CITY OF
GULF BREEZE
1961

# Community Redevelopment Agency

# 2023 ANNUAL REPORT

## FISCAL YEAR 2023 (OCT 1, 2022 - SEP 30, 2023)





Cityofgulfbreeze.us/community-redevelopment-agency/

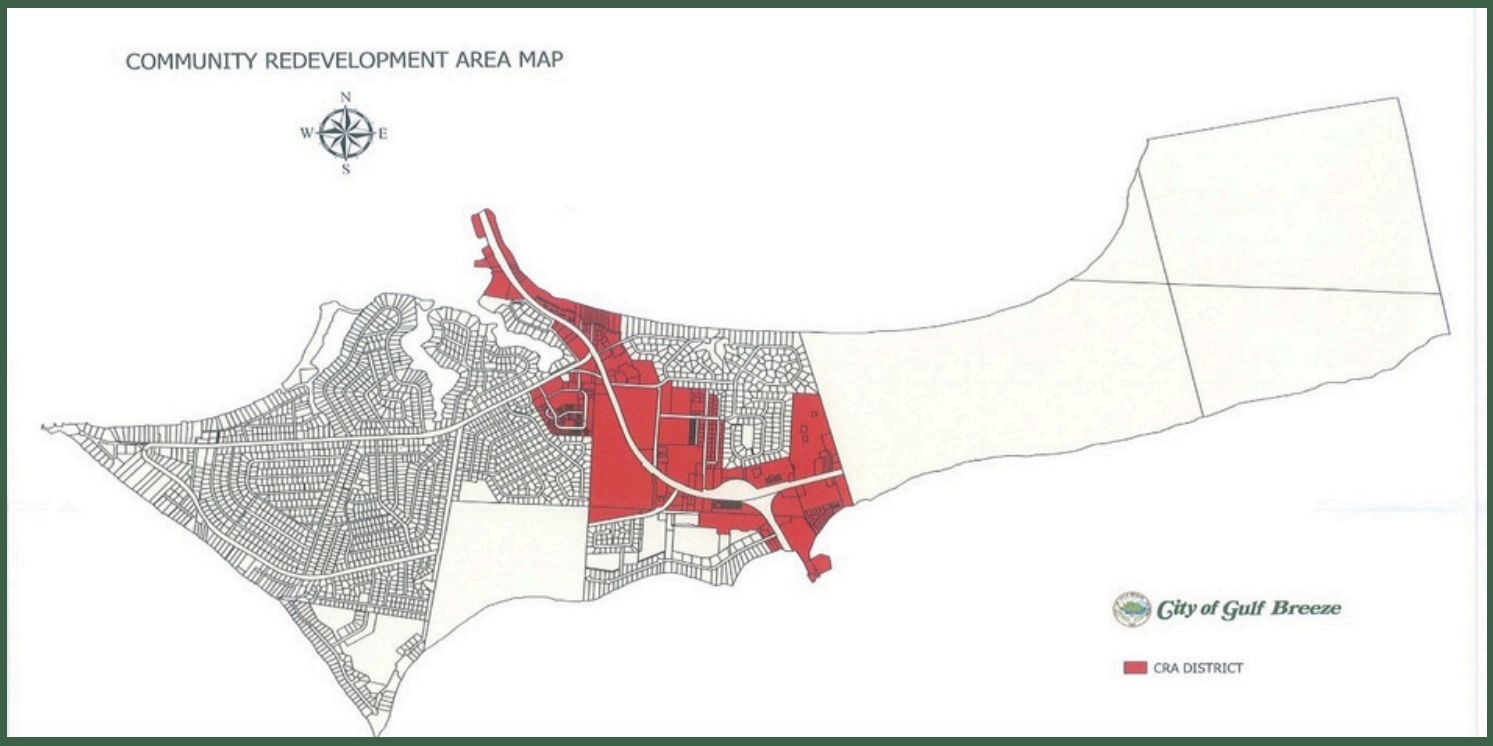
# COMMUNITY REDEVELOPMENT AREA HISTORY

**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.**

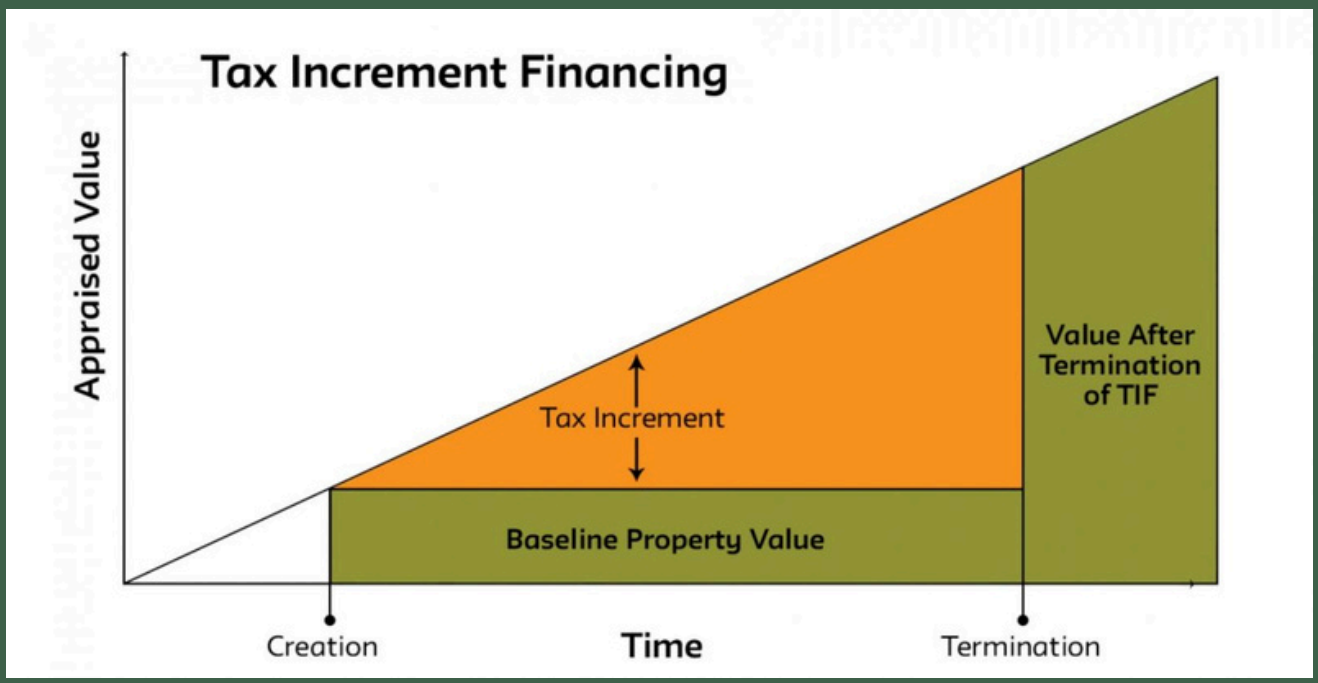
**The current 2018 CRA plan builds on the Most Livable City Plan and the associated Comprehensive Plan updates adopted in 2014. Recommended redevelopment strategies and critical tasks included in the plan will enable the City of Gulf Breeze to stimulate and encourage economic development, provide increased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



# CRA Map and Tax Increment Financing (TIF)




**Base Year Value - $49,375,405**
**Current Year Value - $249,844,488**
**Tax Increment Value - $200,469,083**
**2023 TIF - $1,542,370**



# City of Gulf Breeze Community Redevelopment Agency Board and Staff

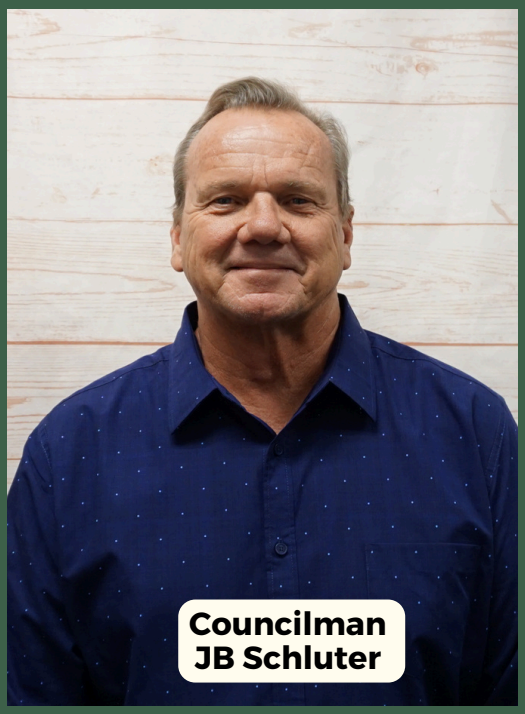
Pursuant to Resolution No. 18-89, the City Council of the City of Gulf Breeze serves as the Community Redevelopment Agency Board and is vested with all rights, powers, duties, privileges and immunities vested in a community redevelopment agency by the Community Redevelopment Act, FS § 163.330 et seq. The members of the Community Redevelopment Agency Board for FY 2023 (October 1, 2022 to September 30, 2023) were as follows:


Mayor Cherry Fitch


Mayor Pro Tem Tom Naile


Councilwoman Brittany Simpson


Councilman Randy Hebert


Councilman JB Schluter


Community Redevelopment Agency Manager Craig Chamberlin

# Message from the CRA Manager

Dear City of Gulf Breeze Residents,

As we reflect on the progress made over the past year, I am thrilled to share with you some exciting updates regarding the Community Redevelopment Area (CRA) and its ongoing initiatives.

First and foremost, I am delighted to announce that the underground utility project has officially broken ground. All conduit is now in the ground, and sidewalk restoration has been completed. The installation of FPL decorative lights has added a beautiful touch to our streets, and we anticipate that the remaining providers will soon pull their lines and remove old infrastructure in the coming months. This project marks a significant step forward in enhancing the infrastructure and aesthetics of our community.

Additionally, the CRA has commenced design work for the restoration and improvement of Wayside Park. Plans include a new boardwalk, pier, boat ramp, sunset promenade, landscaping, and shade structures. These enhancements will create a more enjoyable and accessible waterfront area for all residents to enjoy.

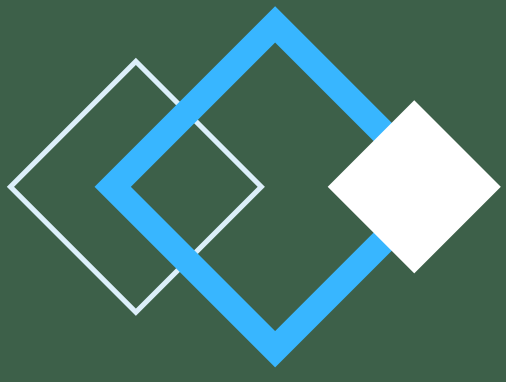
I am also pleased to announce the completion of the First Watch and Chipotle infill development project. This project not only adds new dining options to our community but also contributes to the vibrancy and economic growth of our city.

Furthermore, the City and the Florida Department of Transportation (FDOT) have made significant progress on the design of the Highway 98 overpass, reaching 90% completion. With the help of a state appropriation, funding has been secured, and we anticipate a project start in December 2024. This overpass will improve traffic flow and safety, further enhancing connectivity within our city.

On another note, the CRA has finalized the Daniel Circle Streetscape plans and looks forward to breaking ground in the coming months. These streetscape improvements will create a more pedestrian-friendly environment and enhance the overall aesthetics of our city streets.

The CRA remains committed to safety and resilience through its support of police initiatives. We understand the importance of maintaining a secure environment for our residents and will continue to work closely with law enforcement to ensure our community's well-being.
As we move forward, I am excited about the positive impact these projects will have on our city and its residents. Thank you for your continued support and involvement in making Gulf Breeze a wonderful place to live, work, and play.

Sincerely,
Craig Chamberlin
Community Redevelopment Agency Manager



# 2023 Projects Funded



## Highway 98 Underground Utility Project -$3,386,795

The CRA has begun the long-pursued initiative of undergrounding utilities on Highway 98. A contractor has been selected and work is underway. *27

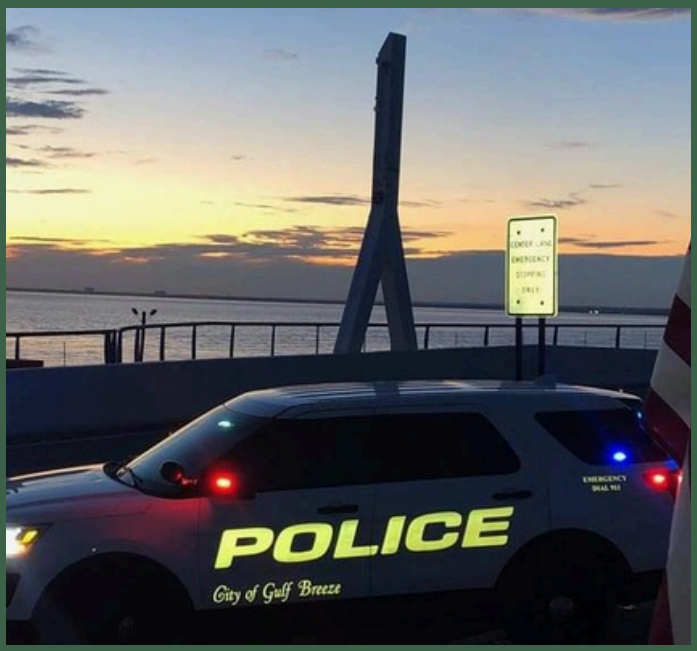


## Infill Redevelopment Agreement for First Watch and Chipotle - $500,000

The CRA supported a development agreement with SL&D for the removal of a vacant derelict building and the construction of two new fast-casual restaurants - First Watch & Chipotle. *34

## Debt Service $632,682

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




## 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

# 2023 Projects Funded



## Landscape Maintenance $248,001

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



## Wayside Park Redevelopment Professional Services - $103,205

The CRA is working with Baskerville-Donovan to analyze, repair, offer improvement recommendations and prepare plans for the redevelopment of Wayside Park that was damaged by Hurricane Sally and Michael. *25



## Staff & Administration $79,899

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



## Wayside Park Shade Structures - $42,897

The CRA funded the replacement of the shade gazebo structures inside Wayside Park that were damaged by Hurricane Sally. *25

*Page from the Gulf Breeze Community Redevelopment Plan

# 2023 Projects Funded




## Safe Streets Lighting and Critical Utilities - $73,892

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

## CRA Operating Expenses $15,546



The CRA funded maintenance and operating expenses, including but not limited to backup generator supplies, landscape and irrigation supplies and readerboard maintenance. *29

## Audit - $9,000

## Daniel Circle Streetscape Project - $8,188

## CRA Facade Grant Program - $8,000

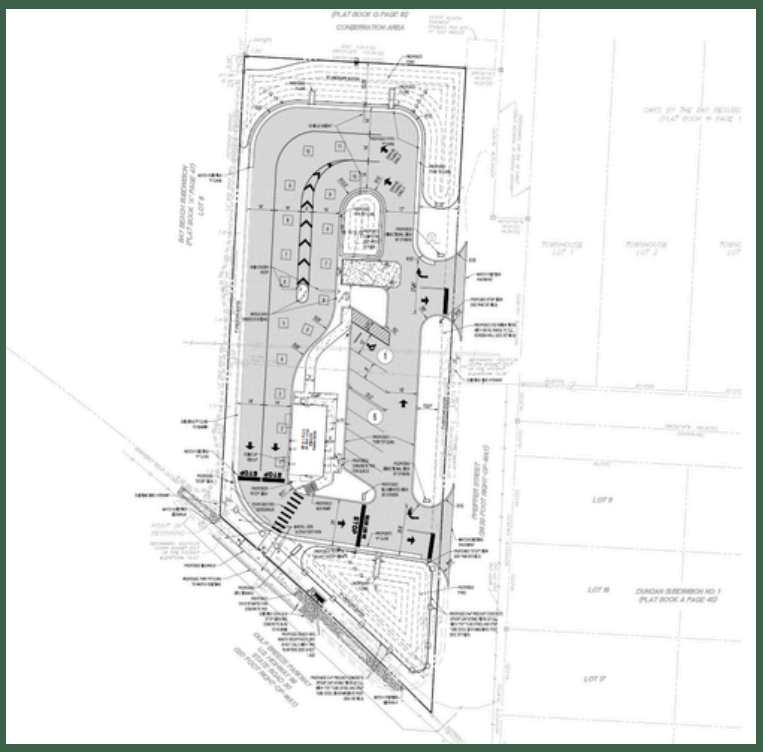


## Memberships, Travel and Annual Conference $2,588

## Wayside Park Redevelopment - $2,504

*Page from the Gulf Breeze Community Redevelopment Plan

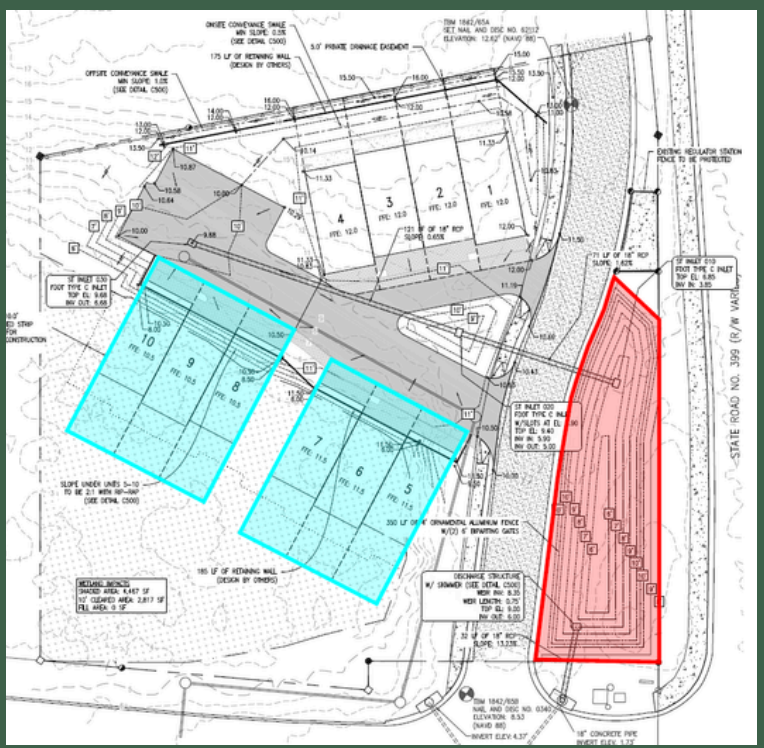
# Redevelopment Project
# Scooters
# $684,000 Cost of Construction






# New Development
# The Proper at Soundview Boardwalk Phase II
# $3,000,000 Cost of Construction



## Gulf Breeze Community Redevelopment Agency
## Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

| *For the year ended September 30, 2023* | Original Budget | Final Budget | Actual | Variance with Final Budget Positive (Negative) |
|---|---|---|---|---|
| **Revenues** | | | | |
| Taxes | $ 1,560,699 | $ 1,560,699 | $ 1,542,370 | $ ( 18,329) |
| Miscellaneous | - | - | 4,223 | 4 ,223 |
| Total revenues | 1,560,699 | 1,560,699 | 1,546,593 | (14,106) |
| **Expenditures** | | | | |
| Department: | | | | |
| General government | 682,322 | 697,709 | 788,345 | (90,636) |
| Capital outlay | 9,060,137 | 10,032,042 | 3,430,512 | 6,601,530 |
| Debt service: | | | | |
| Principal | 416,409 | 416,409 | 416,408 | 1 |
| Interest | 216,274 | 216,274 | 216,274 | - |
| Total expenditures | 10,375,142 | 11,362,434 | 4,851,539 | 6 , 5 1 0 , 8 |
| Excess (deficiency) of revenues over (under) expenditures | (8,814,443) | (9,801,735) | (3,304,946) | 6,496,789 |
| **Other financing sources (uses)** | | | | |
| Transfers out | (588,059) | (588,059) | (588,059) | - |
| Net other financing sources | (588,059) | (588,059) | (588,059) | - |
| Appropriation of Fund Balance | 9,402,502 | 10,024,793 | - | (10,024,793) |
| **Net change in fund balances** | $ - | $ (365,001) | (3,893,005) | $ (3,528,004) |
| **Fund balances, beginning of year** | | | 11,481,361 | |
| **Fund balances, end of year** | | | $ 7,588,356 | |