

# **Jacksonville Beach Community Redevelopment Agency**



**ANNUAL REPORT  
October 1, 2016 – September 30, 2017**

# Jacksonville Beach Community Redevelopment Agency Annual Report

October 1, 2016 – September 30, 2017

## Agency Members

Art Graham, Chairman

Frances Povloski, Vice Chair

Cory Nichols (term expired June 2016)

Samuel Hall, Jr. (appointed June 2016)

Jeffrey Jones

Scott Gay

## Staff

William C. Mann, AICP, FRA-RP  
Administrator

## Mayor and City Council

William C. Latham, Mayor

Councilwoman Chris Hoffman

Councilman Phil Vogelsang

Councilman Keith Doherty

Councilwoman Jeanell Wilson

Councilman Bruce Thomason

Councilman Lee Buck

## Staff

George D. Forbes, City Manager

Susan Erdelyi, City Attorney

# Jacksonville Beach Community Redevelopment Agency Annual Report

*October 1, 2016 – September 30, 2017*

## 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 Plan for the redevelopment of the core downtown area.

Work continued during the fiscal year on the construction of Project #1 in Phase III-C of the Downtown Vision Plan Infrastructure Improvement Project, in the area bounded by Beach Boulevard, 4<sup>th</sup> Avenue South, 3<sup>rd</sup> Street and the oceanfront bulkhead. This project includes the total replacement of the water and sewer system, stormwater collection, and roadway and alley paving. The stormwater collection work includes connection to the Beach Boulevard stormwater vault that was constructed with tax increment funding in the mid 1990's. Project #1 is expected to be completed in Spring, 2018.

*A Redevelopment District: RD* Rezoning Amendment application was also considered and recommended for approval by the CRA during the FY 15/16 fiscal year. The owner of the vacant property at the northwest corner of 1<sup>st</sup> Street and 6<sup>th</sup> Avenue North applied in 2016 to rezone that land to *Redevelopment District: RD* to allow the development of a six-story mixed-use apartment/hotel and commercial project in the northern area of downtown. The project was approved for 54 apartments, 36 hotel rooms and 2,500 s.f. of commercial space. The Jacksonville Beach City Council ultimately approved the project and rezoning in April of 2016. In April 2017, the property owner applied to amend the approved RD ordinance to add 21 hotel rooms and 29 off-street parking spaces to the development, and to provide a site plan and building elevations designed for the project by a new architect. That amendment was approved by the City Council on June 5, 2017.

The consulting team of *Dix.Hite + Partners*, selected during FY 15/16 to prepare a “Downtown Vision Plan-Implementation and Management Plan,” continued work this year on that plan, providing conceptual designs for the Pier Entryway Area and Latham Plaza, and creating a new logo for use in Downtown branding and marketing.

The CRA authorized and funded the following projects during the FY16/17 fiscal year, utilizing Downtown Tax Increment Trust funds:

- Appropriated \$26,899 for Engineering Design and Construction Document Production for three replacement ADA Compliant Oceanfront Dune walkover Structures.
- Appropriated \$44,000, plus applicable closing costs, for the purchase of a 14' x 62.5' parcel of land lying in the public alley alignment of Block 11, *Pablo Beach South* Subdivision, and an additional \$4,500 for a property survey and Phase One Environmental Assessment, upon approval for purchase of that parcel.
- Appropriated \$14,760.00 for additional consultant services related to Project Phase One of the Downtown Action Plan –Implementation and Management Plan (*Dix.Hite + Partners*), specifically for the preparation of an additional Pier Entryway conceptual design, and for the creation of additional “brand” or logo concepts for use in promoting.
- Appropriated \$472,184.00 for the purchase and installation of 45 Video Surveillance Cameras within the Downtown Community Redevelopment Area, and including a five-year service agreement for that camera system.

### ***South Beach***

The major actions of the Community Redevelopment Agency (CRA) in South Beach related to roadway and infrastructure enhancements and improvements in South Beach Park. The CRA authorized and funded the following projects during the FY16/17 fiscal year, utilizing South Beach District Tax Increment Trust Funds:

- Appropriated \$8,338 for the Aquatics Engineering Design and Construction Documents Production for the Expansion of the Splash Pad Water Feature installed at South Beach Park.
- Appropriated \$440,936 for required stormwater system repairs identified during the cleaning and televising of the underground piping components of the South Beach Master Stormwater System.
- Appropriated \$81,000 for the performance of an Ocean Terrace Area Drainage Improvements Study, for the developed residential neighborhoods along either side of Jacksonville Drive, between America Avenue and South Beach Parkway.

### ***South Beach (continued)***

- Appropriated \$28,234 for the purchase and installation of three Video Surveillance Cameras within the South Beach Park, and including a five-year service agreement.
- Appropriated \$524,856 for the purchase and installation of an Artificial Field Turf Surface on the Multipurpose Playing Field located in the South Beach Park.

## **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.

Specifically, the following City staffing plan was approved and, with the exception of an eliminated part-time Community Redevelopment Specialist position in 2016, remains in effect for CRA funding:

- CRA funding to pay twenty-five (25%) percent of the City Engineer's salary and benefits for work performed on Community Redevelopment.
- Authorize a 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.
- Eliminate current CRA funding of seventy-two (72%) percent of a Permit Specialist position.
- Allocate sixty-two (62%) percent of the salary and benefits of the above-referenced administrative and engineering support personnel to the Downtown Tax Increment District and thirty-eight (38%) percent to the South Beach Tax Increment District.
- 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 City and its CRA have now completed the third full fiscal year under this administrative arrangement, and continues to be effective in the development and implementation of the various capital investment projects proposed in the Downtown and South Beach Community Redevelopment Plans.

## **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 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.

The amount of the tax increment in the Downtown Community Redevelopment Area was up slightly over the previous year. The amount of assessed valuation in the District increased by 6.3%, from \$543.1 million to \$577.7 million, yielding an increment of \$535.4 million against the 1983 base year valuation. The Agency received \$6,178,650 in appropriations from the two taxing authorities – the City of Jacksonville Beach and the City of Jacksonville/Duval County – for the Downtown district.

For the South Beach Community Redevelopment Area, the contribution to the tax increment trust fund totaled \$4,131,747. The appropriation to the South Beach TIF from the two taxing authorities was based on an assessed valuation of \$364.6 million and an incremental valuation of \$358.5 million over the 1986 base year.

## **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)*.

**SCHEDULE OF COMBINING BALANCE SHEET  
COMMUNITY REDEVELOPMENT FUND  
SEPTEMBER 30, 2017  
CITY OF JACKSONVILLE BEACH, FLORIDA**

	<b>Downtown Redevelopment District</b>	<b>Southend Redevelopment District</b>	<b>Totals</b>
<b>Assets</b>			
Equity in Pooled Cash and Investments	\$ 15,443,954	\$ 7,736,094	\$ 23,180,048
Assessments, Net		1,282	1,282
<b>Total Assets</b>	<u>15,443,954</u>	<u>7,737,376</u>	<u>23,181,330</u>
<b>Liabilities, Deferred Inflows of Resources, and Fund Balances</b>			
<b>Liabilities</b>			
Accounts Payable	256,564	30,558	287,122
Other Accrued Liabilities	492,084	134,643	626,727
<b>Total Liabilities</b>	<u>748,648</u>	<u>165,201</u>	<u>913,849</u>
<b>Deferred Inflows of Resources</b>			
Unavailable Revenues	<u>0</u>	<u>1,282</u>	<u>1,282</u>
<b>Fund Balances</b>			
Restricted for:			
Redevelopment	14,695,306	7,570,893	22,266,199
<b>Total Fund Balances</b>	<u>14,695,306</u>	<u>7,570,893</u>	<u>22,266,199</u>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>	<u>\$ 15,443,954</u>	<u>\$ 7,737,376</u>	<u>\$ 23,181,330</u>

**SCHEDULE OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCES - COMMUNITY REDEVELOPMENT FUND  
FOR THE YEAR ENDED SEPTEMBER 30, 2017  
CITY OF JACKSONVILLE BEACH, FLORIDA**

	<u>Downtown Redevelopment District</u>	<u>Southend Redevelopment District</u>	<u>Totals</u>
<b>Revenues</b>			
Taxes	\$ 5,701,752	\$ 3,767,176	\$ 9,468,928
Interest and Other Revenue	255,406	124,775	380,181
<b>Total Revenues</b>	<u>5,957,158</u>	<u>3,891,951</u>	<u>9,849,109</u>
<b>Expenditures</b>			
Current:			
General Government	585,406	114,628	700,034
Public Safety	795,670		795,670
Capital Outlay	3,828,795	3,354,587	7,183,382
<b>(Total Expenditures)</b>	<u>(5,209,871)</u>	<u>(3,469,215)</u>	<u>(8,679,086)</u>
<b>Net Change in Fund Balances</b>	747,287	422,736	1,170,023
<b>Fund Balances, Beginning of Year</b>	<u>13,948,019</u>	<u>7,148,157</u>	<u>21,096,176</u>
<b>Fund Balances, End of Year</b>	<u>\$ 14,695,306</u>	<u>\$ 7,570,893</u>	<u>\$ 22,266,199</u>