



ANNUAL REPORT

October 1, 2021 - September 30, 2022



Jacksonville Beach Community Redevelopment Agency

Agency Members

Art Graham, Chairman

Frances Povloski, Vice Chair

Gary Paetau

Jeffrey Jones

David McGraw

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

Heather Ireland, Administrator

Taylor Mobbs, CRA Coordinator

Message from the CRA Coordinator

The Jacksonville Beach Community Redevelopment Agency is pleased to present its FY22 Annual Report. The CRA continued its momentum from previous years to set ourselves up to make headway in our strides to improve the two redevelopment districts. We are dedicated to revitalizing and redevelopment our two districts into thriving areas of our community.

We are excited to see new businesses moving into our district, bringing new goods and services and even new artwork that will enhance the uniqueness of our downtown district. The CRA hopes to continue the collective efforts of our residents, businesses, and public and private partners in the coming fiscal year. Working collaboratively, we can achieve the vision of a revitalized, active Downtown.

I am pleased to provide you with this report so our community partners can learn more about the outstanding progress being made by the CRA. I am both humbled and honored to work alongside the dedicated board members who serve the public tirelessly. Together we will continue to work towards positively transforming the community.

Taylor Mobbs



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).

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 August 22, 2022. The South Beach TIF District was approved under a redevelopment plan adopted on June 15, 1987, and last amended on July 25, 2022. 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 \$37,204,745, which represents unspent tax increment revenues appropriated to specific ongoing or future redevelopment projects. Fund balance increased in the current year by \$1,654,227. Substantially all of this increase is attributable to tax increment revenues in excess of expenditures due to the timing of the Community Redevelopment Agency (CRA) Projects. \$2,331,027 in Southend Redevelopment District tax increment revenues was returned to the taxing authorities as part of the year-end fund balance appropriation.

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 2022 Financial Statements and Independent Auditor's Report for further information.

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 FY21/22 fiscal year, utilizing Downtown Redevelopment District Tax Increment Trust Funds:

- 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.
- Appropriated \$76,048.00 for the purchase of bicycle racks in the Downtown District as part of the Downtown Site Furnishings Plan (Resolution No. 2022-07)



Accomplishments - Downtown Continued

- Appropriated \$200,000.00 for the replacement and repair of the Beach Outfalls.
- Appropriated \$706,513.00 for the design of Infrastructure project 3.
- Appropriated \$4,136,500.00 for the construction of infrastructure project 3.
- Adopted a new Community Redevelopment Agency Logo that differentiates the agency from the City Council Logo (Resolution 2022-04)
- Created a new Public Art Advisory Committee to aid in the implementation of the Downtown Public Art Master Plan, and selected four primary art installation locations for the PAAC to focus on in the next fiscal year (Resolution No. 2022-01)
- Appropriated \$186,000.00 for the Renovations to the Seawalk Pavilion (Resolution No. 2021-16)
- Conducted a market analysis with GAI Consultants on the parking lot adjacent to Latham Plaza to better understand the needs of a potential public/private development on the site.
- During the budget process, approved a line item for paver cleaning in the downtown in the amount of \$200,000.00
- During the budget process, continued to approve the downtown policing innovation program, CAPE, in the amount of \$1,203,764.00
- Repaired the holiday banners along the light poles.
- Utilized budgeted line item for 'Repairs and Maintenance' to repaint the Seawalk Pavilion and surrounding bollards, and light poles, in the amount of \$66,000.00

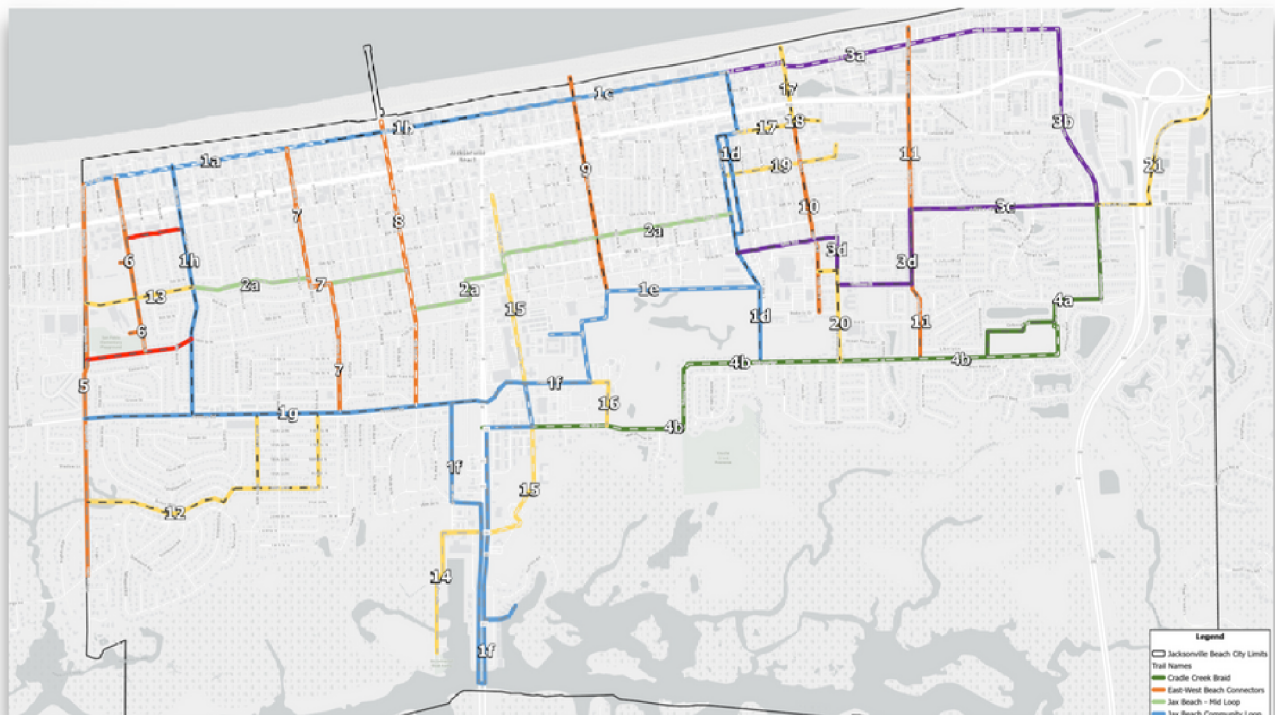


Accomplishments - Downtown continued

- Appropriated \$18,250.00 to fund the design of the Urban Trails connectivity corridors in the Downtown Redevelopment District (Resolution No. 2021-09)

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 4th Avenue North. The construction/redesign of the parking lot will begin once the pier construction is completed in Spring 2022. In FY21/22 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. In FY 21/22 Staff put the project as a whole out for bid and received zero bidders. Staff discussed this internally, and with the agency, and determined it would be better suited to piggyback another local contract and bid each individual component of the project out.

Other accomplishments of the agency are the approval of a downtown landscape maintenance plan, to better allocated future budgeted money for the maintenance of appropriate projects in the district, and continued maintenance of the downtown district, inclusive of the overall repair of the irrigation system in the downtown planter beds.



Accomplishments – South Beach

The major actions in FY 21/22 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 21/22 fiscal year, utilizing South Beach District Tax Increment Trust Funds:

- Appropriated a total combined amount of \$1,131,460.00 for the Ocean Terrace Drainage improvement project
- Approved \$158,000.00 for the Connectivity Corridors project in the Southend
- Appropriated a total of \$105,000.00 for general maintenance of South Beach Park as part of the FY 21/22 budget process
- Received \$354,529.00 for the sale of a residential lot in the Southend, as part of a larger sale of 6 total lots, all deed restricted for the use of single-family homes.
- 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)
- In addition to regular maintenance, the agency also spent \$1,100.00 on sod repairs and \$3,300 on pickleball court maintenance.



Accomplishments - South Beach Continued

- Appropriated \$33,250.00 to fund the design of the Urban Trails connectivity corridors and the sidewalk entrance to South Beach Park (Resolution No. 2021-08)
- The agency signed Resolution No. 2021-14 in the FY 20/21 year, giving staff the direction to move forward with a Southend Plan Amendment. Staff completed this amendment in FY 21/22
- Appropriated an additional \$547,708.00 for the final portion of the completion of the Sunshine Playground at South Beach Park.
- Grand Opening of the Playground held April 2022
- Painted the new shade shelters in the playground area in the amount of \$4,411.34
- Additional concrete pad for new water tower area in the playground, stainless steel anchor bolts for safety, and remodel to the adjacent pavilion in the amount of \$16,890.00

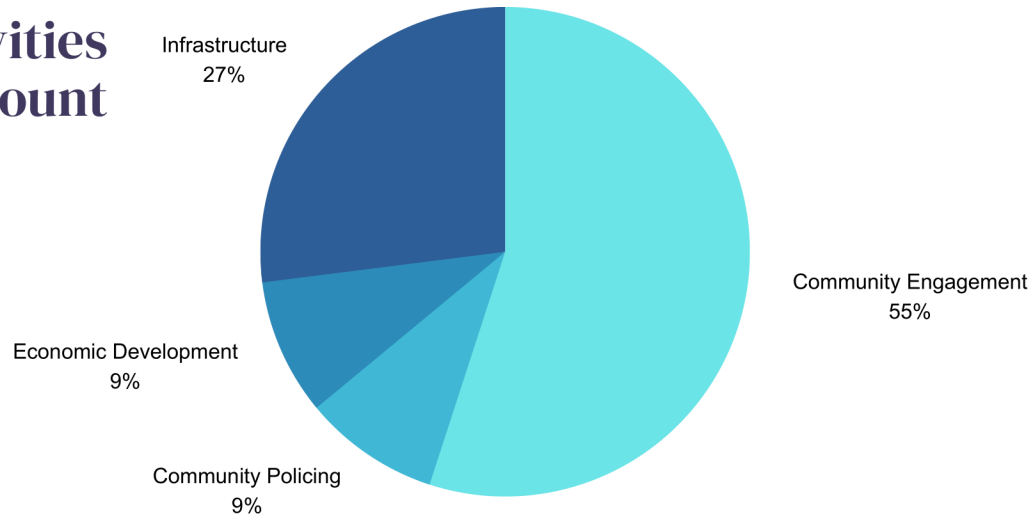
In addition to these projects, the agency approved staff to continue working towards a passive park on undeveloped lots in the district that would tie into the overall Urban Trails Master Plan. The agency also plans to keep up to date with the required maintenance of the new playground, and pickleball facilities to better budget in the next fiscal year.



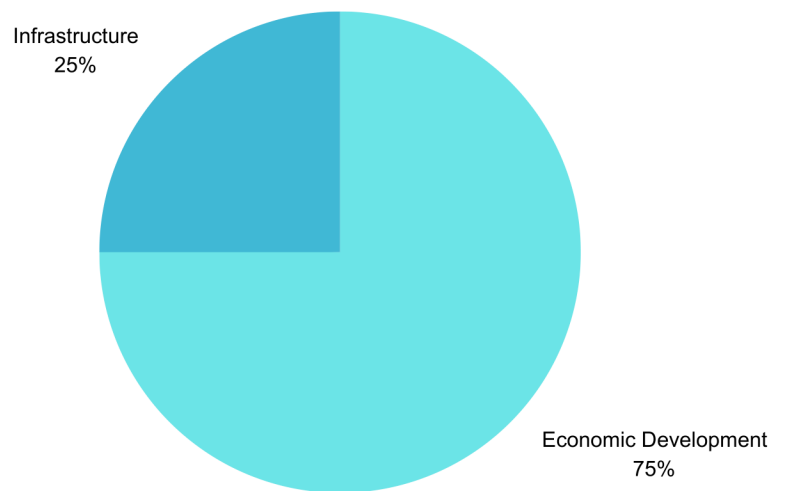
Florida Department of Economic Opportunity Special District Accountability Program ID		553
Registered Agent	Mrs. Taylor Mobbs	
Mailing Address	11 North Third Street Jacksonville Beach, FL 32250	
Office Address		
Telephone	(904) 247-6231	
Fax	(904) 247-6107	
Email	tmobbs@jaxbchfl.net	
Website	www.jacksonvillebeach.org	
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	Monday, March 20, 2023	
Total number of Activities started	4	
Total number of Activities completed	11	
Current Year Taxable Value in CRA	\$689,023,458.00	
Actual expended increment revenue	\$-	
Base Year Taxable Value in CRA	\$42,271,886.00	
Current Year Tax Increment Value	\$646,751,572.00	
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 PLAN PAGE
Community Engagement	72
Infrastructure	47
Infrastructure	46
Infrastructure	50
Infrastructure	50
Community Engagement	72
Community Engagement	70
Infrastructure	69
Economic Development	79
Community Policing	58
Economic Development	38
Infrastructure	83
Community Engagement	70

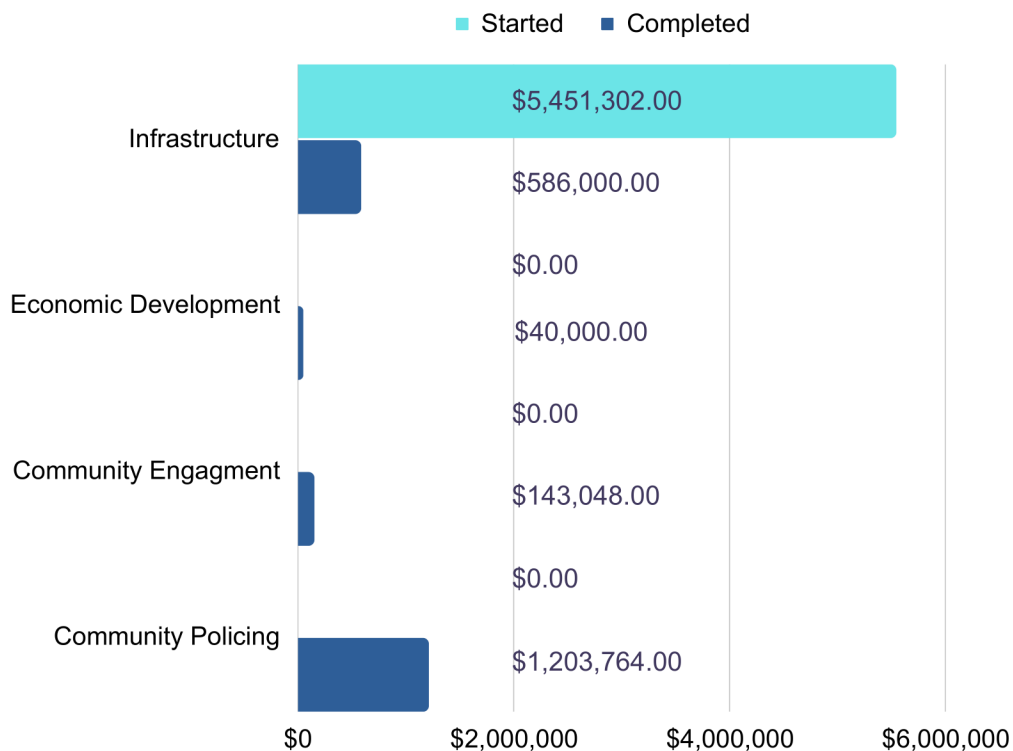
Completed Activities By Count



Started Activities By Count



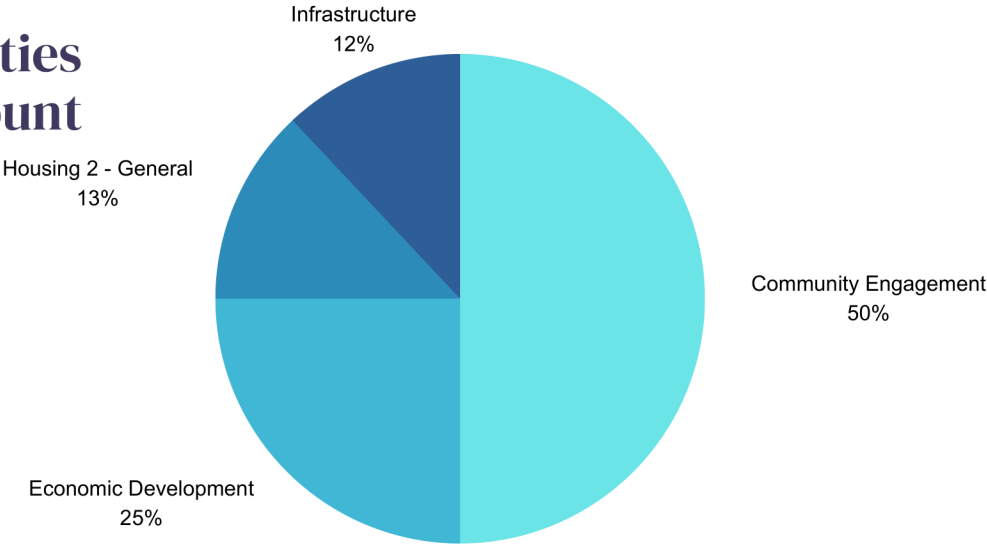
Activities Summary



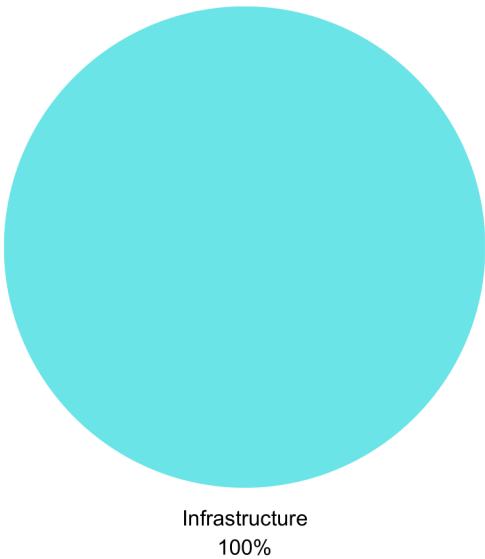
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County(ies)	Duval	
Local Governing Authority	City Jacksonville Beach	
Date Created / Established	Monday, March 20, 1978	
Creation Documents	City Ordinance 6950	
Board Selection	Local Governing Authority Appoints	
Authority to Issue Bonds	No	
Revenue	Tax Increment Financing	
Most Recent Update	Monday, March 20, 2023	
Total number of Activities started	3	
Total number of Activities completed	8	
Current Year Taxable Value in CRA	\$433,230,981.00	
Actual expended increment revenue	\$-	
Base Year Taxable Value in CRA	\$6,518,754.00	
Current Year Tax Increment Value	\$426,712,227.00	
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 PLAN PAGE
Community Engagement	14
Infrastructure	2
Infrastructure	3
Infrastructure	5
Economic Development	5
Housing 2 - General	3
Economic Development	5
Community Engagement	14
Infrastructure	14
Community Engagement	14
Community Engagement	14

Completed Activities By Count



Started Activities By Count



Activities Summary

