

**Jacksonville Beach  
Community Redevelopment Agency**



**ANNUAL REPORT  
October 1, 2020 – September 30, 2021**

# Jacksonville Beach Community Redevelopment Agency Annual Report

October 1, 2020 – September 30, 2021

## **Agency Members**

Art Graham, Chairman

Frances Povloski, Vice Chair

Gary Pateau

Jeffrey Jones

David McGraw

## **Staff**

Heather Ireland  
Administrator

Taylor Mobbs  
CRA Coordinator

## **Mayor and City Council**

Chris Hoffman, Mayor

Councilman Chet Stokes

Councilman Dan Jansen

Councilwoman Georgette Dumont

Councilman Cory Nichols

Councilwoman Sandy Golding

## **Staff**

Mike Staffopoulos, City Manager

# Jacksonville Beach Community Redevelopment Agency Annual Report

October 1, 2020 – September 30, 2021

## PURPOSE OF THE REPORT

This annual report is prepared pursuant to the provisions of Florida Statutes, Chapter 163.356(3)(c) and Chapter 163.387(8).

## ACCOMPLISHMENTS

### *Downtown*

Activities of the Jacksonville Beach Community Redevelopment Agency (CRA) in the City's Downtown Redevelopment District during this fiscal year continued to focus on the implementation of the adopted Downtown Vision and its associated Infrastructure Improvement Program. The CRA authorized and funded the following project during the FY20/21 fiscal year, utilizing Downtown Redevelopment District Tax Increment Trust Funds:

- Appropriated \$18,250.00 to fund the design of the urban trail's connectivity corridors in the Downtown Redevelopment District (Resolution No. 2021-09)
- Appropriated \$608,289.00 to fund the replacement of six beach dune walkovers in the downtown district (Resolution No. 2021-12). The CRA will continue working on this project until all 28 walkovers located in the downtown district are replaced.
- Per Resolution 2021-06, the agency agreed to modify the existing bicycle lane to extend the length of the downtown district.

*Dix.Hite + Partners* consultants, selected during FY 15/16 to prepare a "Downtown Vision Plan-Implementation and Management Plan," continued work in FY20/21 on the initial design and construction document production for a new Pier Entryway Area Plan for the public Atlantic Ocean fishing pier located at 4<sup>th</sup> Avenue North. The construction/redesign of the parking lot will begin once the pier construction is completed in Spring 2022. In FY20/21 staff worked with *Dix.Hite + Partners* to finalize bicycle rack selections, both decorative and plain, and all of the hardscapes; trash cans, bollards, and seating. These selections were finalized by the board on June 28, 2021.

## ***South Beach***

The major actions in FY 20/21 of the Community Redevelopment Agency (CRA) in South Beach related to infrastructure work and facilities maintenance. The CRA authorized and funded the following projects during the 20/21 fiscal year, utilizing South Beach District Tax Increment Trust Funds:

- Appropriated \$4,106.95 for two portable soccer goals for the South Beach Park (Resolution No. 2020-05)
- Appropriated \$60,753.00 to fund the purchase and installation of shade shelters for the splash pads located in South Beach Park (Resolution No. 2021-04)
- Appropriated \$131,460.00 to fund the replacement of the basketball court, construction of two pickleball courts, fencing, landscaping, and concrete pathway at South Beach Park (Resolution No. 2021-05)
- Appropriated \$1,149,410.00 plus a twenty (20%) percent contingency of \$229,882.00, for a total of \$1,379,292.00 to fund the design and construction of a new Sunshine Park Playground located within in South Beach Park (Resolution 2021-07)
- Appropriated \$33,250.00 to fund the design of the urban trail's connectivity corridors and the sidewalk entrance to South Beach Park (Resolution No. 2021-08)
- Appropriated \$67,436.00 to fund the replacement of the reflective delineators on South Beach Parkway with a reinforced concrete median barrier (Resolution No. 2021-11)
- Appropriated a total of \$5,254,066.00 to fund the construction of the Ocean Terrace Drainage Improvements with Callaway Contracting Inc. as the general contractor and Hanson Professional Services performing construction administration for the project (Resolution No. 2021-13)
- The agency signed Resolution No. 2021-14, giving staff the direction to move forward with a Southend Plan Amendment. It is not anticipated that this amendment will be completed in the FY20/21 budget.

## COMMUNITY REDEVELOPMENT AGENCY STAFFING

Since 1993, the Jacksonville Beach Community Redevelopment Agency has operated under the supervision of the City's Director of Planning and Development, who also serves as the part-time CRA Administrator. Various City departments provided ancillary services to the Agency through internal service accounts, e.g., city administrator, finance, personnel services, purchasing, and information systems. In addition, the Jacksonville Beach Public Works Department has provided supervision and inspection services on capital improvement projects at no cost to the Agency since its inception in the late 1970's. Over time, the CRA workload has expanded to where the City can no longer provide low or no cost assistance. Therefore, in August 2014, as part of the review and approval of the Agency's 2014-2015 annual budget by the City Council, a new staffing plan was authorized.

- CRA funding to pay one-hundred (100%) percent of the CRA Coordinator's salary and benefits for the agency.
- CRA funding to pay twenty-five (25%) percent of the Planning Director/CRA Administrator salary and benefits.
- CRA funding to pay twenty-five (25%) percent of the City Engineer's salary and benefits for work performed on Community Redevelopment.
- Redevelopment Project Engineer's position within the City's Public Works Department – Water and Sewer Administration Division to work seventy-five (75%) percent of the time on Downtown and South Beach capital improvement projects.
- Provide sufficient Downtown and South Beach Tax Increment District funds in the annual operating expense budgets as needed to fund costs directly related to the above City staff persons work on the two Community Redevelopment Programs.

The CRA worked to create a job description and posting for the position of CRA coordinator, which was filled in April 2021. The intent of this position is to assist them and the Administrator in the implementation of various Downtown and Southend Plan initiatives, and to oversee the overall status of CRA funded improvements and projects in both districts.

## TAX INCREMENT DISTRICT STATUS

Both of the Jacksonville Beach Community Redevelopment Districts are designated as Tax Increment Districts. The Agency manages the tax increment trust funds that were set up pursuant to Chapter 163, Part III, Section 163.387, Florida Statutes.

The Downtown Redevelopment Tax Increment District was created following the adoption of a redevelopment plan first adopted on January 19, 1987, which was last amended on September 8, 2015. The South Beach TIF District was approved under a redevelopment plan adopted on June 15, 1987, and last amended on March 20, 2017. Under Chapter 163.387(2)(a), Florida Statutes, a redevelopment tax increment trust fund remains in place for a period not to exceed 60 years. The ending date of the TIF District is determined to be 30 years from the date that a community redevelopment plan was modified or amended, provided that the expiration date is not more than 60 years from the date of adoption of the original community redevelopment plan.

For the Downtown Community Redevelopment Area, the District's restricted fund balance at the close of the fiscal year was \$22,295,661, which represents unspent tax increment revenues appropriated to specific ongoing or future redevelopment projects. Fund balance increased in the current year by \$4,357,844. Tax increment financing revenues received by the District in the current year increased as a result of increased property values within the District. Redevelopment Area, the fund balance increased in the current year by \$1,812,004. Tax increment financing revenues received by the District in the current year increased as a result of increased property values within the District.

## **FINANCIAL INFORMATION**

The tax increment trust monies for both the Downtown and South Beach Community Redevelopment Districts are primarily committed for capital projects for the betterment of the Districts. The information on the following two pages was taken from the current Jacksonville Beach *Comprehensive Annual Financial Report* (CAFR).

Please reference the 2021 Financial Statements and Independent Auditor's Report for further information.

## Appendix

Additional information has been provided pursuant recent changes in Florida Statutes relative to CRA reporting and is included as an Appendix A to this report.



Appendix A:

## Community Redevelopment Agency Annual Report

### Jacksonville Beach Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID 553

Registered Agent	Mrs. Taylor Mobbs
Mailing Address	11 North Third Street Jacksonville Beach, FL 32250
Office Address	
Telephone	(904) 247-6231
Fax	(904) 247-6107
Email	tmobbs@jaxbchfl.net
Website	www.jacksonvillebeach.org
County(ies)	Duval
Local Governing Authority	City Jacksonville Beach
Date Created / Established	Monday, March 20, 1978
Creation Documents	City Ordinance 6950
Board Selection	Local Governing Authority Appoints
Authority to Issue Bonds	No
Revenue	Tax Increment Financing
Most Recent Update	Wednesday, February 9, 2022

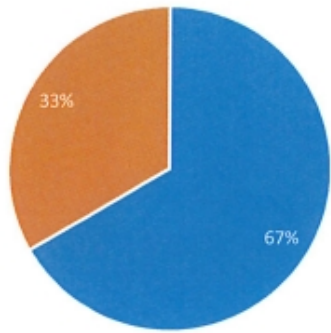
Total number of Activities started	14
Total number of Activities completed	8
Current Year Taxable Value in CRA	\$657,585,310.00
Base Year Taxable Value in CRA	\$42,271,886.00
Current Year Tax Increment Value	\$615,313,424.00
Total amount expended for low and middle income affordable housing	\$ -

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA RESOLUTION/PLAN
6 Dune Walkovers	Res. No. 2021-12
Bicycle Lane Extension	Res. No. 2021-06
Shade Shelters	Res. No. 2021-04
Basketball Court	Res. No. 2021-05
Pickleball Courts	Res. No. 2021-05
Fencing and Landscaping	Res. No. 2021-05
Concrete Pathway	Res. No. 2021-05
Soccer Goals	Res. No. 2020-05
Community Engagement	7
Infrastructure	1
Economic Development	0
Community Engagement	

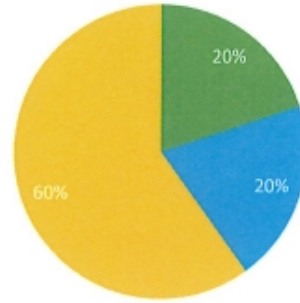
## Community Redevelopment Agency Annual Report

COMPLETED (C) ACTIVITIES BY COUNT



■ Community Engagement ■ Infrastructure

STARTED (S) ACTIVITIES BY COUNT



■ Community Engagement ■ Economic Development  
■ Infrastructure

ACTIVITIES SUMMARY (\$)

