

**City of Flagler Beach
Community Redevelopment Agency
Annual Report
Fiscal Year 2008-2009**

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COMMUNITY REDEVELOPMENT BOARD

The City of Flagler Beach Commission serves as the Community Redevelopment Board. The members for Fiscal Year 2008-2009 are as follows:

Alice M. Baker, Mayor

Jane Mealy, Chair

John Feind, Vice-Chair

Joy McGrew, Commissioner

Ron Vath, Commissioner

Linda Provencher, Commissioner

COMMUNITY REDEVELOPMENT AGENCY STAFF

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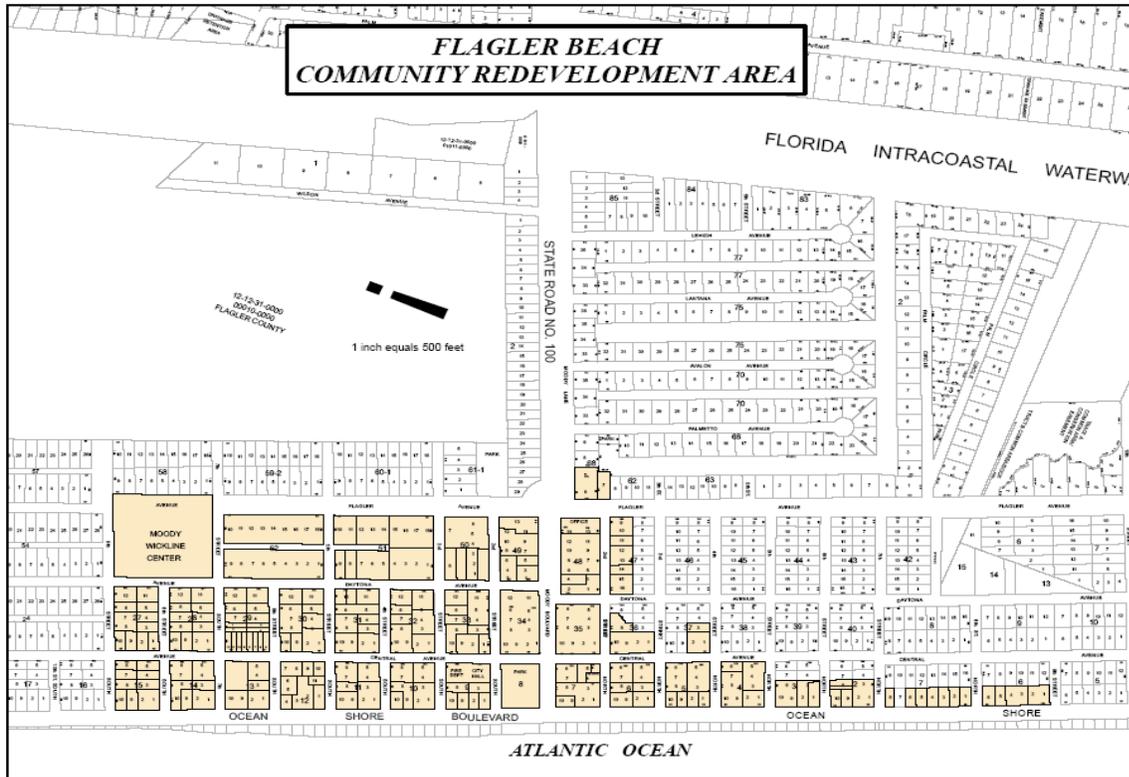
HISTORY OF THE COMMUNITY REDEVELOPMENT AREA

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.



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 award 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. Construction of this \$1.2 million dollar project began in July of 2009 and will continue to the new Fiscal Year. Completion target date is March 2010.

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 2008-2009. 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

Both Veterans Park and Moody-Wickline Park improvements were completed in the past fiscal year. Park usage is up with the addition of such programs as Movies in the Park and others put on by the Recreation Department. 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. Improvements to existing parking spaces as well as identifying new possibilities continued in Fiscal Year 2008-2009

More parking was established adjacent to City Hall by leasing the property. The lease of the property is 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 the downtown area. As the downtown continues to build out, additional municipal parking facilities may need to be secured.

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 2008-2009, the CRA has actively been promoting its Redevelopment Grant Program and the Landscaping Grant Program in an effort to address the residential rehabilitation efforts.

Code Enforcement efforts are pro-active 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.

The Downtown Master Plan and Design Guidelines also address the residential component of the CRA and a Large Scale Comprehensive Plan Amendment was completed to include that Residential Overlay District in the Comprehensive Plan. This will guide future development in the residential corridor.

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 of utilities from South 2nd Street to South 5th Street between A1A and Flagler Avenue began in Fiscal Year 2008-2009. The project is due to be completed in the Summer of 2010. In addition, some improvements to sidewalks and parking will take place during the Stormwater Improvement Phase.

The City was able to receive ARRA funding for the Phase of hardscaping in the same area of the undergrounding of utilities. Funding is not expected to be released until Fiscal Year 2009-2010 but Engineering and design took place this year. Total ARRA funding allotted was \$1 million.

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 2008-2009. 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



209 South 3rd Street	Building renovation	2,000.00
Corner of S. 2nd and Flagler Avenue	Entire Block renovation	2,000.00
408 S A1A	Citgo Station renovation	2,000.00
112 South 5th Street	Demolition of structure	2,000.00
800 South Central Ave	Garage door replacement	575.00
220 South 3rd Street	Outdoor renovation, new windows doors	2,000.00
308 South 3rd Street	Stucco, siding, grading/windows fencing	2,000.00
217 South Flagler Avenue	Awning, signage	800.00
209 South 3rd Street	Building renovation	2,000.00
Corner of S. 2nd and Flagler Avenue	Entire Block renovation	2,000.00
Total Approved Grants		\$13,375.00

INTRODUCTION OF THE LARGE REDEVELOPMENT INCENTIVE GRANT PROGRAM

The CRA set aside \$20,000 for larger redevelopment efforts. This program will assist projects that are above \$75,000 investment and match is 50% up to a total of \$10,000. The grant was successful as two properties took advantage of the Program investing more than \$400,000 on their own.

Beautification Awards

Many great transformations have taken place in our downtown in the past year and the CRA Board issued Beautification Awards to those who truly deserved recognition for their work and partnership to make Flagler Beach's vision a reality.

The properties that received recognition are as follows: Finns Restaurant, A1A Burrito, Flagler Fish Company, Giuseppe's, Tee Times USA, and The Dollar General Plaza.

BEFORE



AFTER



BEFORE



AFTER



COMMUNITY REDEVELOPMENT AREA ACTIVITIES

Projects in Design, Permitting and Construction

Phase II B, Phase IIC of Downtown Streetscaping.

The CRA applied and received a \$1 million Stimulus allotment to provide funding for the hardscaping construction in the core business district of the CRA. Plans were submitted and the City was LAP Certified to do the project in FISCAL YEAR 2008-2009. However, actual release of funding and groundbreaking will not take place until FISCAL YEAR 2009-2010. In addition, the CRA applied for and was awarded a grant from the FDOT in the amount of \$2 million to fund the streetscape and hardscaping improvements to the rest of the CRA in accordance with the Downtown Master Plan and Design Guidelines. The City was placed on the ranking list and may actually receive funding during FISCAL YEAR 2009-2010.

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 2008-2009 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 has partnered with the Flagler Beach Chamber of Commerce and Historical Museum to track 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. Two additional new events were supported this year as well.



FINANCIAL STATEMENT

City of Flagler Beach, Florida
Community Redevelopment Agency
Balance Sheet – September 30, 2009

Assets:

Cash (Operating)	\$	233,715.43	
Cash (Loan Proceeds)		847,616.79	
Due from other Funds		2,176.75	
Due from the County		1,131.78	
Total Assets			\$ 1,084,640.75

Liabilities:

Accounts Payable	\$	(30,141.84)	
Due to Other Funds		(831.83)	
Accrued Payroll Liabilities		(1,978.44)	
Total Liabilities			32,952.11

Fund Balances:

Reserved, designated for: Community Redevelopment			<u>1,051,688.64</u>
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Total Liabilities and Fund Balances: **\$ 1,084,640.75**

***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, 2009

Revenues:

Loan Proceeds	\$	1,100,000.00	
Taxes – Property		312,767.15	
Transfers from Other Funds		1,184.79	
Interest Income		1,775.59	
Other Income		958.90	
Total Revenue			<u>\$ 1,416,686.43</u>

Expenditures:

Personnel Costs	\$	67,049.61	
Professional Services		11,635.03	
Community Development		12,282.28	
Operational Costs		5,003.48	
Travel & Training		3,428.51	
Redevelopment Grant		16,310.90	
Implementation of Goal 4		2,174.34	
Promotional Activities		9,706.57	
Transfer to Other Funds		4,555.44	
Total Expenditures	\$	132,146.16	

Capital Outlay:

SJWMD Improvement Grant (Match)		91,882.15	
CRA Capital Improvements		657,505.97	
Debt Service (Interest)		20,970.88	
Total Capital Outlay	\$	770,359.00	
Total Expenditures			<u>902,505.16</u>

Excess Expenditures over Revenues \$ **514,181.27**

Net Change in Reserved Fund Balance

Fund Balance Beginning 10/01/08 537,507.37

Fund Balance Ending 9/30/09 **\$ 1,051,688.64**

***NOTE: These are Unaudited schedules.