



**Flagler Beach  
Community Redevelopment Agency  
Annual Report  
Fiscal Year 2006-2007**



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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 2006-2007 are as follows:

**Alice M. Baker, Mayor**

**Ron Vath, Chairman**

**Jane Mealy, Vice-Chair**

**Joy McGrew, Commissioner**

**Linda Provencher, Commissioner**

**John Feind, Commissioner**

### **ADVISORY BOARDS**

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. Upon completion of the Downtown Master Plan and Design Guidelines for the CRA, this Committee and two other City Advisory Boards were sunset in August of 2007. The City Commission has taken the next step forward for the CRA and the City as a whole by establishing the Economic Development Task Force instead. This Task Force is charged with developing initiatives to encourage business growth and retention city-wide. The CRA Board and CRA Director thank all the Redevelopment Committee members past and present for all their hard work and dedication. The members of the Redevelopment Committee for the Fiscal Year 2006-2007 were as follows:

**Dr. Larry Long, Committee Chair**

**Joseph Pozzuoli, Committee Vice-Chair**

**Angelo Cortese, Committee Member**

**Shannon Webster, Committee Member**

**Pamela Ferguson, Committee Member**

**Diane Cline, Committee Member**

**JoAnne Ricardi, Committee Member**

**Linda M. Roy, Committee Member**

## **COMMUNITY REDEVELOPMENT AGENCY STAFF**

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## THE COMMUNITY REDEVELOPMENT AGENCY

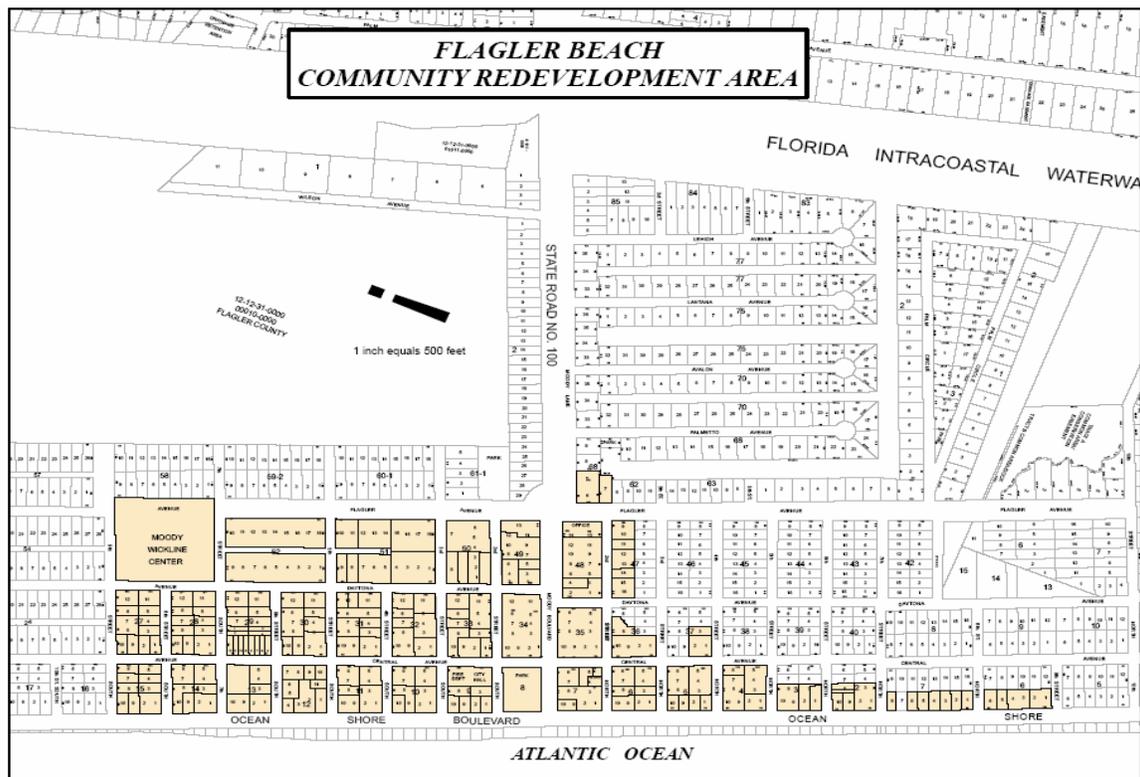
### HISTORY OF THE COMMUNITY REDEVELOPMENT AREA

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 core downtown that needed revitalization and new investment to keep its current businesses and develop opportunities for new ones to open. As the core downtown area, 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 2006-2007 the CRA has actively been promoting its Redevelopment Grant Program in an effort to address the residential rehabilitation efforts. In addition, the CRA implemented an additional grant opportunity for homeowners by the creation of the Landscaping Grant to begin effective October 1, 2007 with results expected for the 2007-2008 Fiscal Year.

Code Enforcement efforts were changed to a pro-active approach with many properties becoming compliant, thus improving the aesthetical outlook in the CRA.

City staff has been reviewing 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 Federal monies have been applied for with the awards expected in the following Fiscal Year. Construction is expected to begin in the summer of 2008.

#### **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 2006-2007. This will be an ongoing effort through the next few years until completed.

#### **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. Save 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 2008. 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. However, the City is looking into building a Lifeguard emergency tower for the pier and renovations/expansion of the boardwalk. A grant in the amount of \$100,000 was awarded to the City for the Lifeguard Emergency Tower with construction planned for Fiscal Year 2007-2008.

### **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 5<sup>th</sup> Street property and construction is due to finish in 2008. Furthermore, many additional parking spaces were identified by City Staff and parking improvements commenced in June of 2007 and provided additional parking on Flagler Avenue South. More parking was established adjacent to City Hall by leasing the property adjacent to it. Funding for the lease of the property was provided by the General Fund and not the Trust Fund. Future improvement of other 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 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**

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

Plans for the commencement of Phase II of the streetscaping have been approved by the Board to be completed in conjunction with the Stormwater improvement construction's first phase. Construction is expected to begin in July of 2008.

## 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 increased the for the Redevelopment Grant Program allotment to \$20,000 and spent \$18,578 of that amount for both commercial and residential improvements. Some grants committed the previous year and not yet completed were carried over and reimbursed in this Fiscal Year totaling \$21,864.23 in expenditures.

## REDEVELOPMENT GRANT PROJECTS TO DATE



208 S 6 <sup>th</sup> . Street	Parking Lot/ landscaping/drainage	\$2,000.00
208 South Central Avenue	Porch addition	\$2,000.00
808 South Central Avenue	Decorative driveway	\$700.00
101 North Daytona Avenue	Siding	\$1,463.50
608 South Central Avenue	Painting	\$1,750.00
610 South Central Avenue	Painting	\$1,750.00
108 South 3 <sup>rd</sup> Street	Demolition	\$2,000.00
500 N A1A	Electrical upgrades	\$2,000.00
509 S. Central Avenue	Landscaping and fencing	\$2,000.00
505 S. Central Avenue	Landscaping and fencing	\$2,000.00
220 South 7 <sup>th</sup> Street	Doors and painting	\$914.50
<b>TOTALS</b>	<b>FY 2006-2007</b>	<b>18,578.00</b>



208 S. 6<sup>th</sup> Street Before



208 S. 6<sup>th</sup> Street After



## COMMUNITY REDEVELOPMENT AREA ACTIVITIES

### Projects in Design, Permitting and Construction

In August of 2006, the City started its utility undergrounding project. This project was 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 was 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 were brought underground. Streetscaping by Memorial Park and the Farmer's Market property was also completed. The project was completed in August of 2007. This was 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. Subsequent phases were set in motion this Fiscal Year and construction is expected to begin in the summer of 2008.

**Before**



**After**



## 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 2006-2007 the CRA Board approved funding for special events to be held on a monthly basis. The effort began in May with the Music in the Park Concert Series held in conjunction with the Village Merchants' First Fridays event. These events continued through the end of the year and are slotted to continue through the next Fiscal Year.

The events began small drawing approximately 200 visitors and grew over time to more than 700 attendees. Community as well as business participation in these events such as the Grill Off, Country Night and Oldies at the Beach was outstanding!



**FINANCIAL STATEMENT**  
City of Flagler Beach, Florida  
Community Redevelopment Agency  
Balance Sheet – September 30, 2007

**Assets:**

Cash	\$296,027
Due from the County	79,938
<b>Total Assets</b>	<b><u>\$375,965</u></b>

**Liabilities:**

Accounts Payable	\$5,067
Due To Other Funds	5,471
Accrued Payroll Liabilities	1,145
<b>Total Liabilities</b>	<b><u>\$11,683</u></b>

**Fund Balances:**

Reserved, designated for:

Community Development	364,282
<b>Total Liabilities and Fund Balances:</b>	<b><u>\$375,965</u></b>

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	\$548,121
CDBG State Grant	291,443
Donations	175
Special Events	2,180
Interest Income	9,253
<b>Total Revenue</b>	<b><u>\$851,172</u></b>

**Expenditures:**

Personnel Costs	\$57,190
Professional Services	21,336
Legal Costs	2,140
Appraisal Costs	1,350
Audit Costs	2,228
Street Lighting	2,160
Community Development	468,906
Operating Supplies	4,534
Travel	2,404
Training	805
Equipment	732
Redevelopment Grant	21,864
Small Business Beautification	6,774
Administrative Support Charges	12,401
Other Current Charges	2,207
<b>Total Expenditures</b>	<b><u>\$607,031</u></b>

**Excess Revenue:**

Over (under) Expenditures	244,141
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**Net Change in Reserved Fund Balance** 244,141

Fund Balance Beginning (Restated *)	<u>120,141</u>
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Fund Balance Ending **\$364,282\*\***

\*The Flagler Beach Community Redevelopment Agency Annual Report Fiscal Year 2005-2006 reported unaudited financial information. The difference between the reported unaudited and audited ending fund balance at 9/30/2006 is as follows:

Fund Balance as Reported	
In 2005-2006 Report (Unaudited)	353,359
Auditor adjustments	
(Unreported Expenditures)	<u>(233,218)</u>
Audited Fund Balance at 9/30/2006	\$ 120,141

\*\* These are non audited figures