



**Flagler Beach
Community Redevelopment Agency
Annual Report
Fiscal Year 2007-2008**



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COMMUNITY REDEVELOPMENT BOARD

The City of Flagler Beach Commission serves as the Community Redevelopment Board. The members for Fiscal Year 2007-2008 are as follows:

Alice M. Baker, Mayor

Ron Vath, Chair

Jane Mealy, Vice-Chair

Joy McGrew, Commissioner

John Feind, Commissioner

Linda Provencher, Commissioner

COMMUNITY REDEVELOPMENT AGENCY STAFF

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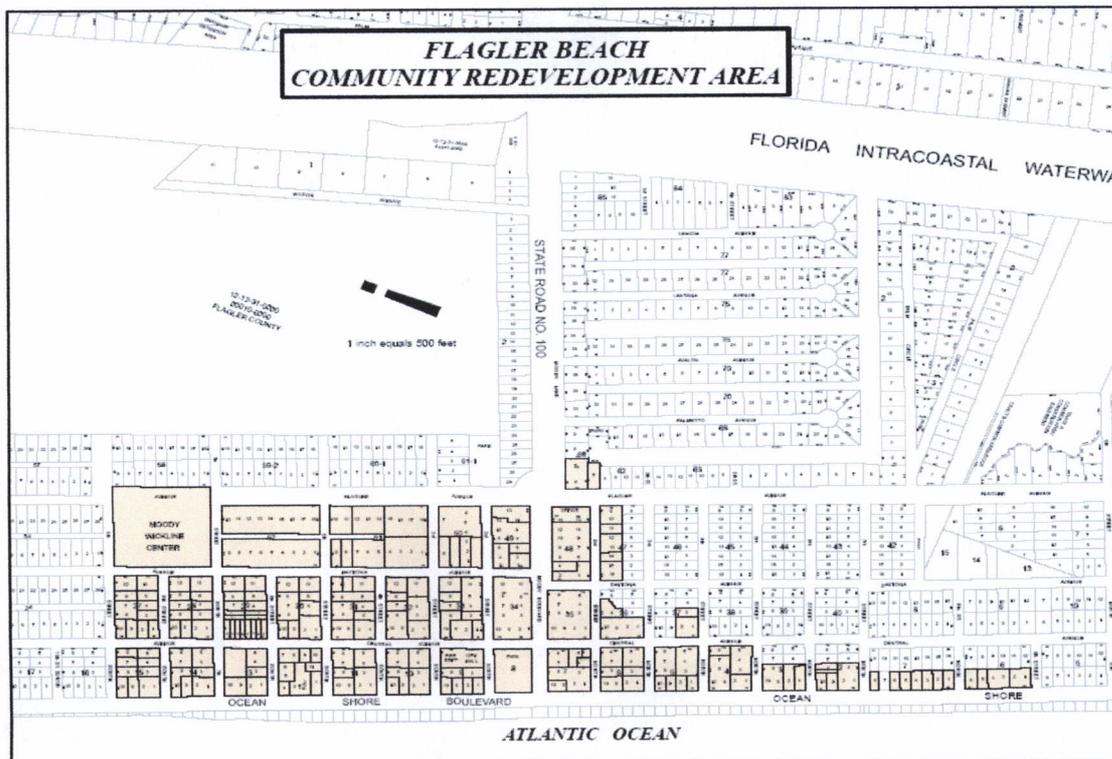
HISTORY OF THE COMMUNITY REDEVELOPMENT AREA

The City of Flagler Beach is the “Jewel” of the East Coast. It is home to over 5,288 residents! Since its incorporation in April 1925, Flagler Beach has grown from a sleepy fishing village to a unique seaside community while still retaining much of its original charm.

The City is home to six miles of un-crowded beaches, many great fishing spots including the Flagler Beach Municipal Pier, restaurants with ocean front dining, gift shops and a whole host of recreational facilities. The Intracoastal Waterway also flows through the town providing countless opportunities for boaters and fishermen.

In 2002, the City created the Community Redevelopment Agency and selected an area of their core downtown that needed revitalization and new investment to keep its current businesses and develop opportunities for new businesses to open. The core downtown area of the City of Flagler Beach is a unique and economically significant section of the City. It deserves special effort for preservation, redevelopment, rehabilitation and enhancement.

A Redevelopment Plan was adopted in 2002 and implementation has occurred since that time. The Redevelopment Plan sets out goals and objectives for the implementation of the plan, which in turn will lead to the revitalization of the area. During this fiscal year, the CRA has moved forward and implemented several projects which will achieve those goals and objectives outlined in the Redevelopment Plan.



CRA OBJECTIVES

RESIDENTIAL AND ECONOMIC DEVELOPMENT

Objectives

The CRA Plan identified the following:

The structural needs analysis indicated that 41% of the structures in the CRA are residential. Furthermore, a high percentage of the residential units are deteriorated or dilapidated. The CRA shall address residential impact through the following manner:

1. Promote the rehabilitation of residential units through both private and public resources (i.e. CDBG and SHIP funds). Financial institutions participating in the loan pool shall actively promote financing of residential rehabilitation in and adjacent to the CRA.
2. Active code enforcement will be utilized to insure safe, sanitary housing conditions in the CRA. The CRA agency should review the zoning regulations and the building code requirements to insure a consistent policy with CRA Agency objectives for existing and future residential structures in the CRA.
3. The CRA Agency shall monitor the conversion of residential units to commercial use to insure that involuntary displacement does not occur and that conversion construction is consistent with the goals for the CRA and the aesthetic goals of the CRA Agency.

Objective Results

In Fiscal Year 2007-2008, the CRA has actively been promoting its Redevelopment Grant Program in an effort to address the residential rehabilitation efforts. The CRA implemented an additional grant opportunity for homeowners by the creation of the Landscaping Grant.

Code Enforcement efforts were changed to a pro-active approach with many properties becoming compliant, thus improving the aesthetical outlook in the CRA. In addition, The CRA adopted CRA Minimum Standards in Ordinance 2008-11. The purpose of this Ordinance is to promote the public health, safety, and welfare by establishing minimum maintenance standards for structures in the redevelopment area included in the community redevelopment plan adopted by the Flagler Beach City Commission. The minimum standards are required to eliminate existing blight, preserve the economic value of property in the area, prevent the spread of blight into other areas of the City, and promote the general health, safety and welfare of the citizens.

City staff conducts ongoing reviews of the Land Development Regulations related to signage, mixed use and parking in order to better serve the CRA and help induce development, redevelopment and business retention.

INFRASTRUCTURE DEVELOPMENT AND IMPROVEMENT

Objective

Drainage

The drainage system in the downtown area is primarily controlled by the inlets and outflows created by the Florida Department of Transportation during the widening of State Road 100. Due to the lack of "as-built" plans for the drainage system in the downtown, it is difficult, as part of this review to determine the current and long-range needs. As improvements are made in the downtown, every effort should be made to assess the impact the improvements will make to the immediate drainage system and to determine if cost-effective improvements can be made to the system during the construction of the improvements. Every effort is being made to establish an economical drainage plan for the CRA and the City as a whole that can be referenced during phased improvements to specific locations in the downtown.

Objective results

The City amended its Stormwater Master Plan to include a plan for the CRA. The CRA received a grant awards from the St. Johns River Water Management District Cost Sharing Program in the amount of \$500,000 for Phase I of the stormwater improvements planned. Additional monies have been applied for from the Federal government. The awards expected in the following Fiscal Year. Construction is expected to begin in the summer of 2009.

Water Facilities

The current water service is sufficient to provide potable water and fire protection. The future provision of the additional water line would provide an "ideal" system that would be conducive to both residential and commercial infill. Additional studies will be necessary to address additional growth and development within the CRA.

Objective results

According to the City Engineers, the water service to the CRA is sufficient at this time and will be at the time of build out.

Sewer Facilities

A large portion of the City currently has sewer service, including the CRA. Slip lining is necessary in the area, as well as, the purchase of generators to run the pumps in times of power outages or emergencies.

Objective results

Slip lining in the area began in Fiscal Year 2005-2006 and has continued through 2007-2008. This will be an ongoing effort through the next few years until completed. Generators have been purchased.

Parks

The City of Flagler Beach is blessed with excellent natural recreational resources, including the Atlantic coastline beach. This recreational resource provides a considerable amount of coastal and eco- tourist/recreational traffic into the CRA. Enhancements are needed at the Pier area, and the adjacent boardwalk could be extended to the north.

Improvements are needed at Wickline Park. The addition of the bike path will have a definite positive impact on the park. Safe access to the park will be available, via the bike path, to all residents south of SR 100. As a result there will be an increase in park patrons.

Veterans' Park as a result of the SR 100 improvements done in the past is benefiting from additional lighting and landscaping. The City is also pursuing relocation of utility lines along SR100 and Central Avenue, which currently detracts from the natural beauty the park has to offer. As pedestrian traffic increases through the downtown area, the number of park patrons will increase accordingly. As traffic through the park increases, additional improvements may be necessary to provide adequate passive recreation (i.e. park benches, walkways, etc.) for patrons.

Objective results

Wickline Park improvements commenced in Fiscal Year 2005-2006 and were completed in April of 2008. During Fiscal Year 2005-2006 a new handicapped accessible fenced playground, resurfacing of the tennis and basketball courts, new handicapped accessible picnic tables, grills, benches and a tether ball were installed. This project was completed in April of 2008 with the restoration of the restrooms, lighting, a volley ball court, and a multipurpose trail for exercise and jogging or biking.



Playground Before



Playground After



**Lighted
Volleyball Court**



Exercise Trail



**Lighted
Basketball
Court**

Additional benches and streetscaping for Veterans Park were part of the Phase I of the undergrounding of utilities which began in Fiscal year 2005-2006 and was completed in August of 2007. The necessary improvements to the Pier are not within the CRA boundaries therefore CRA monies cannot be expended.

Parking

The current need for parking is not based strictly on the number of on and off-site spaces currently available, but is tied to the need to improve the downtown landscaping which would promote greater use of pedestrian traffic, the safety of available parking on existing major roadways and the grandfathering of existing land use which may adversely impact the availability of downtown parking. The City of Flagler Beach utilizes a traditional parking strategy in which parking requirements are tied to zoning, specific structural use and the size of the structure being used. The City of Flagler Beach may consider convenient parking beneath the bridge over the Intracoastal Waterway adjacent to the Community Redevelopment Area boundaries and the downtown area.

The current planning system required the utilization of prime commercial property for parking, hindering the expansion or development of many of the vacant parcels in the downtown. A reverse strategy has been utilized in other communities that were facing decline in which the parking space requirements were minimized allowing for greater in-fill. The result is the creation of greater pedestrian traffic due to the increased distance of vehicle parking from the destination. However, this strategy does not work unless aesthetic improvements are made which allow for a pleasing experience for the vehicle driver/pedestrian. With the increased growth and tax revenues, parking concerns and planning can be dealt with as an infrastructure need. Centralized parking lots, which minimize the use of prime commercial property, can be purchased and improved through funds generated by the Tax Increment District and through special assessments on the business district that created the need.

Objective results

The City began the process of purchasing property in the CRA for the development of parking. Parcels have been purchased at both the north and south ends of the CRA. In addition, municipal parking exists at Veterans Park, Southside Park and along the right-of-way on A1A. The City received a \$20,000 Tourist Development Grant for the development of the South 5th Street property and construction was finished in September of 2008. Furthermore, many additional parking spaces were identified by City Staff and parking improvements were completed in 2008 which provided additional parking on Flagler Avenue South.

More parking was established adjacent to City Hall by leasing the property. The lease of the property was funded by the General Fund and not the Trust Fund. In addition the City purchased two lots on South 8th Street for parking as well as a parcel it was leasing previously on South 6th Street. These properties were also funded by the City's General Fund. Future improvements of other available parcels will provide additional parking for users of the park, beach facilities, and the downtown area. As the downtown continues to build out, additional municipal parking facilities may need to be secured.

AESTHETICS

Objective

An important part of redeveloping any area is its appearance. While many aspects of appearance will improve as the structural conditions are improved, as redevelopment takes place for economic reasons, as streets are enhanced, repaired and infrastructure is upgraded, some aspects of the appearance of a downtown must be given special attention. Public improvements in a downtown are often concerned with the appearance of the streetscape. The streetscape is the combination of all elements in a pedestrian or vehicular area, usually the public right-of-way, and includes street furniture, landscaping, sidewalks, lights, signs, and the relationship of each of these elements both to each other and to adjacent buildings. Design standards need to be adopted for the CRA with regard to these elements of streetscape.

In order to make an area attractive for pedestrians, improvements to the appearance, or the streetscape, are necessary. The need for such improvements are now evidenced in Flagler Beach with very limited utilization in the downtown. While individual property owners have made improvements to their building facades and, in some cases, upgraded and installed landscaping, there are programs readily available for a build out and fill in program throughout the entire downtown to upgrade the streetscape.

Objective results

Phase I of the undergrounding and streetscape project began in Fiscal Year 2005-2006 and was completed in August of 2007. This phase concentrated on the areas between North 2nd Street and South 2nd Street from A1A to East of Flagler Avenue.

Plans for the commencement of Phase II of the streetscaping were approved by the Board to be completed in conjunction with the Stormwater improvement construction's first phase. Design and engineering continued through Fiscal Year 2007-2008 to include the engineering and design from Florida Power and Light related to the undergrounding of utilities. Phase II will concentrate on the core downtown area and encompass all streets between A1A and Flagler Avenue South up to South 5th Street. Construction is expected to begin in April of 2009.

Commercial Façade Improvements

Commercial façades are an important aspect to an overall theme or aesthetic design. Currently there has been no effort by any city board to establish a design theme for the downtown. However, as the commercial corridor continues to develop and in-fill is completed, the City and the commercial business community will not be able to afford to make the design theme improvements. Therefore, it is necessary to both modify the existing zoning regulations to encourage or require certain design constraints and the City must establish a public/private partnership to assist the business in making the necessary façade improvements. Improvements can be made by utilizing tax increment financing funds to support façade improvements; or by applying for grant funds to assist local businesses with the facade renovations.

Objective results

The Redevelopment Grant Program allotment remained \$20,000 for Fiscal Year 2007-2008. The Grant was very successful this year as applications were received early in the year. The success of applications for the grant spurred a revision to the grant plan to accept applications on a quarterly basis instead of monthly to allow for more projects to apply on an annual basis. Furthermore, due to the grants' success, several properties spruced up their own without assistance from the CRA. As the CRA transforms, there is hope that more property owners will be inspired and continue the efforts.

REDEVELOPMENT GRANT PROJECTS TO DATE



108 South 5th Street	Stucco, siding repair	\$2,000.00
209 South 5th Street	Flashing and siding repair	\$2,000.00
211 South 5th Street	Parking, siding and painting	\$2,000.00
108 South Daytona	Addition	\$2,000.00
401 N A1A	Sign	\$2,000.00
101 N Daytona	Southern stairwell and deck	\$1,471.27
808 South Central	Fencing and garage	\$1,527.50
216 South 9 th Street	Window repair/replacement	\$2,000.00
105 South 8 th Street	Structural repairs	\$2,000.00
511 North A1A	Decking/railing repairs	\$2,000.00
819 North A1A	Roof replacement	\$1,001.23
TOTALS	FY 2007-2008	\$20,000.00



101 North Daytona Avenue

COMMUNITY REDEVELOPMENT AREA ACTIVITIES

Projects in Design, Permitting and Construction

Phase II of Downtown Streetscaping, Stormwater and Undergrounding of Utilities

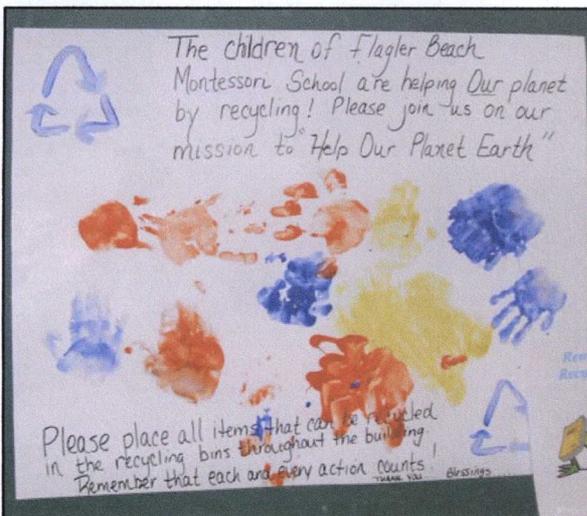
The CRA applied and received a \$500,000 grant from the ST. Johns River Water Management District to help fund the installation of a stormwater system within the CRA. The plans include streetscaping and stormwater improvements from South 2nd Street to South 5th Street and between A1A and Flagler Avenue. Concurrently, plans are to bury the conduit necessary to convert the utilities at the same time, therefore only disrupting the streets once. The goal is to minimize the impact of construction to the downtown businesses.

With the recent Florida Supreme Court decision related to the Strand Appeal, the CRA is now ready to move forward with the entire project as planned. In addition, the City has been informed that they have been awarded a \$2 million grant from DOT for the streetscaping efforts planned. Construction is anticipated to start in the Spring of 2009 with the stormwater portion completed by December 31, 2009.

A New Generation Revives an Old School

Flagler Beach Montessori School Opens Their Doors.

The Moody-Wickline Center housed the elementary school many years ago. It was used by the Flagler County School Board to house the Adult Education classes for many years. The community uses the building for special occasions, classes and other activities and will continue to do so. Recently, an opportunity to have the building house a new generation of students arose. The City Commission accepted the Montessori School's proposal to lease the Grand Room for their school.



Doors opened on September 3, 2008 and the sounds of children laughing and carrying on have once again filled the hallway of this wonderful old building. Its history has come full circle as the school continues to provide services to the new generation of children passing through its halls. This is a wonderful addition to the CRA and has allowed us to preserve the historical significance of this old building

New Large Redevelopment Incentives Grant Program Launched

In Fiscal Year 2007-2008 the CRA identified the need to provide additional incentives for larger development proposed within its boundaries. As a result, the CRA launched a new program to assist revitalization of existing buildings that encompassed activities costing more than \$75,000. The Grant is awarded twice a year and contains a maximum of \$10,000 in award based on 10% of the actual cost of revitalization.

Two projects applied for funding and one project was actually completed in 2008. That project was the reconstruction of Finn's Pub on A1A. Finn's spent more than \$150,000 in outside renovations, not to mention all the interior changes made as well.

The second project involves the revitalization of the plaza that contains the Dollar General store on Moody Blvd. This project was in the permitting stages in Fiscal Year 2007-2008. Construction is anticipated to begin in December of 2008.

Community Wide Activities

Goal 4, Objective 4.3 of the CRA Plan requires the promotion of the development of a handbook with community events to be held in the CRA. Continue to hold/host special community activities and events in the downtown to draw visitors, tourists and community members to the CRA as an ongoing priority effort.

Objective results

In Fiscal Year 2007-2008 the CRA Board approved continued funding for special events to be held on a monthly basis. The First Friday events have been held successfully throughout the year and have grown in popularity. What started out with approximately 250 attendees in 2006-2007 has grown to almost 1,000 attendees this fiscal year. The CRA is partnering with the Flagler Beach Chamber of Commerce and Historical Museum to begin tracking types of attendees, overnight stays, and other data in an effort to apply for financial assistance from the Tourist Development Council for future events. These events continued through the end of the year and are slotted to continue through the next Fiscal Year.



FINANCIAL STATEMENT

City of Flagler Beach, Florida
Community Redevelopment Agency
Balance Sheet – September 30, 2008

Assets:

Cash	\$519,621.26
Due from other Funds	1,993.06
Due from the County	1,131.78
Due from the County TDC	17,646.73

Total Assets **\$540,392.83**

Liabilities:

Accounts Payable	\$1,046.87
Due To Other Funds	107.00
Accrued Payroll Liabilities	1,731.59

Total Liabilities **\$2,885.46**

Fund Balances:

Reserved, designated for: Community Redevelopment	\$537,507.37
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Total Liabilities and Fund Balances: **\$540,392.83**

City of Flagler Beach, Florida

Community Redevelopment Agency

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Fiscal Year Ended September 30, 2007

Revenues:

Taxes – Property	\$387,498.14
TDC Grant	17,646.73
Transfers from Other Funds	1,936.25
Interest Income	11,010.17
Other Income	<u>1,003.00</u>
Total Revenue	<u>\$419,094.29</u>

Expenditures:

Personnel Costs	\$67,599.19
Professional Services	48,589.81
Community Development	24,626.55
Operating Supplies	5,371.88
Travel & Training	2,723.74
Redevelopment Grant	16,000.00
Implementation of Goal 4	2,266.97
Landscaping Grant	718.83
Transfer to Other Funds	3,780.61
Parking Lots	9,469.55
SJWMD Match to Improvement Grant	64,646.50
Other Current Charges	<u>74.95</u>
Total Expenditures	<u>\$245,868.58</u>

Excess Revenue: \$173,225.71

Net Change in Reserved Fund Balance \$173,225.71

Fund Balance Beginning 10/01/07	<u>364,281.66</u>
Fund Balance Ending 9/30/08	<u>\$537,507.37</u>

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