City of Gulf Breeze Community Redevelopment Area

2024

ANNUAL

REPORT

COMMUNITY REDEVELOPMENT AREA HISTORY

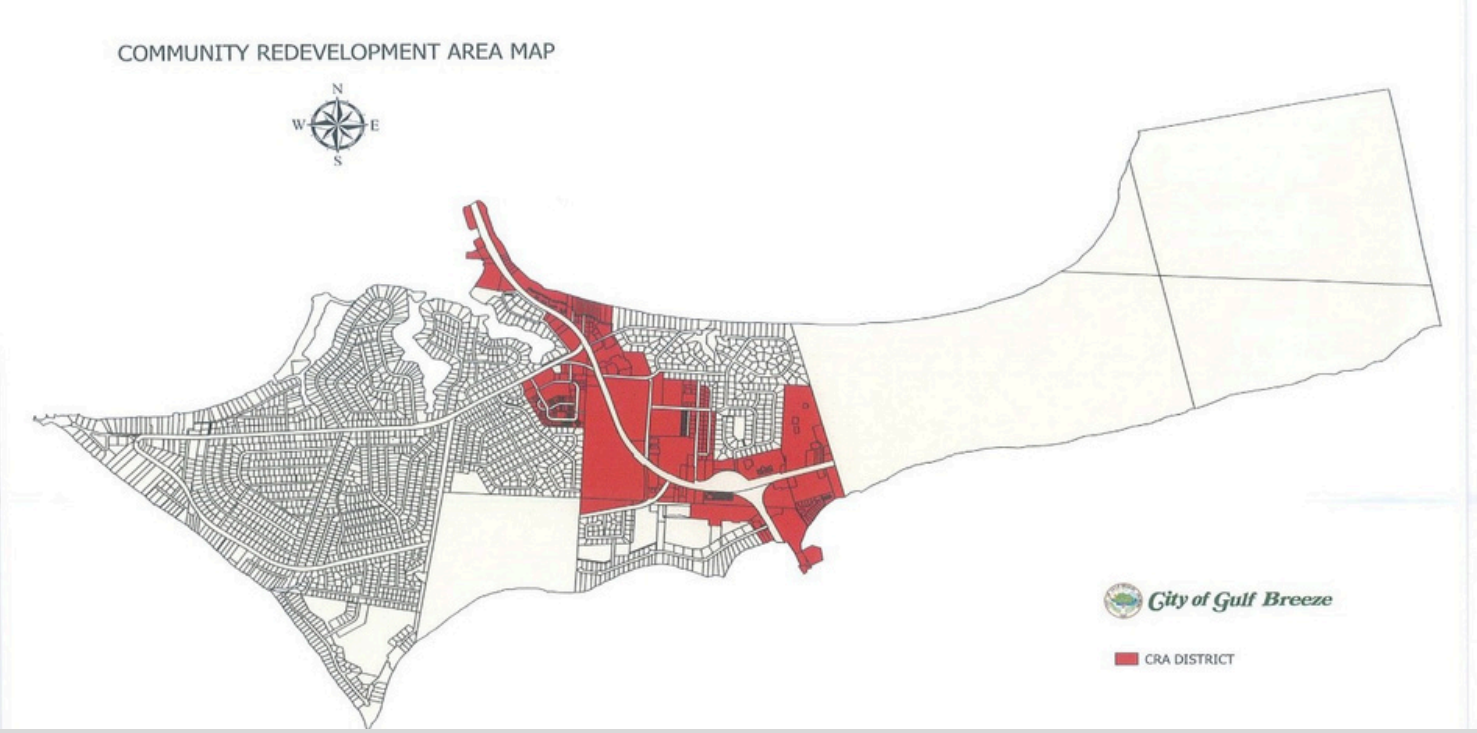
In an effort by the City to create a sustainable downtown community and to address high vacancy rates in retail and office units along US 98 (Gulf Breeze Parkway), the City of Gulf Breeze proposed the delineation of a redevelopment area along the US 98 corridor, which serves as the City's economic and, 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.

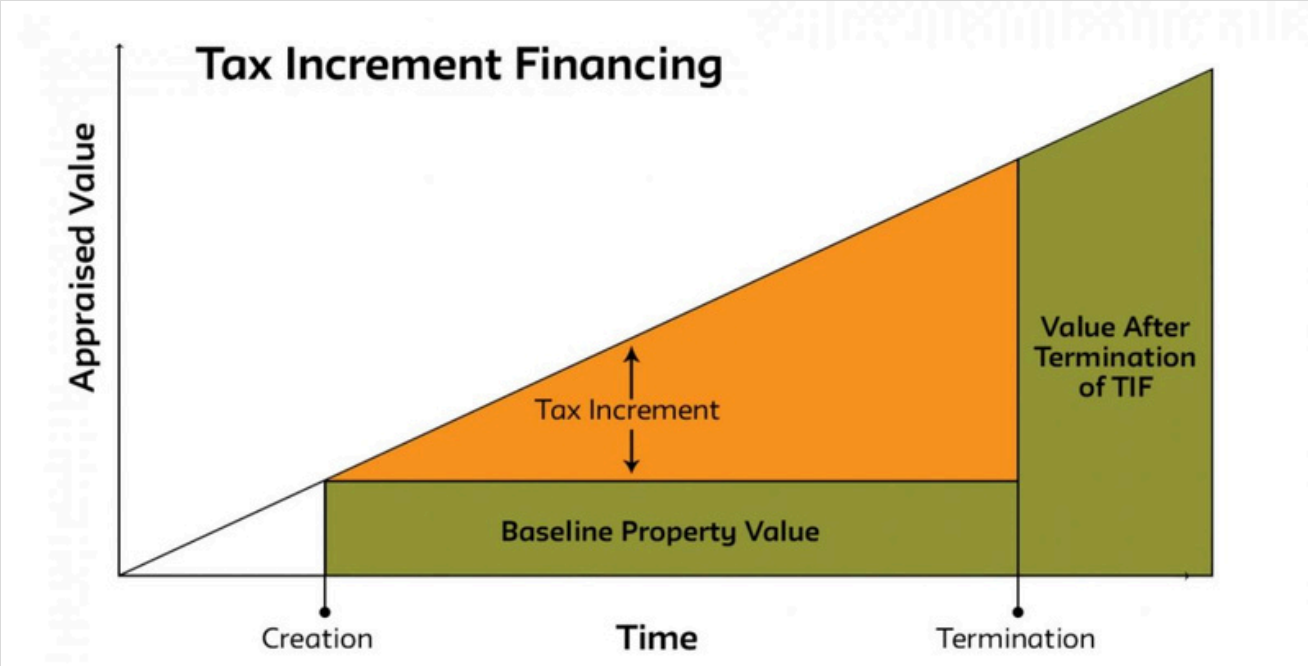




CRA Map and Tax Increment Financing (TIF)



Base Year Value - $49,375,405
Current Year Value - $272,544,299
Tax Increment Value - $223,168,894
2024 TIF - $1,717,018



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, 2023 to September 30, 2024) were as follows:













Message from the CRA Manager

Dear City of Gulf Breeze Residents,

The City of Gulf Breeze is proud to share continued progress and strong momentum within our Community Redevelopment Area (CRA). Thanks to a combination of effective planning, community support, and prudent investment, future CRA revenues are forecasted to exceed expectations—paving the way for even greater improvements in the years ahead.

In alignment with the CRA plan, significant investments have been made in public facilities and infrastructure. This includes the undergrounding of utilities along Highway 98, the Daniel Circle Streetscape project, design work for the Highway 98 multimodal overpass, and planned improvements to Wayside and Vista Parks. Sidewalk upgrades and paving projects have also enhanced pedestrian accessibility and overall connectivity throughout the area.

The CRA continues to prioritize a clean, safe, and beautiful environment by supporting the City's Natural Resources Division of Public Works. These efforts help preserve the unique charm of Gulf Breeze while promoting sustainability and environmental stewardship.

We have also remained committed to supporting our small businesses, offering façade improvement grants that help property owners reinvest in their buildings, attract new customers, and elevate the visual appeal of our commercial corridors.

Safety continues to be a top priority. Through targeted police initiatives within the CRA, including increased patrols, enhanced visibility during peak hours, and the establishment of community policing zones, the City has made meaningful strides in ensuring a secure environment for residents, visitors, and businesses. In addition, our Safe Streets Lighting Program has expanded, improving visibility and reducing nighttime safety concerns.

While we celebrate these achievements, we recognize that important work remains. Future efforts outlined in the CRA plan include undergrounding utilities along collector streets, advancing transportation improvements, expanding bike trail networks, investing in additional public spaces, and continuing to strengthen policing and safety programs.

We thank you for your ongoing support and engagement as we work together to build a vibrant, connected, and resilient Gulf Breeze.

Sincerely,
Craig Chamberlin
Community Redevelopment Area Manager

2024 Projects Funded

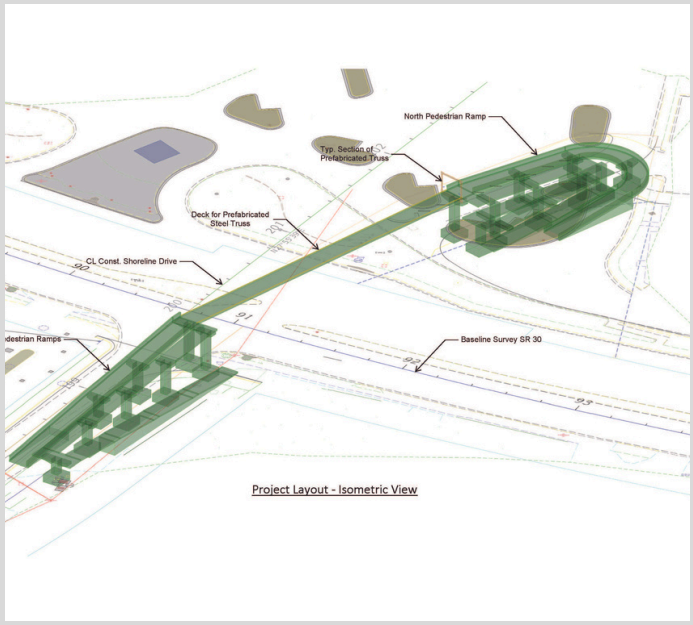


Highway 98 Underground Utility Project -$1,750,054

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

Debt Service $639,096

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



Highway 98 Overpass Design - $404,610

The CRA partnered with the Florida Department Of Transportation to complete the design of a Multi model Overpass over Highway 98. *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

2024 Projects Funded



Daniel Circle Streetscape Project - $283,682

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



Landscape Maintenance $240,443

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 - $108,156

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

*Page from the Gulf Breeze Community Redevelopment Plan

2024 Projects Funded



Wayside Park Shade Structures - $77,966

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



Safe Streets Lighting and Critical Utilities - $73,892

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

Vista Park Repairs - $65,000

The CRA partnered with Escambia County for the repair and improvement of Vista Park to include a new seawall, bulkhead, guardrail, parking lot, and sidewalk. *25



Wayside Park Repairs - $62,952

Funding for operational repairs and improvements within wayside park. *25



School Sidewalk Repairs - $48,402

Replaced aged and broken sidewalk infrastructure that is used as a safe route to school. *25

Paving - $38,000

*Page from the Gulf Breeze Community Redevelopment Plan

2024 Projects Funded



Wayside Park Security - $29,992

MUP Phase II Design - $25,868

Facade Improvement Grant - $24,344



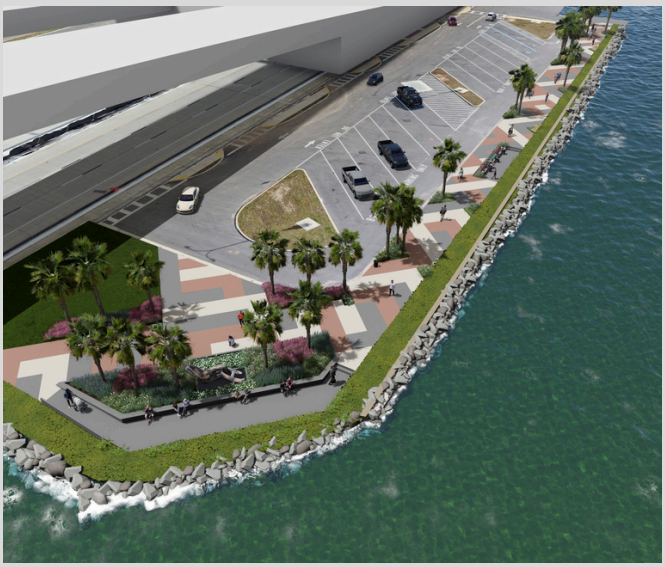


Audit & Legal Serves - $16,084



Wayside Park Sunset Promenade Design - $8,400

CRA Operating Expenses - $7,799



Membership, Travel & Annual Conference - $4,068

SUNTRAIL Grant Application Professional Services - $4,001

*Page from the Gulf Breeze Community Redevelopment Plan

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

For the year ended September 30, 2024	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes	$ 1,737,423	$ 1,737,423	$ 1,717,018	$ (20,405)
Total revenues	1,737,423	1,737,423	1,717,018	(20,405)
Expenditures				
Department:				
General government	202,598	202,598	294,218	(91,620)
Capital outlay	4,654,551	4,654,551	2,791,824	1,862,727
Debtservice:				
Principal	431,567	431,567	431,567	-
Interest	207,529	207,529	207,529	-
Total expenditures	5,496,245	5,496,245	3,725,138	1,771,107
Excess (deficit) of revenues over expenditures	(3,758,822)	(3,758,822)	(2,008,120)	1,750,702
Other financing sources (uses)				
Transfers out	(588,059)	(588,059)	(588,059)	-
Net other financing sources (uses)	(588,059)	(588,059)	(588,059)	-
Appropriation of Fund Balance	3,981,875	3,981,875	-	(3,981,875)
Net change in fund balances	$ (365,006)	$ (365,006)	(2,596,179)	$ (2,231,173)
Fund balances, beginning of year			7,588,356	
Fund balances, end of year			$ 4,992,177	