

# City of Flagler Beach Community Redevelopment Agency



## Fiscal Year 2009-2010 Annual Report

## ACTING CITY MANAGER MESSAGE:

The 2009-2010 Community Redevelopment Agency Fiscal Year was simply action filled. Everyone in our City, whether a permanent resident or visitor, could not help but notice the accomplishments being made.

The 2002 Redevelopment Plan was taking shape in a big way. Progress was completed in implementing different phases of our Master Stormwater Plan, streetscaping project phases were furthered, utility undergrounding was witnessed, off-street parking safety was enhanced, and continued community wide activities throughout the district were enjoyed by everyone.

As with most accomplishments, there were a few sacrifices along the way. All of our patience was tested and some of us inconvenienced due to the seemingly endless construction, closed roadways, and a whiff of dust in the air. However, now that the traffic barricades have been removed, we must all admit that our core district has an improved look and has begun to appear “revitalized,” as our Master Plan recommends.

We must now look forward to the coming years to complete this most important work; all aimed at making our City all that it can be.



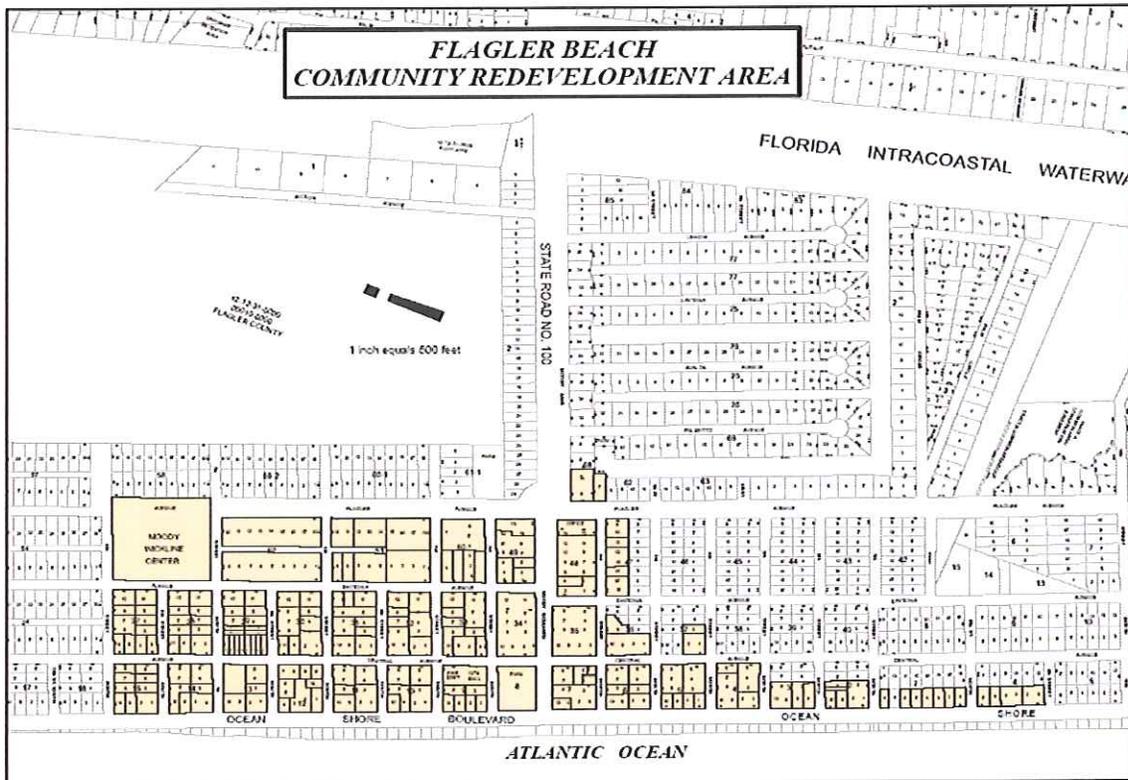
Bruce C. Campbell  
Acting City Manager  
March 30, 2011

## Community Redevelopment Agency History:

The Flagler Beach Community Redevelopment Agency was created in 2002. Upon creation the Agency selected an area of the City's core downtown area that needed to be revitalized. The revitalization investment was expected to maintain our current businesses while also developing opportunities to attract new businesses to the area.

The Core downtown area was selected for revitalization for it was viewed as such a unique and economically significant section of our City. Our Board believed that this area of the City deserved a special effort in the areas of presentation, redevelopment, rehabilitation and enhancement.

Concurrent with the Agency being created in 2002, a Redevelopment Plan was adopted. The Redevelopment Plan established our goals and objectives for plan implementation; all of which, when completed, will lead to revitalization of the core downtown area. During the Fiscal Year 2009 – 2010, the CRA has furthered that plan through the implementation of several key projects.



# Community Redevelopment Agency

## TABLE OF CONTENTS

- ACTING CITY MANAGER’S MESSAGE ..... 2
- AGENCY HISTORY ..... 3
- TABLE OF CONTENTS ..... 4
- THE 2009-2010 CRA BOARD ..... 5
- REDEVELOPMENT PLAN GOALS ..... 6
- 2009-2010 ACHIEVEMENTS TOWARD REDEVELOPMENT PLAN GOALS ..... 7
  - I. STREETScape AND UTILITY UNDERGROUNDING PROJECT (PHASE 2) ..... 7
  - II. STREETScape PROJECT (PHASE 2B) ..... 7
  - III. REDEVELOPMENT GRANT PROGRAM ..... 9
  - IV. LARGE REDEVELOPMENT INCENTIVE GRANT PROGRAM ..... 10
  - V. PARKING ..... 11
  - VI. COMMUNITY WIDE ACTIVITIES ..... 11
- 2009-2010 CRA SPONSORED EVENTS ..... 12
- 2009-2010 CRA FINANCIAL STATEMENT ..... 13

## **2009 – 2010 COMMUNITY REDEVELOPMENT BOARD**

The City of Flagler Beach Commission serves as the Community Redevelopment Board. The members for Fiscal Year 2009-2010 were:

**Alice M. Baker, Mayor**

**John Feind, Chairman**

**Ron Vath, Vice-Chair**

**Joy McGrew, Commissioner**

**Jane Mealy, Commissioner**

**Steve Settle, Commissioner**

## **COMMUNITY REDEVELOPMENT AGENCY STAFF**

**Bruce C. Campbell, Acting City Manager**

105 South 2<sup>nd</sup> Street  
Flagler Beach, FL 32136  
386.517.2000, Ext. 222  
Fax 386.517.2008  
[bcampbell@cityofflaglerbeach.com](mailto:bcampbell@cityofflaglerbeach.com)

## **Community Redevelopment Agency Redevelopment Plan Goals:**

### **Overall Redevelopment:**

1. Establish downtown Flagler Beach as a focal point for the community and attract visitors from the entire region.

### **Overall Image:**

2. Increase the visibility, identity and unity of the downtown through physical design, promotion, uniform store hours and improved signage on an ongoing basis.

### **Overall Land Use:**

3. Foster a diversified economic base and the efficient use of land in the downtown.

### **Environmental:**

4. Create an attractive, safe and comfortable environment that is conducive to activities during the day and evenings.

### **Transportation:**

5. Provide an integrated transportation and parking system within and to the downtown.

### **Public Services:**

6. Ensure the provision of adequate and efficient public services to support additional development in the CRA.

### **Community Redevelopment Area:**

7. The CRA Agency shall aggressively develop, plan, finance and construct improvements to the CRA in an effort to further the redevelopment effort.

## **2009-2010 Achievements toward Redevelopment Plan Goals:**

### **I. Streetscape and Utility Undergrounding Project (Phase 2)**

The Phase 2 Stormwater and streetscape project officially commenced in July 2009 and was completed during August 2010. The project was undertaken to directly and positively support five (5) of our fiscal year goals (Goals 1, 2, 3, 6 & 7).

The Project consisted of Stormwater Master Plan improvements on both South Central and South Daytona Avenues between South 2<sup>nd</sup> Street and South 9<sup>th</sup> Street. In addition to the completion of Phase 1 of our Stormwater Improvement Plan within the CRA District, the hardscaping of South 2<sup>nd</sup> to South 5<sup>th</sup> streets was also completed. Lastly, the conduit for the undergrounding of utilities was installed from State Road 100 to South 5<sup>th</sup> Street.

The total project cost \$1,512,870. The CRA received a grant award from the St. Johns River Water Management District Cost Sharing Program in the amount of \$500,000 for Phase 1 of the Stormwater improvements. The remaining \$1,012,870 was financed through the \$1 million stimulus allotment received in 2008 – 2009 F/Y to provide funding for hardscaping construction in the core business district of the CRA.

The storm water improvements within the CRA District amounted to the installation of 6177 LF of exfiltration pipe (50 % which was 36" in diameter), 49 inlet and flume, and 28 – 5 feet diameter manholes.

The hardscaping consisted of rebuilding the subject roads, new curbing, sidewalks, driveways, and pavers for off-street parallel parking. The sum total of all the positive changes amounted to 10,868 SY of road rebuild, 7,108 LF of Miami curb/gutter, 117 LF of valley gutter, 2,484 sq. ft. of open paver parking area, 21 ADA curb ramp and ADA detectable surfaces at crosswalks and 5,355 sq. yds. of Bermuda Sod.

### **II. Streetscape Project (Phase 2B)**

The Phase 2B Streetscape Project officially began during March 2010 and completed during November 2010. The project was undertaken to positively support five (5) of our fiscal year goals (Goals 1, 2, 4, 6, & 7).

The project consisted of the hardscaping of four (4) east/west streets within the south side of our CRA District; specifically south 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> Streets South.

The total project cost \$527,580. The CRA received a non-matching FDOT Grant in the amount of \$504,418. The City itself contributed \$23,161 for conduit installation between SR100 and South 2<sup>nd</sup> Street for future irrigation purposes.

**2009-2010 Achievements toward Redevelopment Plan Goals continued:**

The hardscaping consisted of rebuilding the roads, new curbing, sidewalks, driveways and open pavers installed for off-street parallel parking. The following was installed with the project: 306 tons of asphaltic concrete, 1,588 sq. yds. of lime rock, 4,625 LF of 5 ft. wide concrete sidewalks, 2,328 sq. yds. of open paver parking, 46 ADA curb ramps and detectable surfaced crosswalks, 1,100 LF of decorative crosswalks, 1,820 sq. yds. of Bermuda Sod, and 2,400 sq. yds. of concrete driveway repair.



### III. The Redevelopment Grant Program

In 2002 a Redevelopment Committee was established to assist the CRA Board with the development of a Downtown Master Plan and Design Guidelines. This Committee was also responsible for the creation of the Redevelopment Grant Program. All approved projects must comply with the established Design Guidelines for the City of Flagler Beach. All approved projects are eligible to receive a 50% rebate with a total maximum grant of \$2,000.

The Redevelopment Grant Program allotment remained at \$20,000 for Fiscal Year 2009-2010. All grants were in support of fiscal year goals (Goals: 1, 2, 3, 4, and 7).

Address	Description of Work	Grant Amount
500 S. A-1-A	New Metal Roof	\$2,000
216 S. 9 <sup>th</sup> Street	Exterior Siding	\$2,000
308 N. 2 <sup>nd</sup> Street	New Signage	\$2,000
Flagler Beach Museum	New Signage	\$805
411 S. Central Ave.	Signage and Decking	\$2,000
500 N. A1A	Landscape	\$400
212 S. Oceanshore Blvd.	Exterior Painting	\$400

All of the 2009-2010 Redevelopment Grants enhanced the improvement of the CRA District's overall appearance.



#### IV. The Large Redevelopment Incentive Grant Program

The CRA set aside \$20,000 for larger redevelopment efforts, again aimed at improving the overall appearance of our CRA District. These larger redevelopment grants are earmarked for projects that are greater in scope, are expected to deliver more far reaching benefits to our core business district and are capital expenditures greater than \$75,000. The property owner also is expected to match 50% of the larger grant up to a total grant amount of \$10,000 awarded by CRA. The one grant awarded in FY 2009-2010 was in support of goals (Goals: 1, 2, 3, 4, and 7).

Address	Description of Work	Grant Amount
500 N. A1A	<ul style="list-style-type: none"><li>• Construct covered pavilion for additional seating</li><li>• Build a second ocean view terrace on top of new pavilion</li><li>• Construct a standalone tiki bar with gardens</li></ul>	\$10,000



## **V. Parking**

A large part of our streetscaping projects within the CRA District have dealt with improving the Core Business District Landscaping which will promote a greater use of pedestrian traffic. In addition, with the installation of the open pavers parking areas on our existing CRA District streets, the safety of parking has been enhanced significantly.

In addition to the installation of 5812 sq. yds. of open paver parking within our CRA District, the City continued to lease parking space adjacent to City Hall. The lease of that property was funded by the general fund and not the trust fund.

Future improvements of other available parcels will provide additional parking for users of the Park, beach facilities and our downtown area. As the Downtown continues to build out, additional parking facilities are believed to be necessary.

## **VI. Community Wide Activities**

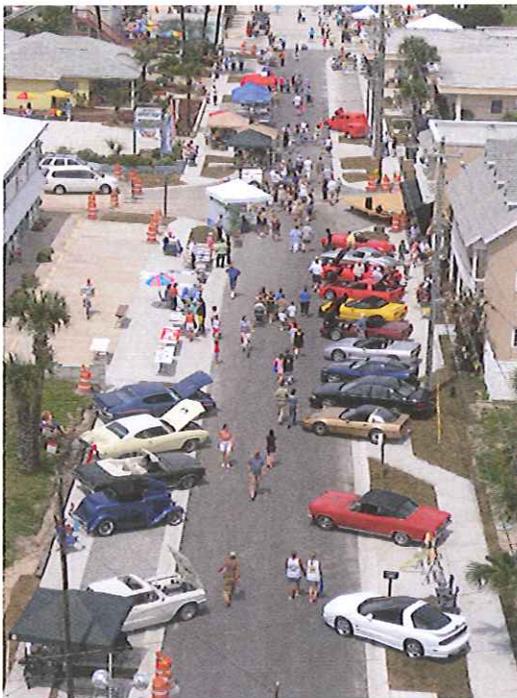
Our CRA Agency continued to host special community activities and events in our core downtown area. The purpose is to attract visitors, tourists and citizens to our CRA District. As such, new dollars will hopefully be spent and our business base will be financially supported.

During Fiscal Year 2009-2010 the CRA Board approved continued funding for special events to be held on a monthly basis. Our First Friday Events were held successfully throughout the year. Each year they are continuing to grow in popularity. All of which are in support of Goals (Goals 1 and 2).

**2009-2010 CRA Sponsored Events:**

<b>Date</b>	<b>Event</b>
October, 2009	Fall Celebration, Bed Races
November, 2009	Annual Chili Cook-off, Blue Grass and Antique cars cruise in
December, 2009	Holiday at the Beach, lighting of holiday lighting in Veteran's Park
March, 2010	Beach, Blues and Cookie contest + Pinewood Derby
April, 2010	City's 85 <sup>th</sup> Birthday Celebration,
May, 2010	4 <sup>th</sup> Annual Oldies / Antique Car Cruise-in and Rain Gutter Regatta
June, 2010	Poker walk and Rock
August, 2010	Country Night and 4 <sup>th</sup> Annual Grill Off
September, 2010	4 <sup>th</sup> Annual Jazzing it up and Corvette Cruise-in

**85<sup>th</sup> Birthday Party**



**Bed Races**



**FINANCIAL STATEMENT**  
**City of Flagler Beach, Florida**  
**Community Redevelopment**  
**Agency**  
**Balance Sheet – September 30, 2010**

**Assets:**

Cash (Operating)	272,496	
Cash (Loan Proceeds)	98,101	
Due from the State	98,468	
Due from other Funds	1,695	
Due from the County	1,132	
<b>Total Assets</b>		<b>471,891</b>

**Liabilities:**

Accounts Payable	(141,823)	
Due to Other Funds	(117)	
Accrued Payroll Liabilities	(2,235)	
<b>Total Liabilities</b>		<b>144,175</b>

**Fund Balances:**

Reserved, designated for:		
Community Redevelopment		<u>327,716</u>
<b>Total Liabilities and Fund Balances:</b>		<b>471,891</b>

\*\*\*NOTE: These are Unaudited schedules.

**City of Flagler Beach, Florida  
Community Redevelopment Agency  
Statement of Revenues, Expenditures and Changes in Fund Balances  
For the Fiscal Year Ended September 30, 2010**

**Revenues:**

Grant Revenue	840,959
Taxes – Property	285,494
Transfers from Other Funds	6,468
Interest Income	700
Other Income	<u>18,112</u>

**Total Revenue** **1,151,734**

**Expenditures:**

Personnel Costs	67,162
Professional Services	8,492
Community Development	4,901
Operational Costs	5,580
Travel & Training	1,713
Redevelopment Grant	26,000
Implementation of Goal 4	5,433
Promotional Activities	8,287
Rentals & Leases	14,406
Repairs & Maintenance	1,038

Transfer to Other Funds	<u>2,498</u>	
Total Expenditures	145,511	
Debt Service:		
Interest	40,290	
Principal	<u>38,000</u>	
<b>Total Debt Service</b>	<b>78,290</b>	
Capital Outlay:		
Engineering - Capital Projects	57,906	
SJWMD Improvement Grant (Match)	307,722	
CRA Capital Improvements	707,925	
Underground Utilities	198,482	
Streetscape	11,011	
Stormwater Improvements	<u>368,859</u>	
Total Capital Outlay	1,651,906	
<b>Total Expenditures</b>		<b><u>1,875,706</u></b>
<b>Excess Expenditures over Revenues</b>		<b>(723,972)</b>
<b>Net Change in Reserved Fund Balance</b>		
Fund Balance Beginning 10/01/09		<u>1,051,689</u>
<b>Fund Balance Ending 9/30/10</b>		<b><u>327,716</u></b>

\*\*\*NOTE: These are Unaudited schedules.