



**Flagler Beach
Community
Redevelopment Agency
Annual Report
Fiscal Year 2005 - 2006**



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CITY OF FLAGLER BEACH

COMMUNITY REDEVELOPMENT BOARD

The City of Flagler Beach Commission serves as the Community Redevelopment Board. The members for Fiscal Year 2005-2006 are as follows:

Alice M. Baker, Mayor

Ron Vath, Chairman

John Feind, Vice-Chair

Joy McGrew, Commissioner

Linda Provencher, Commissioner

Jane Mealy, Commissioner

COMMUNITY REDEVELOPMENT COMMITTEE

A Downtown Redevelopment Committee was established as an advisory body to the CRA Board. This Committee has worked very hard over the years to recommend strategies and programs to the CRA Board. Their commitment and dedication to the CRA is what has made it a successful initiative for the City. The members of this Committee for the Fiscal Year 2005-2006 are as follows:

Dr. Larry Long, Committee Chair

Joseph Pozzuoli, Committee Vice-Chair

Angelo Cortese, Committee Member

Shannon Webster, Committee Member

Joan Foley, Committee Member

Frances Moore, Committee Member

JoAnne Ricardi, Committee Member

Robert Clark, Committee Member

COMMUNITY REDEVELOPMENT AGENCY STAFF

Caryn Miller, Director

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THE COMMUNITY REDEVELOPMENT AGENCY

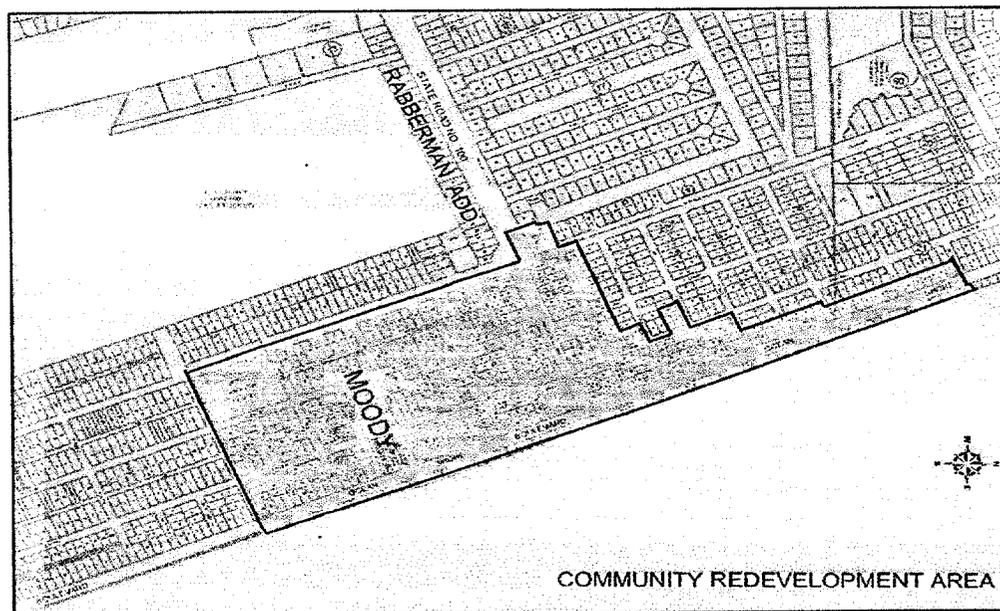
HISTORY OF THE COMMUNITY REDEVELOPMENT AREA

The City of Flagler Beach is the “Jewel” of the East Coast. It is home to over 5,411 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 chore downtown that needed revitalization and new investment to keep its current businesses and develop opportunities for new ones to open. As the chore downtown area, because downtown Flagler Beach is a unique and economically significant section of the City, and it deserves special effort for preservation, redevelopment, rehabilitation and enhancement.

A Redevelopment Plan was adopted and it has not been until recently that the first project in the area has come to fruition. 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 a large percentage 41% of the structures in the CRA is 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 the conversion construction is consistent with the goals for the CRA and the aesthetic goals of the CRA Agency.

Objective Results

In Fiscal Year 2005-2006 the CRA has actively been promoting its redevelopment Grant Program in an effort to address the residential rehabilitation efforts.

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 is considering expanding its Stormwater Master Plan to include a plan for the CRA in 2007.

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 this Fiscal Year and will continue through 2007.

Fire Protection

Fire protection should be improved through the installation of sufficiently sized water lines to meet commercial and residential fire flow requirements. In addition, sufficient fire hydrants and valves should be installed with all new water lines extensions. These improvements will have a positive impact on the current fire protection system and will provide an incentive for the location of new businesses.

Objective results

All fire hydrants have been installed and the lines are of adequate size.

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.

Veteran's 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 are due to be completed in 2007. Additional benches and streetscaping for Veterans Park are part of the Phase I of the undergrounding of utilities and began in Fiscal year 2005-2006 and will be completed in 2007. The necessary improvements to the Pier are not within the CRA boundaries therefore CRA monies cannot be expended. However, the City is looking into building a Lifeguard emergency tower for the pier and renovations/expansion of the boardwalk.

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 new bridge 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 begun 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 future improvement of the available parcels will provide additional parking for both users of the park and beach facilities and the downtown area. As the downtown continues to build out, additional municipal parking facilities will 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

The undergrounding and streetscape project began in Fiscal Year 2005-2006 and will be completed in 2007. This is Phase I of many phases to come. This phase concentrate on the areas between North 2nd Street and South 2nd Street from A1a to East of Flagler Avenue.

Furthermore, a Downtown Master Plan as well as Design Guidelines were adopted by the City this Fiscal Year

Commercial Facade Improvements

Commercial facades 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 facade improvements; or by applying for grant funds to assist local businesses with the facade renovations.

Objective results

The City allotted \$14,000 for the Redevelopment Grant Program and spent \$9,596.53 for both commercial and residential improvements.

REDEVELOPMENT GRANT PROJECTS TO DATE



ADDRESS	TYPE	AMOUNT
202 S. Central Avenue	Roof and Siding	\$2,000.00
205 S. 2 nd Street	Roof and Gutters	\$1,056.00
500 N A1A	Stage and Fencing	\$ 500.00
309 Moody	Signage	\$ 422.00
200 S Oceanshore Blvd	Decorative Shielding	\$ 562.30
316 S. Oceanshore Blvd	Windows, Painting, Sheet Rock	\$2,000.00
208 S 6 th . Street	Painting, Restoration, Landscaping, Awnings	\$2,000.00
101 N Daytona Avenue	Windows	\$1056.23
TOTALS	FY 2005-2006	\$9,596.53

In addition, the City implemented the Adopt A Pot program in an effort to beautify the businesses downtown.

"ADOPT A POT" GRANT LOCATIONS TO DATE



LOCATION	# OF POTS
**Flagler Beach Museum	2
**City Hall	4
**Travolacci Realty (Corner A1A and S. 2 nd Street)	3
**Beach Babies (Corner S. 2 nd Street and Central Ave.)	2
**Pegasus By the Sea, S Central Ave 2 urns	Plants in urns
**Bellevue Florist & Gifts Planter on West Side	Plants in Planter
**Beach Bazaar, Planter up front	Plant in Planter
Coquina Bank on N 2 nd Street	2

** Provided by the CRA and Redevelopment Committee. Maintained by The Flagler Beach Women's Club

COMMUNITY REDEVELOPMENT AREA ACTIVITIES

Projects in Design, Permitting and Construction

In August of 2006, the City started its utility undergrounding project. This project is made possible with the assistance of a CDBG Grant from the Department of Community Affairs in the amount of \$700,000. The rest of the project is being financed through TIF monies set aside for specifically this endeavor. Overhead utilities from North 2nd Street to South 2nd Street and from Flagler Avenue to the A1A line will be brought underground. So far, our contractor has laid out the conduit necessary to do the job and begun some of the streetscaping by Memorial Park and the Farmer's Market property. The project should be completed sometime in May or June of 2007. This is the first major project in the CRA and the first phase of more to come in the future as we attempt to revitalize our downtown corridors.



Before



After



FINANCIAL STATEMENT

City of Flagler Beach, Florida
Community Redevelopment Agency
Balance Sheet – September 30, 2006

Assets:	
Cash	\$36,920.27
Due from the State	322,881.00
Due from Other Funds	341.40
Total Assets	<u>\$360,142.67</u>

Liabilities:	
Accounts Payable	\$6,783.69
Total Liabilities	<u>\$6,783.69</u>

Fund Balances:

Unreserved, designated for:

Community Development \$353,358.98

Total Liabilities and Fund Balances: \$360,142.67

City of Flagler Beach, Florida Community Redevelopment Agency

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Fiscal Year Ended September 30, 2006

Revenues:	
Taxes – Property	\$193,182.91
CDBG State Grant	\$368,507.15
Interest Income	\$8,987.63
Total Revenue	<u>\$570,677.69</u>
Expenditures:	
Personnel Costs	\$25,893.99
Professional Services	\$15,209.41
Community Development	\$351,107.91
Operating Supplies	\$6,463.29
Travel & Training	\$5,079.76
Total Expenditures	<u>\$403,754.36</u>
Excess Revenue:	
Over (under) Expenditures	\$166,923.33
Net Change in Fund Balance	\$166,923.33
Fund Balance Beginning	\$186,435.65
Designated Fund Balance Ending	<u>\$353,358.98</u>