



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Workshop Meeting Agenda

Community Redevelopment Agency

Wednesday, August 17, 2022

3:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Community Redevelopment Agency

The following Agenda of Business has been prepared for consideration and action at a Workshop Meeting of the Community Redevelopment Agency:

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

COURTESY OF THE FLOOR TO VISITORS

OLD BUSINESS

- A. Cash Flow Projections
- B. Latham Plaza RFQ Update

NEW BUSINESS

- A. Downtown Plan Amendment - Maintenance Provision

ITEMS FOR DISCUSSION

- A. Marketing Brochure

ADJOURNMENT

NOTICE

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299 no later than one business day before the meeting or by sending an e-mail to CityClerk@jaxbchfl.net.

In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Specific Agenda Item(s), and (6) Comments.

Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbchfl.net, (2) Postal mail to Community Redevelopment Agency Administrator - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Agency and attached to the related agenda item before the start of the meeting. Written public comments will be read into the record at the appropriate time and will be limited to three minutes of reading time. All comments received are public record.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

cc: Mike Staffopoulos, City Manager; City Attorney's Office

**SOUTH BEACH REDEVELOPMENT DISTRICT
SUMMARY CASH FLOW PROJECTIONS**

	2021 <i>actual</i>	2022 <i>budget</i>	2023 <i>estimate</i>	2024 <i>estimate</i>	2025 <i>estimate</i>	2026 <i>estimate</i>	2027 <i>estimate</i>	2028 <i>estimate</i>	2029 <i>estimate</i>	2030 <i>estimate</i>	2031 <i>estimate</i>	2032 <i>estimate</i>
Fund Balance carried forward from prior year	\$ 11,006,172	\$ 12,795,036	\$ 12,936,255	\$ 7,396,090	\$ 8,855,200	\$ 721,264	\$ 2,465,134	\$ (281,614)	\$ 1,224,924	\$ 3,590,108	\$ 6,023,324	\$ 8,526,066
Revenues:												
(a) Taxes (at 50% TIF Funding)	4,811,387	2,591,402	2,807,244	2,863,389	2,920,657	2,979,070	3,038,651	3,099,424	3,161,413	3,224,641	3,289,134	3,354,916
Taxes returned to taxing authorities	(2,279,078)	-	-	-	-	-	-	-	-	-	-	-
Interest & other	17,687	101,843	141,279	73,961	88,552	7,213	24,651	(2,816)	12,249	35,901	60,233	85,261
Total Revenues	2,549,996	2,693,245	2,948,523	2,937,350	3,009,209	2,986,282	3,063,303	3,096,608	3,173,662	3,260,542	3,349,367	3,440,177
Expenditures:												
(b) Personal services	94,624	118,845	106,925	110,133	113,437	116,840	120,345	123,955	127,674	131,504	135,449	139,513
Operating:												
(c) Administrative	154,475	97,781	241,763	247,807	254,002	260,352	266,861	273,533	280,371	287,380	294,565	301,929
(d) Maintenance Program	140,005	240,000	265,000	270,300	275,706	281,220	286,845	392,581	400,433	408,442	416,611	424,943
(e) Capital outlay	372,028	2,095,400	7,875,000	850,000	10,500,000	584,000	5,136,000	800,000	-	-	-	-
Total Expenditures	761,132	2,552,026	8,488,688	1,478,240	11,143,145	1,242,412	5,810,051	1,590,069	808,478	827,326	846,625	866,384
Ending Fund Balance	\$ 12,795,036	\$ 12,936,255	\$ 7,396,090	\$ 8,855,200	\$ 721,264	\$ 2,465,134	\$ (281,614)	\$ 1,224,924	\$ 3,590,108	\$ 6,023,324	\$ 8,526,066	\$ 11,099,859

Notes & Assumptions:

- (a) Assumes average growth of 2%
- (b) Assumes average growth of 3%
- (c) Assumes average growth of 2.5%; includes professional services, internal service charges, supplies, utilities, etc.
- (d) Assumes average growth of 2%; adds stormwater maintenance program in FY2022
- (e) Includes in capital improvement plan as well as additional projects identified by PW and Parks

Note: Cash flow projections are prepared with reasonable assumptions and information known at the time. They are updated periodically to reflect changes in market conditions, project cost estimates, legislative updates, and priorities set forth by the governing boards.

**SOUTH BEACH REDEVELOPMENT DISTRICT
CASH FLOW PROJECTIONS
DETAIL OF CIP PROJECTS**

	2021 <i>actual</i>	2022 <i>budget</i>	2023 <i>estimate</i>	2024 <i>estimate</i>	2025 <i>estimate</i>	2026 <i>estimate</i>	2027 <i>estimate</i>	2028 <i>estimate</i>	2029 <i>estimate</i>	2030 <i>estimate</i>	2031 <i>estimate</i>	2032 <i>estimate</i>
CAPITAL OUTLAY												
Computer equipment	713											
INFRASTRUCTURE PROJECTS												
2019-01; 2020-01 Ocean Terrace Area Drainage Improvements	prior appropriation	72,738										
2019-02 Stormwater Channel Improvements from JTB to Marsh Landing Pkwy	prior appropriation	67,307										
Study of central and South stormwater basins	prior appropriation	12,633										
Ocean Terrace Pond Improvements - Phase 3	5-year CIP Plan						1,000,000					
Stormwater Piping and Roadway Improvements - Phase 4	5-year CIP Plan	150,000	1,500,000									
Stormwater/Road Improvements - Phase 5	5-year CIP Plan	300,000	1,750,000									
South Basin Stormwater Outfall Channel Improvements - Phase 5	5-year CIP Plan	200,000	3,550,000	50,000	10,500,000							
Stormwater/Reuse Improvements - Phase 6 (optional)	5-year CIP Plan					584,000	4,136,000					
PARKS PROJECTS												
Soccer goals for SB Park multi-purpose field	4,107											
Improve park lighting	28,035	60,000										
Splash Pad Improvements		22,000										
Shade shelters for SB Park splash pads	55,230											
Construct South Beach Park basketball Court and Pickleball Courts	116,465											
Design and construct Sunshine Park Playground	14,800	1,205,000										
South End Connectivity Corridors		158,400	300,000	300,000								
SB Park Medians and Landscaping			175,000									
SB Park Complex - Entrance			100,000									
Passive Park Development			500,000	500,000								
Multi-Purpose Field Artificial Turf Replacement								600,000				
Fitness Station Replacements								200,000				
Total CAPITAL OUTLAY	\$ 372,028	\$ 2,095,400	\$ 7,875,000	\$ 850,000	\$ 10,500,000	\$ 584,000	\$ 5,136,000	\$ 800,000	\$ -	\$ -	\$ -	\$ -

DOWNTOWN REDEVELOPMENT DISTRICT SUMMARY CASH FLOW PROJECTIONS

updated: 7/18/2022

	2021 actual	2022 budget	2023 estimate	2024 estimate	2025 estimate	2026 estimate	2027 estimate	2028 estimate	2029 estimate	2030 estimate	2031 estimate	2032 estimate
Fund Balance carried forward from prior year	\$ 17,937,816	\$ 22,755,947	\$ 22,652,333	\$ 3,570,790	\$ 1,993,942	\$ 5,162,763	\$ 8,722,935	\$ 9,046,896	\$ 15,607,139	\$ 22,339,483	\$ 29,246,528	\$ 36,330,869
Revenues:												
(a) Taxes	7,118,716	7,462,611	8,804,295	8,980,381	9,159,989	9,343,188	9,530,052	9,720,653	9,915,066	10,113,367	10,315,635	10,521,948
Taxes returned to taxing authorities	-	-	-	-	-	-	-	-	-	-	-	-
Interest & other	26,261	187,910	173,735	35,708	19,939	51,628	87,229	90,469	156,071	223,395	292,465	363,309
Total Revenues	7,144,977	7,650,521	8,978,030	9,016,089	9,179,928	9,394,816	9,617,281	9,811,122	10,071,138	10,336,762	10,608,100	10,885,256
Expenditures:												
DT CAPE (Community Policing Initiatives)												
(b) Personal services	1,096,252	1,084,564	1,136,746	1,182,216	1,229,505	1,278,685	1,329,832	1,383,025	1,438,346	1,495,880	1,555,715	1,617,944
(c) Operating Expenses	110,686	119,200	139,200	142,680	146,247	149,903	153,651	157,492	161,429	165,465	169,602	173,842
(d) Capital outlay	113,535	-	115,000	65,000	130,000	50,000	50,000	51,000	52,020	53,060	54,121	55,203
Sub-Total DT CAPE	1,320,473	1,203,764	1,390,946	1,389,896	1,505,752	1,478,588	1,533,483	1,591,517	1,651,795	1,714,405	1,779,438	1,846,989
CRA Administration												
(b) Personal services	172,450	229,319	236,199	243,285	250,583	258,101	265,844	273,819	282,033	290,494	299,209	308,186
Operating:												
(c) Administrative	143,724	295,052	302,428	309,989	317,739	325,682	333,824	342,170	350,724	359,492	368,480	377,692
(e) Enhanced Maintenance Program	271,586	482,500	492,150	501,993	512,033	522,274	532,719	543,373	554,241	565,326	576,632	588,165
Incentive Program			500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
(f) Capital outlay	418,613	5,543,500	25,137,850	7,647,775	2,925,000	2,750,000	6,127,450	-	-	-	-	-
Sub-Total CRA Administration	1,006,373	6,550,371	26,668,627	9,203,042	4,505,355	4,356,056	7,759,837	1,659,362	1,686,998	1,715,312	1,744,321	1,774,042
Total Expenditures	2,326,846	7,754,135	28,059,573	10,592,938	6,011,107	5,834,644	9,293,320	3,250,879	3,338,793	3,429,717	3,523,759	3,621,031
Ending Fund Balance	\$ 22,755,947	\$ 22,652,333	\$ 3,570,790	\$ 1,993,942	\$ 5,162,763	\$ 8,722,935	\$ 9,046,896	\$ 15,607,139	\$ 22,339,483	\$ 29,246,528	\$ 36,330,869	\$ 43,595,095

Notes & Assumptions:

(a) Assumes average growth of 2%

(b) Assumes average growth of 3-4%

(c) Assumes average growth of 2.5%; includes professional services, internal service charges, supplies, utilities, etc.

(d) Assumes average growth of 2%; includes items in 5-yr CIP Plan

(e) Assumes average growth of 2%; includes paver cleaning, tree trimming, & CRA renovations

(f) Includes items in 5-year capital improvement plan as well as additional projects identified by PW and Parks

Note: Cash flow projections are prepared with reasonable assumptions and information known at the time. They are updated periodically to reflect changes in market conditions, project cost estimates, legislative updates, and priorities set forth by the governing boards.

DOWNTOWN REDEVELOPMENT DISTRICT
CASH FLOW PROJECTIONS
DETAIL OF MAINTENANCE PROGRAM AND CIP PROJECTS

		2021 <i>actual</i>	2022 <i>budget</i>	2023 <i>estimate</i>	2024 <i>estimate</i>	2025 <i>estimate</i>	2026 <i>estimate</i>	2027 <i>estimate</i>	2028 <i>estimate</i>	2029 <i>estimate</i>	2030 <i>estimate</i>	2031 <i>estimate</i>	2032 <i>estimate</i>
ENHANCED MAINTENANCE PROGRAM													
Paver Cleaning		\$ 161,932	\$ 200,000	\$ 204,000	\$ 208,080	\$ 212,242	\$ 216,486	\$ 220,816	\$ 225,232	\$ 229,737	\$ 234,332	\$ 239,019	\$ 243,799
Tree Trimming		24,203	66,000	67,320	68,666	70,040	71,441	72,869	74,327	75,813	77,330	78,876	80,454
CRA Renovations		85,451	216,500	220,830	225,247	229,752	234,347	239,033	243,814	248,690	253,664	258,738	263,912
Total MAINTENANCE PROGRAM		271,586	482,500	492,150	501,993	512,033	522,274	532,719	543,373	554,241	565,326	576,632	588,165
CAPITAL OUTLAY													
Computer Equipment & CAPE HVAC		6,493											
<u>Downtown Vision Plan</u>													
Phase III-B: Construct new water main and sidewalk on the east side of North 3rd Street between 6th Avenue North and 9th Avenue North	2018-10 appropriation	59,852											
Phase III-B: Design Infrastructure improvements at 2nd Street North from Beach Blvd. to 6th Avenue North. Construction estimates TBD.	5-year CIP Plan				175,000	1,500,000							
Phase III-C Project #2: Stormwater collection piping, replace water and sewer systems, and road reconstruction, including on-street parking and sidewalks where appropriate, as needed in a portion of the area bounded by 4th Avenue South on the north and 13th Avenue South on the south between South 3 rd Street and the oceanfront	2018-1 appropriation	68,489											
Phase III-C, Projects #3-5: Stormwater collection piping, replace water and sewer systems, and road reconstruction, including on-street parking and sidewalks where appropriate, as needed in a portion of the area bounded by 4th Avenue South on the north and 11th Avenue South on the south between South 3 rd Street and the oceanfront as well as the area bounded by 8th Avenue North and 2nd Avenue North on 1st Street North.	5-year CIP Plan		4,843,500	3,722,850	1,447,775			5,377,450					
Projects #4-5: Professional engineering services for infrastructure improvement projects DT Phase IIIC- project 4 & 5	2021-02	129,673		16,000,000									
Professional engineering services to perform a study of the Central and South stormwater basins	2021-03; 5-year CIP Plan	102,836				175,000							
Phase III-D - Project 7	5-year CIP Plan						1,500,000						
Design 25 replacement dune walkover structures and design seaward extensions of 15 existing oceanfront stormwater outfall structures	2017-03; 2018-8 appropriation	26,753											
Construct 3 replacement ADA compliant dune walkovers	2018-11 appropriation												
Construct 25 Replacement Dune Walkovers	5-year CIP Plan		500,000	500,000	500,000	500,000	500,000						
Construct 15 Replacement Stormwater Outfalls	5-year CIP Plan		200,000	1,000,000									
Connectivity Corridors				300,000	300,000								
<u>Downtown Action Plan</u>													
Dix Hite, DT Action Plan	2018-12 appropriation	24,517											
The Pier Entry Redesign/Construction	5-year CIP Plan			907,000									
Bicycle Parking Plan	5-year CIP Plan												
Lighting Master Plan	5-year CIP Plan			475,000	475,000								
Wayfinding and Signage	5-year CIP Plan			1,483,000									
Site Furnishing Plan	5-year CIP Plan				4,000,000								
Art Master Plan	5-year CIP Plan			750,000	750,000	750,000	750,000	750,000					
Total CAPITAL OUTLAY		\$ 418,613	\$ 5,543,500	\$ 25,137,850	\$ 7,647,775	\$ 2,925,000	\$ 2,750,000	\$ 6,127,450	\$ -	\$ -	\$ -	\$ -	\$ -



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach FL 32250

CRA AGENDA ITEM	
TO:	CRA
FROM:	Taylor Mobbs
DATE:	08/03/2022
SUBJECT:	

BACKGROUND

The resolution attached is to provide for clarification on maintenance of CRA owned/funded projects/properties within the downtown CRA district.

FINANCIAL IMPACT

None at this time.

REQUESTED ACTION

Comments on the resolution requested, so the finalized version can be adopted at the regular meeting.

ATTACHMENTS

1. Resolution 2022- Downtown Plan Maintenance Amend - JP amended (002)

Introduced by: _____
Adopted: _____

RESOLUTION 2022-__

A RESOLUTION TO AMEND THE COMMUNITY REDEVELOPMENT PLAN FOR THE DOWNTOWN REDEVELOPMENT AREA FOR THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS PREVIOUSLY AMENDED, ACCORDING TO THE REQUIREMENTS OF THE COMMUNITY REDEVELOPMENT ACT OF 1969, TO PROVIDE FOR MAINTENANCE AND REPAIR OF TAX INCREMENT-FINANCED INVESTMENTS; ADOPTION OF THE DOWNTOWN MAINTENANCE PLAN; AND FOR OTHER PURPOSES.

WHEREAS, on January 19, 1987, the City Council of the City of Jacksonville Beach, Florida adopted a plan for the redevelopment of certain lands within the city limits of the City of Jacksonville Beach pursuant to an Act of the Legislature of the State of Florida duly enacted as the Community Redevelopment Act of 1969, as amended; and

WHEREAS, the redevelopment of said lands was found to be necessary in the interest of public health, safety, and welfare of the residents of Jacksonville Beach, and in the interest of carrying out the intent of the Florida Legislature, as expressed in the Community Redevelopment Act of 1969, as amended, by revitalizing the area economically and socially, improving the tax base, promoting sound growth, and providing improved quality of life; and

WHEREAS, on September 26, 1984, The City Council of the City of Jacksonville Beach adopted an ordinance establishing a redevelopment trust fund pursuant to Chapter 163.387, Florida Statute for the purpose of financing elements of the adopted plan for the redevelopment of said lands; and

WHEREAS, the Community Redevelopment Agency (CRA) have expressed the desire to ensure that improvements, landscape and facilities/capital investments within the Downtown Community Redevelopment Area that were funded by Tax Increment Trust Funds may also be maintained in the future utilizing Tax Increment Trust Funds; and

WHEREAS, the Community Redevelopment Agency has formally adopted the attached Exhibit. A, Downtown Maintenance Plan, as a part of the plan amendment. This maintenance plan will cover projects anticipated in the downtown district, and will be reviewed annually for efficiency; and

WHEREAS, it is deemed desirable to formally incorporate this maintenance funding provision into the Community Redevelopment Plan for the Downtown Redevelopment Area for the City of Jacksonville Beach, to ensure the long-term viability of various Tax Increment funded improvements and facilities within said redevelopment area; and

WHEREAS, Chapter 163.361, Florida Statutes provides that if any time after the approval of a community redevelopment plan by the governing body it becomes necessary or desirable to amend or modify such plan, the governing body may amend or modify such plan upon recommendation by the Community Redevelopment Agency, the publishing of a notice, and the holding of a public hearing; and

WHEREAS, the Jacksonville Beach Community Redevelopment Agency has made such a recommendation by CRA Resolution 2022-____; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF JACKSONVILLE BEACH, FLORIDA:

SECTION 1. That the Jacksonville Beach South Beach Community Redevelopment Plan adopted in 1987, as amended, be further amended to provide that improvements and facilities located within the Downtown Community Redevelopment Area which were funded for through the use of Tax Increment Funds may be maintained and repaired using Tax Increment Funds.

SECTION 2. All other provisions of the January 19, 1987 Downtown Community Redevelopment Plan, as amended, applicable to the Downtown Community Redevelopment Area shall remain in effect.

SECTION 3. This Resolution shall take effect upon its passage.

AUTHENTICATED THIS _____ DAY OF _____, 2022.

Art Graham, CHAIRMAN