				
Transfers in	-	-	400,000	400,000
Transfers out	(350,000)	(350,000)	(350,000)	-
Total other financing sources and (uses)	(350,000)	(350,000)	50,000	400,000
Net change in fund balance	\$ 220,165	\$ 163,932	777,620	\$ 613,688
Fund Balance:				
Beginning of year			558,869	
End of year			\$ 1,336,489	

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Fiscal Year 2018 (Oct. 1, 2017 – Sep. 30, 2018)

FY2018 Community Redevelopment Agency Board

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Matt Dannheisser, Mayor

David G. Landfair, Mayor Pro Tem

Renee Bookout, Councilwoman

Cherry Fitch, Councilwoman

Tom Naile, Councilman

FY2018 Community Redevelopment Agency Staff

Samantha D. Abell
City Manager
City of Gulf Breeze
1070 Shoreline Drive
Gulf Breeze, Florida 32561
(850) 934-6033
sabell@gulfbreezefl.gov

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Director of Community Services
City of Gulf Breeze
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ccarmichael@gulfbreezefl.gov

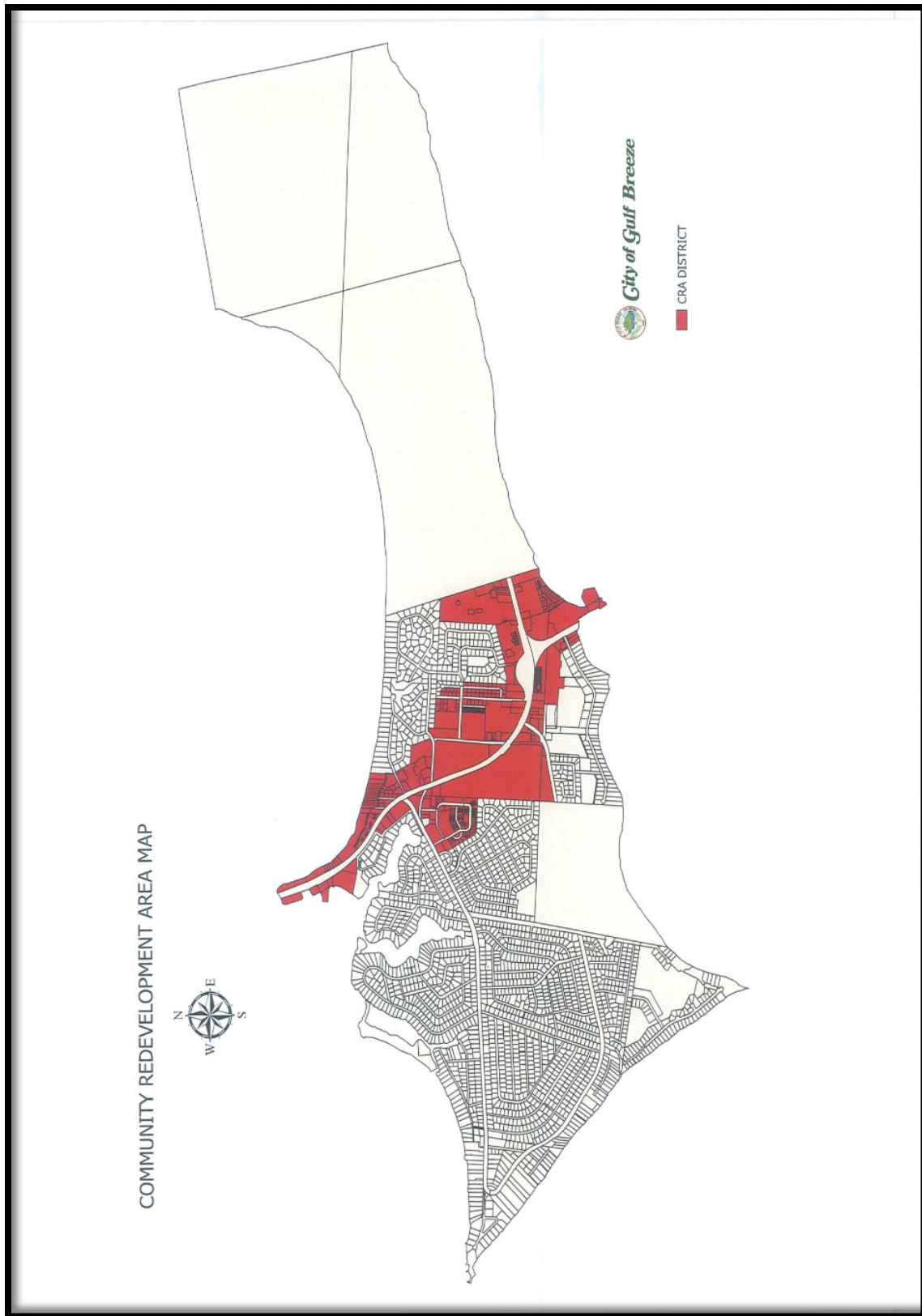
Vernon Prather
Assistant City Manager
City of Gulf Breeze
1070 Shoreline Drive
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Craig Chamberlin
Neighborhood Services & CRA
Coordinator
City of Gulf Breeze
1070 Shoreline Drive
Gulf Breeze, Florida 32561
(850) 934-5109
cchamberlin@gulfbreezefl.gov

Prepared by:

Craig Chamberlin, Neighborhood Services & CRA Coordinator
City of Gulf Breeze
1070 Shoreline Drive
Gulf Breeze, Florida 32561

Community Redevelopment Area Map



CRA Background

After Gulf Breeze was incorporated in 1961, it witnessed significant commercial growth and investment along US 98 (Gulf Breeze Parkway). This growth consisted of a variety of retail centers, service stations, office complexes, restaurants, and motels. 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 to create a sustainable downtown community and to address high vacancy rates in retail and office units along Gulf Breeze Parkway, the City of Gulf Breeze proposed the delineation of a redevelopment area along this corridor, which served as the economic and, to some extent, social core of the City. 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 Gulf Breeze Parkway 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 Gulf Breeze Parkway, 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, since some issues have either not been addressed or not been fully addressed, 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.

Since 1990, the CRA Plan has been updated in 2006, 2009 and 2018. The updated plan evaluates the CRA's physical and economic conditions and the challenges and opportunities facing the community.

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 four major CRA Gateway Districts.

CRA Master Plan Implementation

Pursuant to the Community Redevelopment Act (Florida Statutes §163.387(1)(a)), no TIF revenues may be expended unless those funds are expended in accordance with an adopted Community Redevelopment Plan for the specific redevelopment area. The City has continued to implement the CRA Master Plan that identified a focus on the redevelopment of the public environment - primarily the treatment of the existing streets, school property and park property. Specific projects and programs identified in the plan included:

- Supporting and encouraging private investment;
- Creating a positive, healthy environment by effective public investments;
- 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;
- Capitalizing on the City's waterfront (Wayside Park improvements, enhanced recreational access to surface water)
- Creating and implementing Urban Design Guidelines; and,
- Improving traffic flow.

Master Plan Update and Extension

In order to ensure that an orderly plan of growth would be followed, the Gulf Breeze Community Redevelopment Agency directed that the Gulf Breeze Community Redevelopment Plan be updated. As part of the update process the City continued their contract with Vanasse, Hagen, Brustlin, Inc. (VHB) to help develop redevelopment strategies and identify critical tasks that will enable the City to stimulate and encourage economic development, provide increased public amenities, improve pedestrian safety and effectively manage redevelopment within the CRA. The City Council directed staff to begin the due diligence for extending the expiration of the CRA. Extending the plan for 30 years ensure that the redevelopment of blighted areas and the preservation of quality of life by means of community policing, infrastructure upgrades and streetscape beautification projects, will continue in an area which is almost entirely built out.

2018 Projects Funded

\$39,978 - Professional Services that plan for and implement programs and projects within the CRA including the CRA master plan update & Extension tasks from VHB and the Highway 98 underground utility feasibility study being completed by Dewberry Engineers.

\$90,596 - Contractual services for the Highway 98 & State Road 399 landscape maintenance and turf management program.

\$300,000 - The CRA continued to support law enforcement and code enforcement within the CRA boundary. US Highway 98 has an average daily traffic count of 55,000 vehicles, yet the entire population of Gulf Breeze is only 5,800. Safety and resiliency are major priorities for the CRA corridor.

\$73,500 – The CRA continued to fund the administrative costs of managing the CRA. Expenses include funding a portion of the Neighborhood Services Coordinator and subsidizing administrative support activities.

\$164,235 - Planning and administration for the Daniel and Joachim Streetscape Improvement Project.

\$24,896 - The CRA continued to fund critical utilities including traffic lights, lift stations, irrigation wells and backup generators.

\$24,061 - The CRA Safe streets Lighting Program funds street lighting in mixed use areas where commercial centers draw activity in close proximity to residential properties.

\$6,719 - Maintenance and Operating expenses such as irrigation and electrical repair, tree trimming and grass seed.

\$4,345 - Staff participated in the training and networking opportunities of the Florida Redevelopment Association annual conference.

Reserve Funds

Like many urbanized areas, the CRA has highly visible utility poles and overhead transmission lines throughout which makes the CRA vulnerable to natural disasters and affects resiliency. The City Council and citizens have made undergrounding these utilities a top priority for the CRA. The City will continue to study the feasibility and effectiveness of undergrounding the core utilities on Highway 98. Going forward, reserve funds and future CRA revenue may be used to relocate utilities within the CRA boundary.



FY2018 CRA Private Reinvestment

Home 2 Suites - Banyan Investment Group ("BIG") began construction on a Home-2-Suites by Hilton on a vacant infill parcel. The Home-2-Suites is a mid-tier, all-suite extended-stay hotel featuring contemporary accommodations at an affordable price point, targeting both business and leisure travelers. The hotel is located on two outparcels (2.07 total acres) in the Sea Shell Collections Shopping Complex. The hotel consists of four stories with 109 rooms, outdoor pool and indoor workout area. A target market for the hotel beyond beach travel is patients and family of the Andrews Institute.

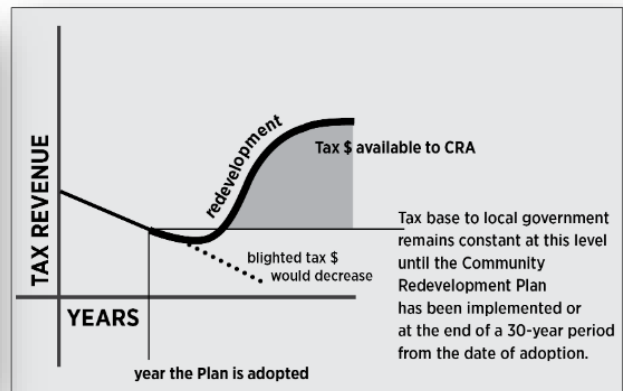


Pensacola Bay Bridge – The Pensacola Bay Bridge is a gateway to the City and the Community Redevelopment Area. Construction has continued on the first section and is expected to be completed in July 2019. The \$427 million project is the largest transportation initiative in Northwest Florida history. These improvements will help support the anticipated traffic volume increase as the local and surrounding areas continue to grow and redevelop. The CRA plan provides for traffic enhancements related to the 30% increase in traffic anticipated with the new bridge.



Tax Increment Financing (TIF) Projections

The projected 30-year TIF revenue that is projected to be available for CRA projects and programs is \$52,694,021. The estimated TIF revenues are conservative and based only on known and approved development projects and a 2.5% annual appreciation of property values. Future development within the CRA boundaries and projects that have not yet been approved or permitted will increase the potential TIF revenue.



FY 2018 CRA Expenditures

- In 2018, the CRA Urban Core Fund \$914,192 generated from City and County TIF tax revenue.
- Total CRA expenditures for 2018 are \$741,066
- End of FY 2018 UCR fund balance is \$1,519,077

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, 2018

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	Variance with Final Budget - Positive (Negative)
Revenues:				
Taxes	\$ 914,192	\$ 914,192	\$ 914,192	\$ 0
Miscellaneous	-	-	9,461	9,461
Total revenues	<u>914,192</u>	<u>914,192</u>	<u>923,653</u>	<u>9,461</u>
Expenditures:				
Current				
Culture and recreation	291,341	291,341	192,042	99,299
Capital outlay	658,685	804,005	175,524	628,481
Total expenditures	<u>950,026</u>	<u>1,095,346</u>	<u>367,566</u>	<u>105,848</u>
Excess of revenues over expenditures	<u>(35,834)</u>	<u>(181,154)</u>	<u>556,088</u>	<u>115,309</u>
Other Financing Sources (Uses):				
Transfers in	409,334	554,654	-	-
Transfers out	373,500	373,500	373,500	-
Total other financing sources and (uses)	<u>35,834</u>	<u>181,154</u>	<u>(373,500)</u>	<u>-</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	182,588	<u>\$ 115,309</u>
Fund Balance:				
Beginning of year			<u>1,336,489</u>	
End of year			<u>\$ 1,519,077</u>	

CITY OF GULF BREEZE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
COMMUNITY REDEVELOPMENT AGENCY
YEAR ENDED SEPTEMBER 30, 2018

	Urban Core Redevelopment
Revenues:	
Taxes	\$ 914,192
Licenses and permits	-
Intergovernmental	-
Charges for services	-
Fines and forfeitures	-
Investment earnings	-
Miscellaneous	9,461
Total revenues	923,653
 Expenditures:	
Current	
General government	192,042
Public safety	-
Transportation	-
Economic environment	-
Culture and recreation	-
Capital outlay	175,524
Debt service	-
Principal	-
Interest	-
Total expenditures	367,565
Excess (deficiency) of revenues over (under) expenditures	556,088
 Other Financing	
Sources (Uses):	
Proceeds from sale of capital assets	-
Transfers in	-
Transfers out	373,500
Total other financing sources (uses)	(373,500)
Net change in fund balances	182,588
 Fund Balances:	
Beginning of year	1,336,489
End of year	\$ 1,519,077



City of Gulf Breeze Community Redevelopment Agency Annual Report 2019

Fiscal Year 2019 (Oct. 1, 2018 - Sep. 30 2019)

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 2019 (October 1, 2018 to September 30, 2019) were as follows:



Councilman
JB Schluter



Councilman
Randy Hebert



Mayor Pro Tem
Tom Naile



City Manager
Samantha Abell



Mayor
Cherry Fitch



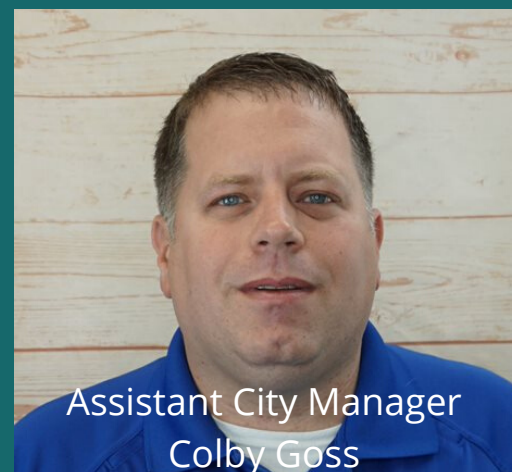
Councilman
Todd Torgerson



Community Services Director
Shane Carmichael



CRA Coordinator
Craig Chamberlin



Assistant City Manager
Colby Goss

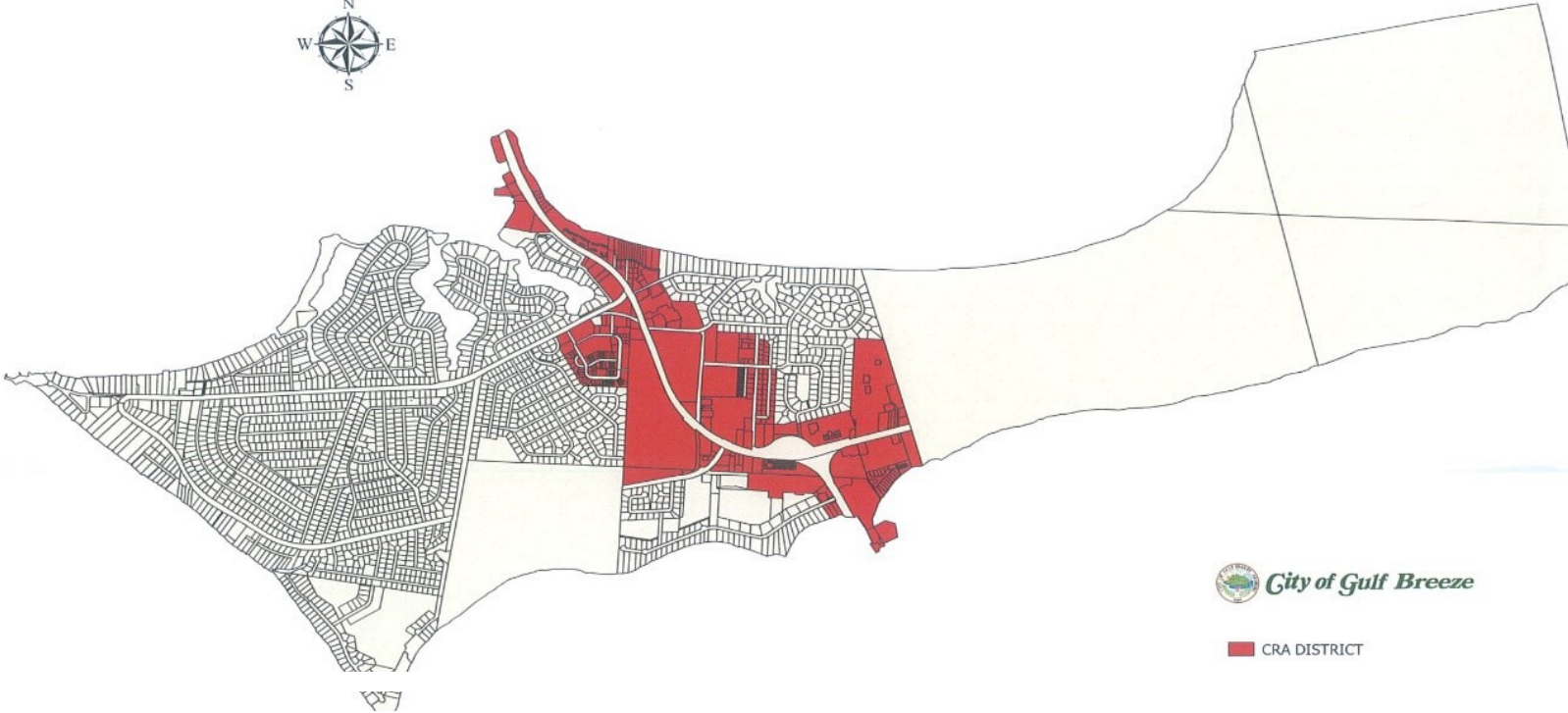
City of Gulf Breeze

1070 Shoreline Drive Gulf Breeze, FL 32561

(850) 934-5100 Cityofgulfbreeze.us

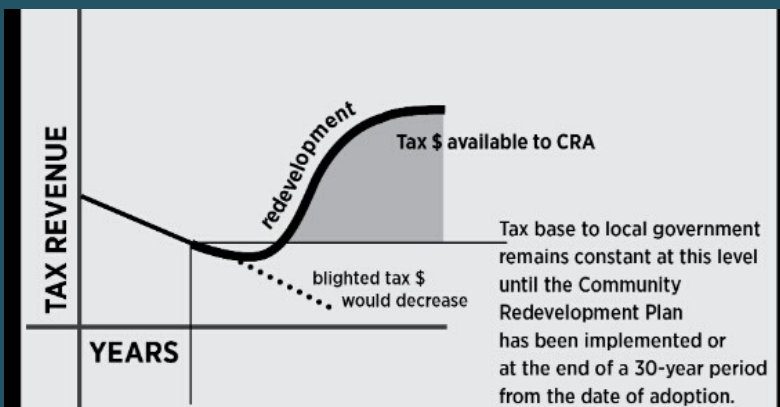
CRA Map & Tax Increment Financing (TIF)

COMMUNITY REDEVELOPMENT AREA MAP



■ CRA DISTRICT

Base Year Value \$49,375,405
 Current Year Value - \$173,366,031
 Tax Increment Value - \$123,990,626
 2019 TIF - \$950,291
 30 Year TIF Forecast - \$52,694,021



Community Redevelopment Agency Background

After Gulf Breeze was incorporated in 1961, it witnessed significant commercial growth and investment along US 98 (Gulf Breeze Parkway). This growth consisted of a variety of retail centers, service stations, office complexes, restaurants and motels. There were no standards or guidelines in place to discourage the "strip commercial" pattern that resulted, nor was there any attempt to establish or nurture a "downtown" or "city center" identity.

In an effort to create a sustainable downtown community and to address high vacancy rates in retail and office units along Gulf Breeze Parkway, the City of Gulf Breeze proposed the delineation of a redevelopment area along this corridor. This area would serve as the economic and, to some extent, social core of the City. To administer the activities and programs offered within the redevelopment area, the City created a Community Redevelopment Agency in December of 1989.

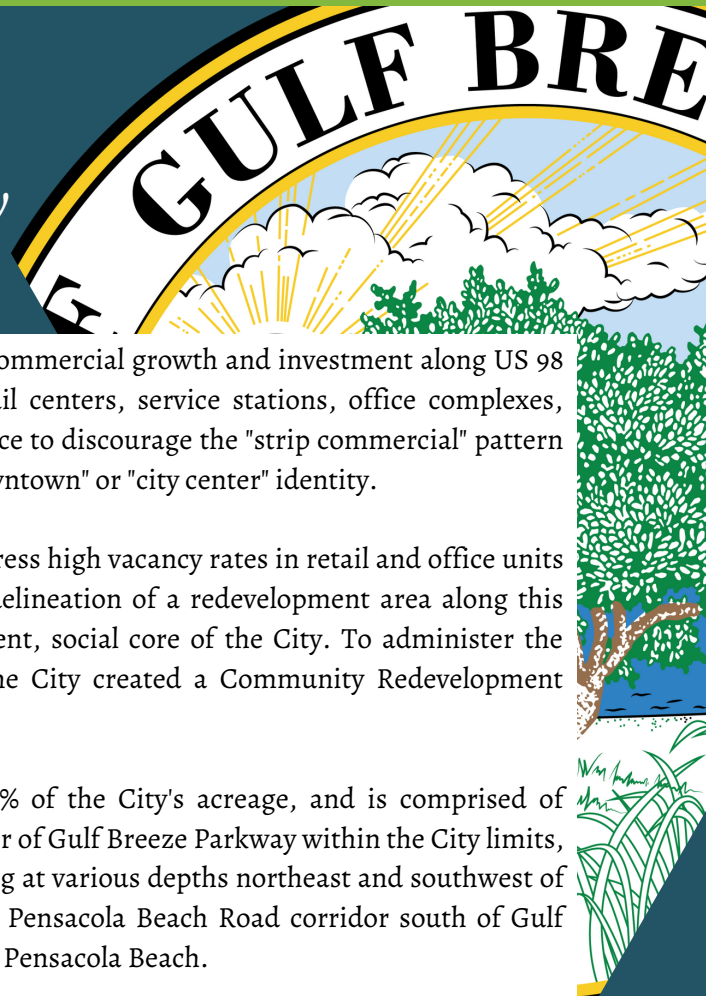
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The need for a CRA was established in 1989 based on the Finding of Necessity documentation required pursuant to Chapter 163, Florida Statutes. This document continues to act as the foundation for blight determination within the CRA, and the elimination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

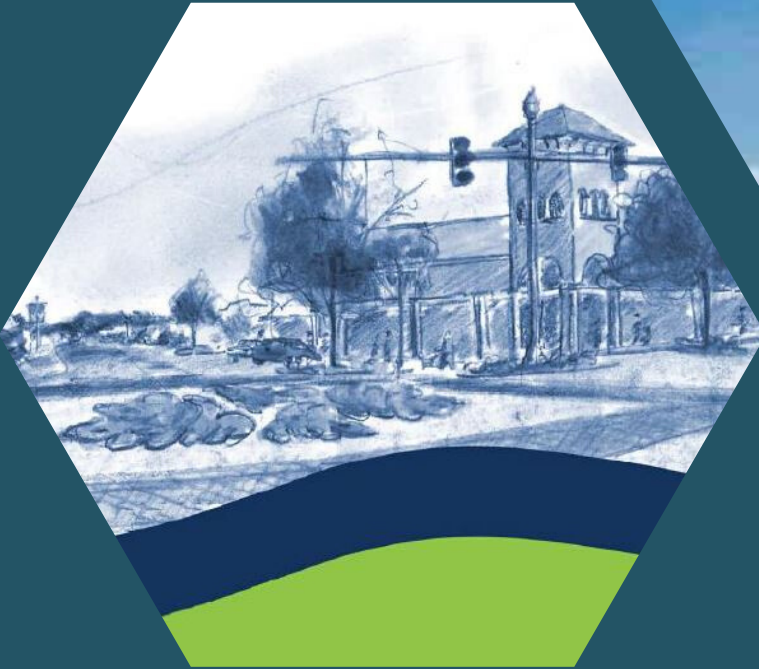
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Concurrent with the creation of the Agency in 1989, the City Council was appointed as the Board of the Community Redevelopment Agency. Subsequently, a Redevelopment Plan was developed and adopted following several public hearings. The Redevelopment Plan established the goals for implementing revitalization of the core downtown area. Since 1990, the CRA Plan has been updated in 2006 , 2009 and 2018. The updated plan evaluates the CRA's physical and economic conditions and the challenges and opportunities facing the community.

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 of these improvements is the median landscaping, decorative fencing, establishment of the Community Redevelopment design guidelines and urban design standards, and the designation of four major CRA Gateway Districts.



Master Plan Implementation



Pursuant to the Community Redevelopment Act (Florida Statutes §163.387(1)(a)), no TIF revenues may be expended unless those funds are used in accordance with an adopted Community Redevelopment Plan for the specific redevelopment area. The City has continued to implement the CRA Master Plan that identified a focus on the redevelopment of the public environment - primarily the treatment of the existing streets, school property and park property. Specific projects and programs identified in the plan included:

- Supporting and encouraging private investment;
- Creating a positive, healthy environment by effective public investments;
- 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;
- Capitalizing on the City's waterfront (Wayside Park improvements, enhanced recreational access to surface water)
- Creating and implementing Urban Design Guidelines; and,
- Improving traffic flow.



2019 Projects Funded



\$477,878

Daniel & Joachim Streetscape

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



\$326,395

Police Initiative

The CRA continued to support law enforcement and code enforcement within the CRA boundry. Specific initiatives include addressing students loitering in and vandalizing retail stores and addressing a increase in the transient and homeless population *29



\$14,980

Underground Utility Feasibility Study

Development of conceptual plans and preliminary budget estimates for undergrounding utilities within the CRA *17

2019 Projects Funded Continued



\$10,221

Gulf Breeze High School Pedestrian Safety Project

Worked with Santa Rosa County Schools to install a cantilever fence at the entrance of Gulf Breeze High School to prevent students from improperly crossing Daniel Drive, addressing a immediate traffic safety concern identified by the community. *25



\$152,333

Landscape Maintenance

Contractual Services for the Highway 98 and State Road 399 Landscape Maintenance and Turf Management Programs. *25

\$54,128

Safe Streets Lighting and Critical Utilities

Funding for critical utilities and street lighting within the CRA. *25



\$8,308.67- Maintenance and Operating Expenses *29

\$74,909 - Administrative Expenses *29

\$4,433- Memberships & Training *29



\$5,000 - Gulf Breeze United Methodist Church Streetscape Grant *34

Community Redevelopment Agency Private Investment & Reserve Funds



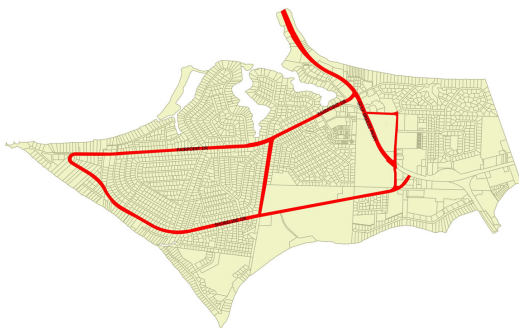
Holiday Inn Express (HIX)

Gulf Coast Hotels Holding LLC was approved for constructing a three story, 92 room hotel within the CRA. The HIX is a mid-tier chain within the Intercontinental Hotels Group. Standard amenities lean towards the convenient and practical and cater to business travelers and short term stays.



The Proper at Soundview Boardwalk

The Proper at Soundview was approved to be constructed as a 10 unit townhome on a undeveloped lot within the CRA. Units will be 3 stories with a total living area of 2,290 SF each. Architectural elements have been selected to reflect the intent of the CRA Guidelines



Reserve Funds - Underground Utilities

Like many urbanized areas, the CRA has highly visible utility poles and overhead transmission lines throughout, which makes the CRA venerable to natural disasters and affects resiliency. The City Council and citizen input have made undergrounding these utilities a top priority for the CRA. The City will continue to study the feasibility and effectiveness of undergrounding the core utilities on Highway 98. Going forward, reserve funds and future CRA revenue may be used to relocate utilities within the CRA boundary.



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, 2019

Exhibit VI

	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive (Negative)
Revenues:				
Taxes	\$ 950,291	\$ 950,291	\$ 950,291	\$ -
Intergovernmental	22,830	22,830	22,786	(44)
Miscellaneous	-	2,153	2,153	-
Total revenues	973,121	975,274	975,230	(44)
Expenditures:				
Current				
Culture and recreation	417,180	407,012	265,997	141,015
Capital outlay	681,905	694,226	488,100	206,126
Total expenditures	1,099,085	1,101,238	754,097	347,141
Excess (Deficiency) of revenues over (under) expenditures	(125,964)	(125,964)	221,133	347,097
Other Financing Sources (Uses):				
Transfers out	(376,395)	(376,395)	(376,395)	-
Appropriation of Fund Balance	502,359	502,359	-	(502,359)
Net change in fund balance	\$ -	\$ -	(155,262)	\$ (155,262)
Fund Balance:				
Beginning of year			1,519,076	
End of year			\$ 1,363,814	

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

CITY OF GULF BREEZE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
COMMUNITY REDEVELOPMENT AGENCY
YEAR ENDED SEPTEMBER 30, 2019

		Urban Core Redevelopment
Revenues:		
Taxes	\$	950,291
Licenses and permits		-
Intergovernmental		-
Charges for services		-
Fines and forfeitures		-
Investment earnings		-
Miscellaneous		24,939
Total revenues		975,230
 Expenditures:		
Current		
General government		265,997
Public safety		-
Transportation		-
Economic environment		-
Culture and recreation		-
Capital outlay		488,100
Debt service		-
Principal		-
Interest		-
Total expenditures		754,097
Excess (deficiency) of revenues over (under) expenditures		221,133
 Other Financing		
Sources (Uses):		
Proceeds from sale of capital assets		-
Transfers in		-
Transfers out		376,395
Total other financing sources (uses)		(376,395)
Net change in fund balances		(155,262)
 Fund Balances:		
Beginning of year		1,519,076
End of year	\$	1,363,814

City of Gulf Breeze



Community Redevelopment Agency
Annual Report 2020
Fiscal Year 2020 (Oct 1, 2019 - Sep 30 2020)

CRA History



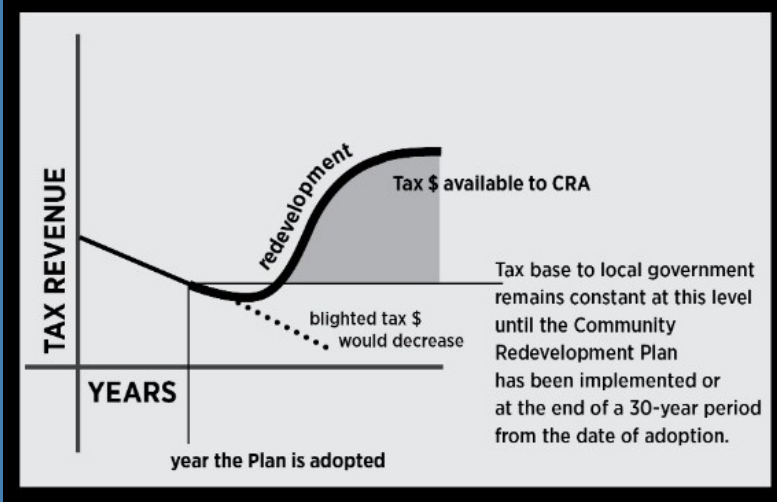
Before Gulf Breeze was incorporated in 1961 it witnessed significant commercial growth and investment along US 98, consisting of a variety of retail stores, service stations, office complexes, restaurants, motels and shopping centers. There were no standards or guidelines in place to discourage the “strip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



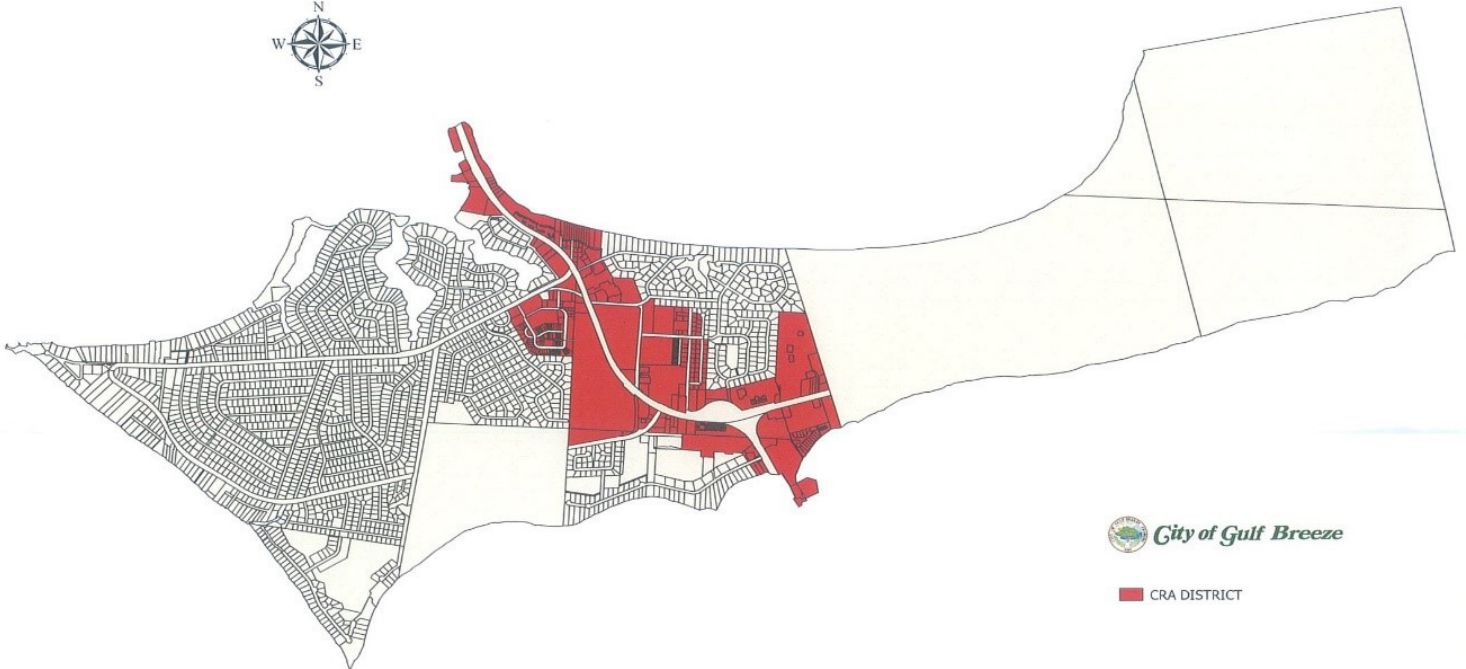
Base Year Value - \$49,375,405

Current Year Value - \$197,970,226

Tax Increment Value - \$148,594,821

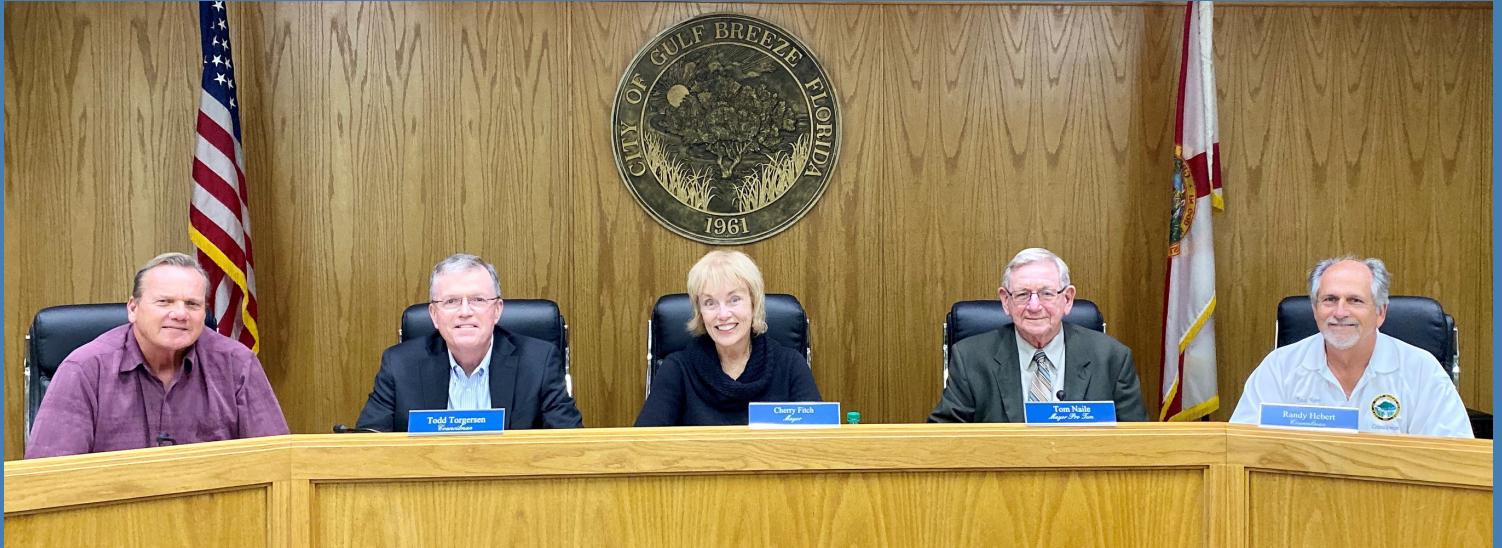
2020 TIF - \$1,153,518

COMMUNITY REDEVELOPMENT AREA MAP



City of Breeze Community Redevelopment Agency Board and Staff

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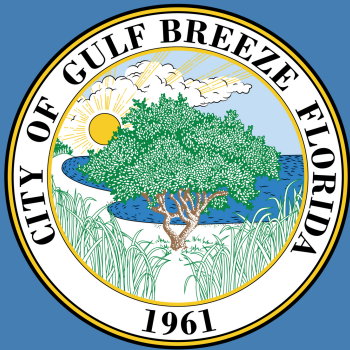


Community Redevelopment
Agency Coordinator
Craig Chamberlin



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	1,104,747	1,147,772	1,175,246	27,474
Expenditures:				
Current				
Culture and recreation	493,781	855,936	615,884	240,052
Capital outlay	1,337,128	1,122,715	398,997	723,718
Total expenditures	1,830,909	1,978,651	1,014,881	963,770
Excess (Deficiency) of revenues over (under) expenditures	(726,162)	(830,879)	160,365	991,244
Other Financing Sources (Uses):				
Transfers out	(464,639)	(464,639)	(370,540)	94,099
Appropriation of Fund Balance	1,190,801	1,295,518	-	(1,295,518)
Net change in fund balance	\$ -	\$ -	(210,175)	\$ (210,175)
Fund Balance:				
Beginning of year			1,363,814	
End of year			\$ 1,153,639	

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