

# CITY OF GREEN COVE SPRINGS COMMUNITY REDEVELOPMENT AGENCY

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
THURSDAY, JULY 11, 2024 – 10:00 AM



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*Anyone wishing to address the advisory committee regarding any topic on this agenda is requested to complete a card available at the city clerk's desk. Speakers are respectfully requested to limit their comments to three (3) minutes.*

*The advisory committee prohibits the use of cell phones and other electronic devices which emit an audible sound during all meetings with the exception of law enforcement, fire and rescue or health care providers on call. Persons in violation may be requested to leave the meeting*

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## AGENDA

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### Call to Order

### Roll Call

**Chairman to call on members of the audience wishing to address the Council on matters not on the Agenda.**

### APPROVAL OF MINUTES

1. Approval of the Minutes of the April 4, 2024 meeting

### ACTION ITEMS

2. Review of the Public Art Workshop. *Michael Daniels*
3. 2024/25 CRA Budget. *Michael Daniels*
4. Review of the CRA Interlocal Agreement. *Michael Daniels*

### DISCUSSION ITEMS

### BOARD BUSINESS

**NEXT MEETING: October 2024**

### Adjournment

The Advisory Committee meets on the second Thursday of each month beginning at 6:30 p.m., unless otherwise scheduled. Meetings are held in City Hall at 321 Walnut Street.

City may take action on any matter during this meeting, including items that are not set forth within this agenda.

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Minutes of the Advisory Committee meetings can be obtained from the City Clerk's office.

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**ADA NOTICE**

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In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's office no later than 5:00 p.m. on the day prior to the meeting.

**PUBLIC PARTICIPATION:**

Pursuant to Section 286.0114, Florida Statutes, effective October 1, 2013, the public is invited to speak on any "proposition" before a board, commission, council, or appointed committee takes official action regardless of whether the issue is on the Agenda. Certain exemptions for emergencies, ministerial acts, etc. apply. This public participation does not affect the right of a person to be heard as otherwise provided by law.

# CITY OF GREEN COVE SPRINGS COMMUNITY REDEVELOPMENT AGENCY

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
THURSDAY, APRIL 04, 2024 – 10:00 AM




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## MINUTES

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### Call to Order

Chairman Timberlake called the meeting to order at 10:00am.

### Roll Call

Members Present: Commissioner Heather Boucher, Commissioner Andrea Vallencourt, Vice Chairman Van Royal, Chairman Mitch Timberlake

Members Absent: Commissioner Kristen Burke

Staff Present: Gabriel Barro, Planner, Lyndie Knowles, Development Services Representative, Michael Daniels, Development Services Director, Jim Arnold, City Attorney, Mike Null, Assistant City Manager, Steve Kennedy, City Manager

### ACTION ITEMS

1. Approval of Minutes of January 25, 2024 Meeting

***Motion to approve the minutes of the January 25, 2024 special session.***

Motion made by Commissioner Boucher, Seconded by Commissioner Vallencourt.  
Voting Yea: Commissioner Boucher, Commissioner Vallencourt, Vice Chairman Royal,  
Chairman Timberlake

*Motion passed.*

2. Approval of Minutes of March 7, 2024 CRA Special Session

***Motion to approve the minutes of the March 7, 2024 special session.***

Motion made by Commissioner Boucher, Seconded by Vice Chairman Royal.  
Voting Yea: Commissioner Boucher, Vice Chairman Royal, Chairman Timberlake

*Motion passed.*

3. Election of Seat 5

***Motion for Andrea Vallencourt to remain as the commissioner for Seat 5.***

Motion made by Vice Chairman Royal, Seconded by Commissioner Boucher.  
Voting Yea: Commissioner Boucher, Commissioner Vallencourt, Vice Chairman Royal,  
Chairman Timberlake

*Motion passed.*

4. Reorganization of CRA

***Motion was made for Commissioner Van Royal to serve as Chair for the 2024-2025 term.***

Motion made by Commissioner Boucher, Seconded by Commissioner Vallencourt.  
Voting Yea: Commissioner Boucher, Commissioner Vallencourt, Vice Chairman Royal,  
Chairman Timberlake

*Motion passed.*

***Motion was made for Commissioner Heather Boucher to serve as Vice Chair for the 2024-2025 term.***

Motion made by Commissioner Vallencourt, Seconded by Vice Chair Royal  
Voting Yea: Commissioner Boucher, Commissioner Vallencourt, Vice Chairman Royal,  
Chairman Timberlake

*Motion passed.*

## **DISCUSSION ITEMS**

5. Stormwater Analysis

Development Services Director, Michael Daniels introduced Erin Rothman of Manzana. Ms. Rothman presented the plan for the stormwater analysis for the area that includes the CRA.

Charles Sohm of Toco Engineering, stormwater consultant, gave input and asked questions.

Board discussion followed.

6. Public Art Strategies March 7, 2024 Special Session Recap

Development Services Director, Michael Daniels presented a recap of the March 7th special session that focused on the public art initiative of the CRA. The various ideas for public art were presented as well as ideas for additional budget sources.

Board discussion followed. It was agreed that community input is important.

Commissioner Vallencourt was especially supportive of the historical plaque idea. Commissioner Boucher mentioned the Explore Clay app that we could use as part of promoting walking tours. Vice Chair Royal suggested having items included on the Atlas Obscura website. Chair Timberlake shared that he would like to see art that is tasteful and limited in style and theme as not to appear unsightly. Commissioner Vallencourt mirrored this sentiment and supported the idea of an art walk. City Attorney Arnold suggested an art "story" along the spring



run telling the history of the city. Several commissioners liked the idea of having a consultant come in and help develop a theme and a plan. The board would like workshops to be held to get the community involved.

The commissioners asked staff will work to put together a workshop plan.

## **BOARD BUSINESS**

Vice Chair Royal brought up the idea hiring a firm to analyze data and market to new development.

Commissioner Boucher agreed with this idea and also suggested having more community involvement via workshops on various subjects, survey and getting input from the Citizen Advisory Council.

Commissioner Vallencourt also liked the idea of having more community involvement.

City Manager, Steve Kennedy let the board know that the city had been in talks with one firm to analyze data and market to new development and is working on gathering more information at this time on cost and scope. He stated that he would reach out to them and see if they could come do an informational presentation for the CRA members.

Vice Chair Royal mentioned the opening of the new County park and the Food Truck Friday event.

**NEXT MEETING: July 11, 2024 at 10:00am**

## **Adjournment**

Chairman Timberlake adjourned the meeting at 11:30am.

CITY OF GREEN COVE SPRINGS, FLORIDA

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Roy M. Timberlake, Jr., Chairman

Attest:

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Lyndie Knowles, Development Services Rep.



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

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**TO:** Community Redevelopment Agency                      **MEETING DATE:** July 11, 2024  
**FROM:** Michael Daniels, AICP, Planning & Zoning Director  
**SUBJECT:** Review of the Public Art Workshop. *Michael Daniels*

### BACKGROUND

Pursuant to the Public Art Workshop activities on July 9<sup>th</sup> Inspire will provide:

- 5 concepts per program to present to the CRA Board
- Inspire will create process documents for implementation for review discussion and approval.
- The community/local artists will work with the City staff to begin painting approved designs through CRA funding.



# PUBLIC ART WORKSHOP

Tuesday July 9<sup>th</sup>, 2024



## THE FACILITATORS

Our work is rooted in a commitment to Placemaking, a design perspective that recognizes the relationship between people, transportation, private development, and civic spaces. We think beyond project site boundaries and plan for the *people* and *experiences* of the larger place and community.

# AGENDA



- **Power of Public** Item 2.
- **Objective & Process**
- **Introduce Programs  
& Approved Themes**
- **Round Tables**
- **Share Concepts**

**Public art can express community values, enhance our environment, transform a landscape, heighten our awareness, or question our assumptions. Placed in public sites, this art is there for everyone, a form of *collective community expression*.**

**-Association for Public Art**

# - PUBLIC ART IS -

part of...  
**public  
history**

part of...  
**evolving  
culture**

part of...  
**defining  
the *place***

**Green Cove Springs is dedicated to celebrating the unique qualities of the City through community-driven enhancements like Public Art.**



# MURALS



# OBJECTIVE OF WORKSHOP & PROCESS

# Process

Item 2.

DAY 1

Introduce the 4 programs

Collaborate with community to create ideas

DAY 2

Advance those ideas into elevated concepts

DAY 3

Present chosen concepts to CRA Board

AUG

Create standards to help implement

Set the City up for success to continue adding Public Art throughout the Downtown /CRA areas.

# 4 PROGRAMS & THEMES

- 1. Utility Boxes**
- 2. Trash Cans**
- 3. Historic Plaques**
- 4. Storm Drains**

# 4

## PUBLIC ART PROGRAMS



# Templates:

[www.greencovesprings.com/DocumentCenter/View/936/GCS-PublicArt-Templates](http://www.greencovesprings.com/DocumentCenter/View/936/GCS-PublicArt-Templates)

**TEMPLATE: UTILITY BOX**

The diagram shows a utility box with a front door featuring a handle and a lock mechanism. It is divided into four sections: two side panels and two back panels. A textured base is shown at the bottom.

Reference: GREEN COVE SPRINGS

**TEMPLATE: TRASH CAN B**

The diagram shows four views of a trash can: Side A (left), Back (middle-left), Side B (middle-right), and Front (right). Each view shows the can's profile, including the lid, handles, and wheels.

Reference:

**TEMPLATE: HISTORIC HOTELS PLAQUE A**  
MOUNTED ON FRONT OF BUILDING

The diagram shows several different shapes for the plaque, including circles, ovals, and polygons. Below the shapes are fields for artist information.

is open to different compositions/sizes/shapes for the Hotel Plaques. You are encouraged to think creatively about solutions.

Artist Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**TEMPLATE: TRASH CAN A**

The diagram shows a top view of a circular trash can and an outer view showing vertical slats. It includes a reference image and fields for artist information.

Reference:

Artist Name: \_\_\_\_\_  
 Description: \_\_\_\_\_  
 Email/Phone: \_\_\_\_\_

GREEN COVE SPRINGS | PUBLIC ART PROGRAM

**TEMPLATE: STORM DRAIN**

The diagram shows a storm drain with a grate, situated between a sidewalk and a street. It includes a reference image and fields for artist information.

Reference:

Artist Name: \_\_\_\_\_  
 Description: \_\_\_\_\_  
 Email/Phone: \_\_\_\_\_

GREEN COVE SPRINGS | PUBLIC ART PROGRAM

# Utility Boxes

Item 2.







Item 2.



# Trash Cans

Item 2.







Item 2.





1. Haddon Hall
  2. Cherokee Hotel
  3. Sulphur Springs Hotel
  4. Clerke's Drug Store
  5. Magnolia Hotel
  6. Magnolia Hotel Cottages
  7. Clarendon / Qui Si Sana
  8. Springs Pool and Park
  9. Riverside Hotel
  10. St Elmo Hotel
  11. Pines Hotel
  12. Tyler House
  13. Applegate House
  14. Historic Triangle
  15. Hibernia Hotel
  16. Oakland Hotel
  17. Mohawk Hotel
- CRA Boundary

Item 2.



12



5



5



7



*Hotels of Green Cove Springs*

9



10



3



Salphur Spring and Casino, Green Cove Springs, Fla.

17



24





Item 2.



Uptown Westerville

**Robinson Block**

The Robinson Block is one of the oldest structures in Uptown Westerville. It was home to drugstore businesses from its construction in the early 1870s until Brinkman's Rexall Pharmacy closed in 1994.

Original building owner, George W. Robinson, was a long-time businessman in town including being the operator of a "hack" or horse-drawn cab. Prior to the railroad coming to town in 1873, Robinson regularly transported college students and other train travelers to and from "Otterbein Station" (a few miles to the west in Sharon Township).

In 1874, George Robinson, a member of the Masons, agreed to the addition of a third floor to this building to house Bledson #339 Masonic Lodge Hall. The hall featured a hardwood floor with raised outer circumference. The



25





Item 2.



# Stormwater Inlets



# Storm Drains





**Natural Springs/Water**

**Boats/Ships**

**Dairy Cows (ex. Gustafson Dairy Farm )**

**Monarch Butterflies (member of Monarch City USA)**

**Bees/Conservation of Nature**

**Celebrate History of GCS & Historic Structures**

**Celebrate Historic Figures (ex. Augusta Savage)**

# **City Approved Themes**



# ROUND TABLES ACTIVITY

Go to your assigned number table, when music stops, we will rotate

# SHARE YOUR CONCEPTS

Anyone who wants to present their ideas, raise your hand

# Next Steps:

Item 2.

- 1 Scan/document all ideas from the workshop and send to City to archive for future reference**
- 2 Inspire will be working on advancing 5 concepts per program to present to the CRA Board**
- 3 Inspire will create process documents for implementation**
- 4 The community/local artists will work with the City staff to begin painting approved designs through CRA funding**



**THANK YOU!**



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

**TO:** Community Redevelopment Agency      **MEETING DATE:** July 11, 2024  
**FROM:** Michael Daniels, AICP, Development Services Director  
**SUBJECT:** 2024/25 CRA Budget

### BACKGROUND

Based on the 2024 Tax assessment data, the CRA increment will be \$49,221 growth rate. This increment shall be available by early November 2024 see enclosed tax and increment calculations for more information.

Due to the limited funds, staff has provided several potential options for discussion.

- Hotel Plaques: \$30,000
- Inlet, Trash can, utility box design materials: \$2,221
- Façade Grant: \$17,000

Other potential improvements include:

- Landscape Improvements
- Code Enforcement Improvements.

#### Hotel Plaques

9 Historic Hotels are listed within the CRA costs based on plaque types have been provided. In addition, a map and information regarding the hotels have been provided.

This improvement is consistent with Objective 8 to preserve the Historic Facilities within the CRA of the CRA Redevelopment Plan.

#### Utility design improvements

As set forth in the Public Art Workshop, a budget item of just over \$2,000 has been provided for the purchase of art materials to be utilized for the proposed artistic improvements to the utility appurtenances.

This improvement is consistent with Objective 2 to create a vibrant Downtown area with a mixed-use,

multimodal development pattern of the CRA Redevelopment Plan.

### **Façade Grant**

The Business Façade Grant Program provides a matching grant to commercial property owners and/or commercial tenants, located in the targeted area, to assist with eligible exterior building and site improvements. Eligible applicants include both commercial property owners and business lessees with written authorization of the property owner. Eligible businesses must be from a small business industry sector targeted by the City and may be an individually owned franchise as long as it meets all other criteria. The façade grant award would be a 50% reimbursement of total projects costs with a maximum award of \$15,000. Up to \$4,000 of the total available may be spent on outdoor furniture and dining fixtures. The grant award amount will decline over time rewarding projects completed in a timely manner. If an awarded project is not started within one year of award, the award will be withdrawn.

This improvement is consistent with Objective 2 to create a vibrant Downtown area with a mixed-use, multimodal development pattern of the CRA Redevelopment Plan.

#### Attachments Include:

- CRA Redevelopment Plan Objectives
- 2023 & 2024 Taxable Value within the CRA
- CRA Increment Calculation
- Hotel Plaque Costs
- Hotel Map and Photos

## **STAFF RECOMMENDATION**

Staff recommends approval of the requested CRA Budget for fiscal year 2024/25.

### **RECOMMENDED MOTIONS:**

#### **Rezoning**

Motion to approve CRA Budget for fiscal year 2024/25



## C. REDEVELOPMENT OBJECTIVES AND STRATEGIES

In partnership with private enterprise and the County, the redevelopment initiative embodied in this Plan will reverse and remove the observed blighted conditions within the Redevelopment Area by leveraging public assets to improve the overall economic condition and the physical condition of the Redevelopment Area. Creating safe, vibrant and pedestrian friendly corridors along US 17 and downtown roadways / featuring more attractive mixed use and commercial opportunity will greatly enhance the quality of life not only for the residents but the population of the City and County at large.

Strategic initiatives are to be identified and placed into action to address, reverse, and remove the blighted area conditions, which have substantially impaired reinvestment activity within the Redevelopment Area; and ultimately will be substantially redeveloped and revitalized as a community focal point to the benefit of City and County residents, businesses, property owners, and visitors through the implementation of this Redevelopment Plan.

Objectives have been identified and placed into action to address, reverse, and remove the blighted area conditions, which have substantially impaired reinvestment activity within the Redevelopment Area; and ultimately will be redeveloped and revitalized as a community focal point for the benefit of City and County residents, businesses, property owners and visitors through the implementation of the plan.

### 1. Objectives and Strategies

**Objective 1:** Improve transportation facilities within the Redevelopment Area including sidewalks, crosswalks, bike paths, and other multi-modal options to enhance regional connection. These strategies will correct the blighted conditions of defective or inadequate public transportation facilities (Figures 1-12 and Map 3 & 4 of the Finding of Necessity Report).

1. Sidewalk Repair and obstruction relocation as set forth along Magnolia Avenue, Martin Luther King Jr. Blvd, Orange, Palmer and Center Streets as shown in figures 1-4 , and 7-8,
2. Repair the deterioration of Walnut Street between Green Street and Pine Avenue as shown in figures 5-6 of the Finding of Necessity Report. This will improve safety, traffic flow and access.
3. Provide for updated surveys of downtown roadways to determine right of way widths and obstructions to determine where additional multimodal improvements are viable such as:
  - a. roadway, sidewalk, and lighting improvements on appropriate streets, and provide safe pedestrian routes.
  - b. roadway and streetscape improvements based on a phasing plan which emphasizes visual impact in addition to improved access and circulation.



- c. Provide the ability for vehicles, pedestrians, and bicyclists to access an enhanced internal transportation network which connects, if applicable, the neighborhoods to services and commercial corridors.
- d. Develop and incorporate landscape and lighting design standards to create a safe and inviting environment.
- e. Integrate traffic calming techniques throughout the internal roadway system to enhance safety and facilitate a pedestrian/bicycle friendly environment. Traffic calming techniques may include the use of pavers or decorative concrete, raised pavement, roundabouts, change of landscape treatment, and the creation of pedestrian nodes at major intersection, mid-block crossings and other locations where potential conflicts exist between vehicles, pedestrians and bicyclists.
- f. Traffic lights, crosswalks, and regulatory/wayfinding signage will be used to enhance the safety of vehicles, pedestrians, and bicyclists in key locations throughout the Redevelopment Area

4. Add curb extensions, and narrow travel lanes and add decorative pedestrian crossings to reduce the pedestrian crossing distance across Orange Avenue at the intersection with Walnut Street. This will improve pedestrian safety and provide a clear sense of arrival into the Downtown and serve to effectively bridge the eastern and western portions of the downtown.

5. Coordinate with the Florida Department of Transportation to reduce travel lane widths, provide and expand landscape buffers, install street trees, and widen sidewalks along the US 17 Corridor to enhance pedestrian comfort, safety and a greater sense of arrival to Green Cove Springs as set forth as implementation phase 1, #11 in the GCS Downtown Master Plan.

6. Promote the Redevelopment Area through designing and implementing a signage and wayfinding system directing traffic to and from the major connectors, and destinations in the region, as set forth in implementation phase 1, #3 of the GCS Downtown Master Plan.

**Objective 2:** Create a vibrant Downtown area with a mixed-use, multimodal development pattern. These strategies will correct the blighted conditions of faulty lot layout (Figures of the Finding of Necessity Report); unsafe conditions (Pgs. 19 and 21 - 25 of the Finding of Necessity Report); and deterioration of site or other improvements (Pgs. 16, 17, 20 and 24 of the Finding of Necessity Report). In addition, this objective addresses the implementation strategies set forth in the Downtown Master Plan.

1. Implement a Form Based Code with mixed use urban design/development standards for the Downtown Core as set forth in implementation step phase 1, # 4 in the GCS Downtown Master Plan.





The standards will address the incorporation of parking lot layout, building design, landscaping, signage, pedestrian connections, and linkages between land uses through a functional cross access system.

2. Implement the branding and wayfinding plan set forth in the GCS Downtown Master Plan Implementation Phase 1, Step #3. The wayfinding plan will help to establish the unique place the downtown area has within the City and region.

3. Reposition the Green Cove Springs downtown through marketing initiatives to attract targeted uses/industries retain existing businesses and improve the quality of life within the CRA.

4. Provide public art along Walnut Street and Spring Park in coordination with the Clay County Tourism Strategic Plan.

5. Provide the following incentive programs to encourage and support private sector investment and encourage targeted retail development:

a. Anchor Tenant Incentive Program

The Anchor Tenant Incentive Program provides loan-to-grant funding to commercial property owners and/or commercial tenants to assist with interior building improvements and business start-up costs. The goal of the program is primarily to incentivize anchor restaurants and breweries (food and drink establishments), and hotels to establish in Downtown, which in turn will help stimulate the local economy and improve the quality of life for Green Cove Springs residents and visitors. Eligible participants may receive loan-to-grant funding for 35% of the total interior building improvement and business start-up costs, up to a maximum of \$75,000. Loan-to-grant funding may exceed \$75,000 and be made available to businesses outside the food and drink category if the City is presented with a unique 'catalyst' project. A catalyst project is generally defined as a business that is first-to-market and anticipated to have a catalytic impact that will promote the City of Green Cove Springs Downtown Master Plan vision for a thriving Downtown where people can live, work and play. The term of the loan will be five years from the issuance of a Certificate of Occupancy. For each year the business is open and operating, 20% of the loan will be forgiven. If after five years the business is open and operating, the loan will be forgiven entirely and converted into a grant. Properties that pay no Ad-valorem taxes or are otherwise tax exempt are not eligible. In cases where a portion of a property is tax-exempt, funding may be made only to the taxable portion/percentage of the property. Loan-to-grant funds may be disbursed to a program participant on a reimbursement basis. The City and program



participant would create a payment schedule based on project milestones. The Incentive Program can also be used for payment of mobility and impact fees.

b. Rental Subsidy Program

The proposed Rental Subsidy Program would provide an 18-month partial rental subsidy (up to \$25,000) to qualifying targeted businesses. The funding award would be administered over an 18 consecutive month period. The award recipient would be paid the rent subsidy as agreed upon in an executed performance agreement between the applicant and the City. The applicant must have an executed multi-year lease (two-year minimum) with the owner. A copy of the lease, or binding or proposed multi-year commercial lease agreement must be provided to the city.

c. Business Façade Grant

The Business Façade Grant Program provides a matching grant to commercial property owners and/or commercial tenants, located in the targeted area, to assist with eligible exterior building and site improvements. Eligible applicants include both commercial property owners and business lessees with written authorization of the property owner. Eligible businesses must be from a small business industry sector targeted by the City and may be an individually owned franchise as long as it meets all other criteria. The façade grant award would be a 50% reimbursement of total projects costs with a maximum award of \$15,000. Up to \$4,000 of the total available may be spent on outdoor furniture and dining fixtures. The grant award amount will decline over time rewarding projects completed in a timely manner. If an awarded project is not started within one year of award, the award will be withdrawn.

d. Tax Increment Fund Rebate

Refunding a portion of City tax revenue generated by on-site/building improvements or new construction (increment) could be another potential incentive to encourage targeted retail development in Downtown Green Cove Springs. The refunded amount would be paid out over a five (5) year period with a declining scale of refunds to be determined by the City. The applicant would enter into a Performance Agreement with the City detailing the proposed capital investment and improvements to be made and the proposed increment rebate amounts and periods. The grant is a reimbursement of a portion of City Ad-Valorem taxes paid by the applicant. The CRA shall utilize the Tax Increment Fund of the Community Redevelopment Agency to provide the tax increment rebate proposed in addition to other



incentives and CRA programming and redevelopment powers as authorized by F.S. 163.360, Part III.

6. When feasible, the City should encourage acquisition and subsequent redevelopment by the private market. Other related activities that may be undertaken by the City include:

- a. Map and index all commercial properties in the Redevelopment Area to provide detailed information on parcel boundaries, sizes, and ownership.
- b. Identify and inventory all relevant substandard properties.
- c. Document and analyze parking demands and infrastructure constraints throughout the Redevelopment Area.
- d. Document site criteria for modern mixed-use developments by business type to facilitate the understanding of contemporary developer site and parking requirements.
- e. The City may facilitate aggregation and redevelopment of "problem" or constrained parcels or groups of parcels.
- f. The City may assist in the purchase, sale, negotiation, and coordination of land assembly. However, the City shall not use eminent domain to acquire land that will be ultimately used or transferred for private development.
- g. Identify catalyst sites such as the City property at Walnut and St Johns Avenue to serve as important strategic assets to cause an early and precedent-setting change in the community redevelopment area and to spur other growth.

**Objective 3:** Increase the Downtown Parking Supply

1. Provide additional parking spaces within City owned property at the Palmetto Avenue and Spring Street intersection, GCS Downtown Master Plan Implementation Phase 1, #7C.
2. Provide Festival Street Parking along Magnolia Avenue between Walnut and Spring Street, GCS Downtown Master Plan Implementation Phase 1, #7D.
3. Provide on-street parking on Magnolia Avenue between Spring and Ferris Street, GCS Downtown Master Plan Implementation Phase 1, #7E.
4. Provide on-street parking along Magnolia Avenue between Oak Street and Ferris Street. (GCS Parking Study Recommendation).



**Objective 4:** Incorporate housing revitalization through housing maintenance programs and rehabilitation services. These strategies funded through the SHIP and CDBG programs will help correct the blighted conditions of unsanitary or unsafe conditions (Figures 13-29 of the Finding of Necessity Report), associated with residential uses; and deterioration of site or other improvements (Figures 30-33 of the Finding of Necessity Report).

1. By addressing the problems associated with substandard and dilapidated housing, the City/CRA will mitigate contributing blight conditions within the Redevelopment Area.
2. In the same manner, redevelopment efforts shall be complimented with efforts to provide affordable/workforce housing to residents of low to moderate income, including the elderly.
3. Promote programs for homeowners to rehabilitate their homes. Such programs include zero interest loans or information on other funding sources for the repair of single and multi-family homes depending on the applicant's income.
4. Assist low-income households through the SHIP program with down payment and closing costs assistance. The assistance may be for the purchase of an existing structure.
5. Infrastructure improvements such as roadway improvements, stormwater, wastewater, and potable water make properties more conducive for development. The City may undertake infrastructure improvements in partnership with private entities. If determined improving the infrastructure of certain properties is beneficial to the City for housing revitalization and blight mitigation within the Redevelopment Area, the CRA may undertake capital improvements on these individual properties.
6. Work with the private sector and Non-Government Organizations to create programs that improve the availability of affordable workforce housing for low to moderate income residents
7. Work with the City of Green Cove Springs and Clay County to encourage development and renovation of Mixed-Use, Affordable, Workforce, and Mixed-Income Housing.

**Objective 5:** Establish a creative, equitable, efficient and practical funding and financing mechanism to properly implement this Plan. These strategies will correct the blighted conditions of identified in the Finding of Necessity Report and the Implementation steps identified in the Downtown Master Plan.

1. It is important the City/CRA identify and secure all effective sources of funding including, but not necessarily limited to, increment revenues, non-ad valorem assessments, and grant funding revenue.
2. The City/CRA shall be willing to contemplate the issuance of bonds, secure other financial instruments, seek and utilize grants, and seek out other sources and alternatives to aid in implementing this Plan.



**Objective 6:** Ensure the Redevelopment Area is safe and clean over a period of time. These strategies will correct the blighted conditions of unsanitary or unsafe conditions (Figures 13-29 of the Finding of Necessity Report), associated with residential uses; and deterioration of site or other improvements (Figures 30-33 of the Finding of Necessity Report).

1. The City will identify, execute, and coordinate special maintenance standards and programs for public facilities, roadways, open space areas, entries, and commercial uses along the three corridors.
2. The Community Redevelopment Act encourages "community policing innovations." This concept is defined as policing techniques or strategies designed to decrease crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of law enforcement in the community, including, but not limited to, community mobilization, neighborhood watch programs, citizen patrol, foot patrol, or intensified motorized patrol. The City will review these programs to improve the actual and perceived security, building safety, and appearance of the Redevelopment Area.

**Objective 7:** The City may plan, design, and deliver additional infrastructure improvements or services within the Redevelopment Area, if deemed those improvements enhance the quality or attractiveness of the Redevelopment Area especially with regard to public amenities. These strategies will correct the blighted conditions of unsanitary or unsafe conditions (Pgs. 18, 23 and 24 of the Finding of Necessity Report); and deterioration of site or other improvements (Pgs. 18, 23 and 24 of the Finding of Necessity Report).

1. Such additional infrastructure may include undergrounding utilities in certain areas to achieve a desired visual impact, upgrading technology, and telecommunications availability to attract businesses or the enhancement of landscape areas. Such additional improvements will complement the redevelopment plans for the Redevelopment Area.
2. Additional services may include extraordinary right-of-way or other public area maintenance, planning, and implementing cultural, charitable or place-making activities, events and related services which showcase the Redevelopment Area.
3. The CRA shall acquire land and create / expand regional stormwater retention areas and conveyance systems as needed to accommodate proposed growth

**Objective 8:** Historic Preservation

1. Support programs that contribute to the renovation and preservation of historic structures and the downtown historic district.
2. Restoration of the Rivers House located at Spring Street and Magnolia Avenue. Provide additional funding to upgrade the Rivers House to address site and building code violations and to approve the visual appeal of a vital community landmark.

**Objective 9:** Parks/Public Spaces

1. Provide support, including funding, for construction of facilities for Spring Park that will draw visitors to the CRA commercial district while simultaneously building a sense of, "Place," in the downtown area.
2. Work to improve pedestrian access from in the downtown area to Spring Park.
3. Design and construct City Hall Park between City Hall and US 17 (Implementation step #12, Downtown Master Plan).

**Objective 10:** Redevelopment Administration

As provided for in Florida Statute 163, Part III, the Green Cove Springs Community Redevelopment Agency will utilize Incremental Tax Revenues to fund administration, overhead or any other expenses encumbered to achieve the Redevelopment Goals identified within this CRA Plan, including:

1. Redevelopment planning, surveys, and financial analysis.
2. Acquisition of real property in the CRA District.
3. Clearance and preparation of areas for redevelopment.
4. Repayment of borrowed funds.
5. All expenses related to bonds and other indebtedness.
6. Development of affordable and workforce housing.
7. Provide funding for legal and professional services as needed.

Pin	Appraised Value (Current)	Taxable Value (Current)
017218-000-00	\$569,535	\$0
017219-000-00	\$283,294	\$0
017221-000-00	\$188,889	\$0
017222-000-00	\$70,000	\$0
017224-000-00	\$552,224	\$552,224
017225-000-00	\$1,210,000	\$1,210,000
017226-000-00	\$329,107	\$315,876
017227-001-00	\$8,078	\$0
017230-001-00	\$3,651	\$0
017232-000-00	\$1,988,222	\$1,988,222
017233-000-00	\$80,890	\$80,890
017234-000-00	\$155,231	\$128,614
017235-000-00	\$98,217	\$66,341
017235-001-00	\$152,523	\$144,437
017236-000-00	\$114,447	\$90,017
017238-000-00	\$387,500	\$336,531
017239-000-00	\$0	\$0
017240-000-00	\$48,161	\$47,405
017241-000-00	\$91,419	\$70,494
017242-000-00	\$118,640	\$94,135
017243-000-00	\$177,858	\$0
017244-000-00	\$398,657	\$398,657
017245-000-00	\$354,527	\$332,284
017246-000-00	\$181,194	\$0
017247-000-00	\$277,567	\$224,676
017248-000-00	\$405,697	\$346,886
017248-001-00	\$314,491	\$313,919
017249-000-00	\$766,125	\$712,085
017250-000-00	\$437,164	\$437,164
017251-000-00	\$480,000	\$480,000
017252-000-00	\$633,532	\$633,532
017253-000-00	\$141,788	\$99,363
017257-000-00	\$89,228	\$0
017258-000-00	\$350,000	\$319,440
017259-000-00	\$296,751	\$296,751
017261-000-00	\$70,000	\$0
017262-000-00	\$70,000	\$0
017263-000-00	\$70,000	\$0
017267-000-00	\$183,687	\$176,452
017267-001-00	\$42,482	\$42,482
017268-000-00	\$257,570	\$257,570
017269-000-00	\$183,715	\$25,000
017270-000-00	\$184,347	\$178,295
017272-000-00	\$511,085	\$511,085
017273-000-00	\$268,820	\$268,820
017274-000-00	\$230,279	\$230,279

017275-000-00	\$1,682,856	\$1,566,737
017276-000-00	\$204,069	\$204,069
017277-000-00	\$316,701	\$316,701
017280-000-00	\$152,956	\$0
017281-000-00	\$18,000	\$18,000
017282-000-00	\$228,213	\$94,236
017283-000-00	\$50,221	\$34,633
017284-000-00	\$338,901	\$0
017285-000-00	\$96,436	\$96,436
017286-000-00	\$36,885	\$36,885
017287-000-00	\$244,976	\$244,976
017288-000-00	\$40,178	\$40,178
017289-000-00	\$255,623	\$45,994
017290-000-00	\$339,425	\$339,425
017291-000-00	\$83,653	\$68,833
017292-000-00	\$167,096	\$0
017293-000-00	\$100	\$100
017293-001-00	\$3,658	\$0
017294-000-00	\$297,037	\$0
017295-000-00	\$72,693	\$0
017296-000-00	\$151,531	\$0
017297-000-00	\$322,075	\$217,089
017298-000-00	\$552,800	\$0
017299-000-00	\$304,577	\$304,577
017301-000-00	\$1,270,000	\$1,270,000
017310-000-00	\$250,331	\$242,320
017311-000-00	\$167,500	\$162,140
017312-000-00	\$83,300	\$80,634
017313-000-00	\$83,750	\$81,070
017314-000-00	\$137,049	\$97,722
017315-000-00	\$113,450	\$113,450
017316-000-00	\$92,301	\$0
017317-000-00	\$64,712	\$51,868
017317-001-00	\$76,824	\$0
017317-002-00	\$76,627	\$61,644
017318-000-00	\$58,750	\$28,150
017319-000-00	\$35,000	\$26,572
017331-000-00	\$115,173	\$25,000
017331-001-00	\$195,324	\$104,069
017332-000-00	\$150,732	\$25,000
017333-000-00	\$135,614	\$135,614
017334-000-00	\$120,715	\$104,786
017335-000-00	\$446,496	\$292,782
017335-001-00	\$181,620	\$149,308
017336-000-00	\$135,526	\$0
017337-000-00	\$33,316	\$33,316
017337-001-00	\$109,396	\$25,000



017338-000-00	\$62,317	\$19,396
017339-000-00	\$135,390	\$129,426
017340-000-00	\$490,456	\$0
017341-000-00	\$242,485	\$0
017342-000-00	\$895,365	\$0
017352-000-00	\$167,452	\$120,740
017356-000-00	\$172,744	\$139,304
017357-000-00	\$83,885	\$67,608
017359-000-00	\$662,991	\$620,077
017360-000-00	\$15,000	\$15,000
017361-000-00	\$79,695	\$69,800
017362-000-00	\$154,337	\$154,337
017363-000-00	\$295,419	\$293,780
017365-000-00	\$264,175	\$235,474
017366-000-00	\$333,169	\$182,891
017367-000-00	\$272,711	\$225,640
017368-000-00	\$106,747	\$102,894
017369-000-00	\$200,320	\$174,307
017394-000-00	\$400,434	\$382,904
017399-000-00	\$933,138	\$926,467
017401-000-00	\$147,069	\$118,314
017402-000-00	\$35,000	\$27,085
017405-000-00	\$92,128	\$78,203
017428-000-00	\$248,429	\$248,429
017429-000-00	\$406,689	\$406,689
017429-001-00	\$111,051	\$86,172
017430-000-00	\$86,645	\$86,645
017431-000-00	\$174,831	\$174,831
017432-000-00	\$141,684	\$133,925
017433-000-00	\$397,755	\$368,898
017434-000-00	\$185,132	\$42,508
017435-000-00	\$158,586	\$38,067
017436-000-00	\$244,036	\$108,907
017437-000-00	\$156,956	\$124,910
017438-000-00	\$405,606	\$405,606
017439-000-00	\$473,053	\$385,311
017440-000-00	\$134,754	\$25,000
017441-000-00	\$386,349	\$385,251
017442-000-00	\$149,226	\$122,624
017443-000-00	\$159,131	\$159,131
017444-000-00	\$546,241	\$546,241
017480-000-00	\$166,250	\$79,659
017481-000-00	\$81,439	\$20,000
017482-000-00	\$278,735	\$278,735
017483-000-00	\$166,250	\$166,250
017485-000-00	\$152,192	\$27,665
017486-000-00	\$764,235	\$0

017487-000-00	\$68,367	\$68,367
017488-000-00	\$67,057	\$67,057
017489-000-00	\$289,596	\$289,596
017491-000-00	\$95,627	\$90,063
017492-000-00	\$206,803	\$184,761
017493-000-00	\$196,340	\$196,340
017493-002-00	\$341,838	\$288,563
017518-000-00	\$1,091,824	\$0
017521-000-00	\$4,458,070	\$0
017531-000-00	\$2,381,055	\$2,381,055
017532-000-00	\$230,339	\$230,339
017544-000-00	\$1,624,685	\$1,624,685
017553-000-00	\$3,342,652	\$0
017556-000-00	\$236,545	\$223,265
017559-000-00	\$1,882,015	\$0
017584-000-00	\$1,734,745	\$0
017585-000-00	\$388,117	\$388,117
017585-001-00	\$1,339,317	\$1,339,317
017586-000-00	\$2,216,616	\$2,150,538
017586-001-00	\$100	\$0
017588-000-00	\$163,262	\$159,883
017589-000-00	\$147,559	\$147,559
017590-000-00	\$374,508	\$353,554
017592-000-00	\$203,807	\$195,223
017594-000-00	\$820,714	\$820,714
017597-000-00	\$124,913	\$121,795
017598-000-00	\$153,750	\$140,464
017599-000-00	\$398,422	\$398,422
017605-000-00	\$245,697	\$245,697
017609-000-00	\$386,543	\$386,543
017611-001-00	\$688,212	\$650,667
017614-000-00	\$295,892	\$295,892
017614-001-00	\$200,142	\$192,441
017616-000-00	\$862,582	\$860,315
017619-000-00	\$186,441	\$186,441
017619-001-00	\$106,250	\$0
017620-000-00	\$11,654,810	\$0
017621-000-00	\$8,277,645	\$0
017627-000-00	\$1,480,880	\$1,480,880
017628-000-00	\$1,133,542	\$1,133,542
017630-000-00	\$78,413	\$26,572
017631-000-00	\$62,667	\$54,673
017632-000-00	\$59,038	\$59,038
017633-000-00	\$15,000	\$15,000
017634-000-00	\$950,089	\$869,632
017635-000-00	\$1,160,633	\$1,154,090
017637-000-00	\$827,132	\$823,266

017639-000-00	\$35,000	\$26,572
017639-001-00	\$162,935	\$162,935
017640-000-00	\$168,249	\$129,289
017640-002-00	\$1,000	\$1,000
017643-000-00	\$68,000	\$58,946
017643-001-00	\$68,000	\$58,946
017649-000-00	\$35,000	\$35,000
017650-000-00	\$339,553	\$0
017651-000-00	\$137,088	\$137,088
017653-000-00	\$59,612	\$0
017654-000-00	\$120,324	\$11,067
017655-000-00	\$68,000	\$58,946
017657-000-00	\$115,135	\$101,866
017660-000-00	\$61,270	\$57,625
017661-000-00	\$15,000	\$15,000
017663-000-00	\$59,450	\$44,891
017665-000-00	\$126,717	\$126,717
017666-000-00	\$47,113	\$0
017670-000-00	\$310,647	\$0
017673-000-00	\$165,347	\$53,296
017683-000-00	\$621,300	\$0
017692-000-00	\$409,443	\$0
017702-001-00	\$187,084	\$187,084
017729-000-00	\$69,147	\$24,057
017730-000-00	\$70,000	\$70,000
017755-000-00	\$35,000	\$26,572
017756-000-00	\$152,774	\$79,785
017760-000-00	\$15,000	\$15,000
017761-000-00	\$29,108	\$0
017764-000-00	\$201,778	\$151,778
017764-001-00	\$15,000	\$15,000
017766-000-00	\$35,000	\$26,572
017770-000-00	\$8,112	\$0
017780-000-00	\$179,508	\$41,403
017780-001-00	\$157,631	\$39,512
017784-001-00	\$304,663	\$96,573
017785-000-00	\$15,000	\$6,780
017802-000-00	\$35,000	\$35,000
017804-001-00	\$72,227	\$16,953
017806-000-00	\$137,211	\$20,000
017818-000-00	\$171,958	\$25,000
017822-000-00	\$8,600	\$8,600
017823-000-00	\$111,368	\$98,909
017824-000-00	\$6,600	\$6,600
017826-000-00	\$11,200	\$0
017829-000-00	\$62,365	\$0
017831-000-00	\$15,000	\$15,000

017844-000-00	\$15,000	\$15,000
017847-000-00	\$40,000	\$34,405
017848-000-00	\$144,617	\$0
017851-000-00	\$27,535	\$19,708
017861-001-00	\$196,481	\$120,465
017861-002-00	\$231,369	\$116,600
017861-003-00	\$241,247	\$123,832
017863-000-00	\$15,000	\$15,000
017864-000-00	\$15,000	\$15,000
017865-000-00	\$275,425	\$142,635
017866-000-00	\$239,503	\$125,335
017871-000-00	\$154,756	\$154,756
017872-000-00	\$148,879	\$33,576
017873-000-00	\$222,238	\$212,122
017874-000-00	\$15,000	\$15,000
017878-000-00	\$75,655	\$75,655
017879-000-00	\$20,000	\$12,100
017881-000-00	\$2,268	\$0
017883-000-00	\$69,464	\$69,464
017884-000-00	\$47,597	\$46,684
017946-000-00	\$35,000	\$26,572
017947-000-00	\$232,031	\$107,289
017948-000-00	\$20,000	\$12,100
017949-000-00	\$232,031	\$102,289
017959-000-00	\$1,469,233	\$0
017959-001-00	\$11,200	\$0
017959-002-00	\$342,775	\$0
018020-000-00	\$5,297,294	\$0
018021-000-00	\$457,265	\$433,111
018022-000-00	\$191,724	\$0
018025-000-00	\$620,725	\$620,725
018026-000-00	\$192,465	\$0
018031-000-00	\$1,852,596	\$1,852,596
018033-000-00	\$87,624	\$87,624
018034-000-00	\$91,010	\$91,010
018035-000-00	\$238,838	\$0
018040-000-00	\$324,112	\$204,892
<b>Total</b>	<b>\$108,782,165</b>	<b>\$53,919,614</b>


Appraised Value (2023)	Taxable Value (2023)
\$342,689	\$0
\$284,080	\$0
\$177,746	\$0
\$70,000	\$0
\$533,145	\$533,145
\$1,170,000	\$1,122,000
\$304,717	\$287,160
\$8,078	\$0
\$3,651	\$0
\$1,928,726	\$1,913,125
\$74,241	\$74,129
\$134,743	\$116,922
\$80,055	\$60,310
\$131,307	\$131,307
\$96,983	\$81,834
\$350,715	\$305,938
\$0	\$0
\$43,613	\$43,096
\$74,886	\$64,086
\$100,856	\$85,578
\$171,608	\$0
\$349,048	\$191,554
\$341,950	\$302,077
\$174,713	\$0
\$238,539	\$204,251
\$346,184	\$315,351
\$285,381	\$285,381
\$650,000	\$647,350
\$420,810	\$420,810
\$440,000	\$440,000
\$613,109	\$594,776
\$113,076	\$90,330
\$85,242	\$0
\$300,000	\$290,400
\$287,702	\$274,143
\$70,000	\$0
\$70,000	\$0
\$70,000	\$0
\$173,519	\$160,411
\$40,521	\$40,521
\$240,554	\$239,685
\$172,900	\$25,000
\$166,878	\$162,087
\$494,191	\$485,309
\$260,670	\$255,543
\$220,591	\$220,591

\$1,507,707	\$1,424,307
\$196,449	\$196,449
\$302,202	\$302,202
\$145,531	\$0
\$18,000	\$18,000
\$207,223	\$90,035
\$47,830	\$31,485
\$322,268	\$0
\$91,544	\$91,544
\$35,129	\$22,546
\$223,492	\$202,028
\$38,264	\$20,315
\$233,973	\$43,199
\$327,170	\$327,170
\$79,283	\$62,576
\$154,096	\$15,974
\$100	\$100
\$3,658	\$0
\$280,494	\$0
\$70,123	\$0
\$147,444	\$0
\$305,017	\$197,354
\$499,998	\$0
\$288,580	\$288,580
\$1,220,000	\$1,220,000
\$240,318	\$220,291
\$160,800	\$147,400
\$79,968	\$73,304
\$80,400	\$73,700
\$127,169	\$88,839
\$111,747	\$104,298
\$85,730	\$0
\$61,863	\$47,153
\$73,747	\$73,747
\$72,750	\$56,040
\$56,400	\$25,591
\$35,000	\$24,157
\$106,118	\$23,874
\$179,574	\$144,996
\$137,482	\$25,000
\$127,714	\$127,714
\$113,902	\$95,260
\$405,055	\$282,799
\$167,373	\$135,735
\$125,918	\$0
\$31,288	\$31,288
\$102,532	\$25,000

\$59,182	\$18,103
\$125,787	\$117,660
\$466,544	\$0
\$222,374	\$0
\$876,139	\$0
\$154,357	\$109,764
\$158,771	\$126,640
\$79,128	\$61,462
\$607,004	\$563,707
\$15,000	\$15,000
\$75,531	\$63,455
\$55,602	\$55,602
\$279,229	\$267,073
\$252,565	\$214,068
\$324,613	\$176,108
\$261,904	\$205,128
\$98,800	\$93,540
\$192,384	\$158,461
\$381,358	\$348,095
\$896,740	\$842,243
\$135,818	\$107,559
\$35,000	\$24,623
\$86,021	\$71,094
\$227,877	\$227,877
\$370,437	\$370,437
\$103,676	\$78,339
\$79,221	\$79,218
\$165,083	\$165,083
\$130,771	\$121,750
\$364,312	\$335,362
\$168,624	\$131,951
\$146,624	\$35,502
\$224,977	\$104,279
\$148,102	\$113,555
\$261,216	\$96,691
\$428,609	\$372,633
\$123,404	\$25,000
\$350,229	\$350,229
\$141,537	\$111,477
\$149,445	\$149,445
\$518,377	\$518,377
\$159,600	\$72,418
\$77,872	\$20,000
\$254,751	\$254,751
\$159,600	\$159,600
\$140,775	\$25,403
\$724,377	\$0



\$64,285	\$64,285
\$62,975	\$62,975
\$271,718	\$271,718
\$87,357	\$81,876
\$195,565	\$167,965
\$181,843	\$181,843
\$321,872	\$262,330
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\$4,331,656	\$0
\$2,289,149	\$2,220,478
\$218,332	\$218,332
\$1,577,184	\$1,577,184
\$3,227,431	\$0
\$222,336	\$202,969
\$1,806,964	\$0
\$1,673,996	\$0
\$372,278	\$372,278
\$1,293,832	\$1,266,628
\$2,068,649	\$1,955,035
\$100	\$0
\$154,588	\$145,349
\$142,810	\$135,565
\$355,998	\$321,413
\$197,068	\$177,476
\$782,817	\$754,201
\$117,040	\$110,723
\$147,600	\$127,695
\$507,159	\$380,494
\$235,900	\$235,900
\$378,601	\$367,481
\$628,241	\$591,516
\$273,717	\$273,717
\$187,113	\$174,947
\$823,155	\$782,105
\$177,995	\$177,995
\$102,000	\$0
\$11,333,780	\$0
\$8,156,533	\$0
\$1,421,709	\$1,421,709
\$1,089,709	\$0
\$75,276	\$24,157
\$57,394	\$49,703
\$53,990	\$46,750
\$15,000	\$15,000
\$911,518	\$790,575
\$1,097,985	\$1,049,173
\$786,643	\$748,424

\$35,000	\$24,157
\$156,322	\$156,322
\$150,769	\$117,536
\$1,000	\$1,000
\$68,000	\$53,588
\$68,000	\$53,588
\$45,550	\$32,950
\$323,075	\$0
\$126,947	\$126,947
\$57,089	\$0
\$114,450	\$10,017
\$68,000	\$53,588
\$110,921	\$92,606
\$57,190	\$52,387
\$15,000	\$15,000
\$56,645	\$40,810
\$124,694	\$124,694
\$43,430	\$0
\$295,682	\$0
\$150,533	\$50,288
\$591,714	\$0
\$389,946	\$0
\$171,844	\$171,844
\$65,225	\$21,870
\$70,000	\$58,010
\$35,000	\$24,157
\$141,946	\$76,005
\$15,000	\$15,000
\$27,804	\$0
\$196,004	\$146,004
\$15,000	\$15,000
\$35,000	\$24,157
\$8,112	\$0
\$175,570	\$38,741
\$156,135	\$36,905
\$300,427	\$92,304
\$15,000	\$6,583
\$67,227	\$52,495
\$71,329	\$15,732
\$135,840	\$20,000
\$159,862	\$25,000
\$8,600	\$8,600
\$101,096	\$89,918
\$6,600	\$6,600
\$11,200	\$0
\$60,339	\$0
\$15,000	\$15,000

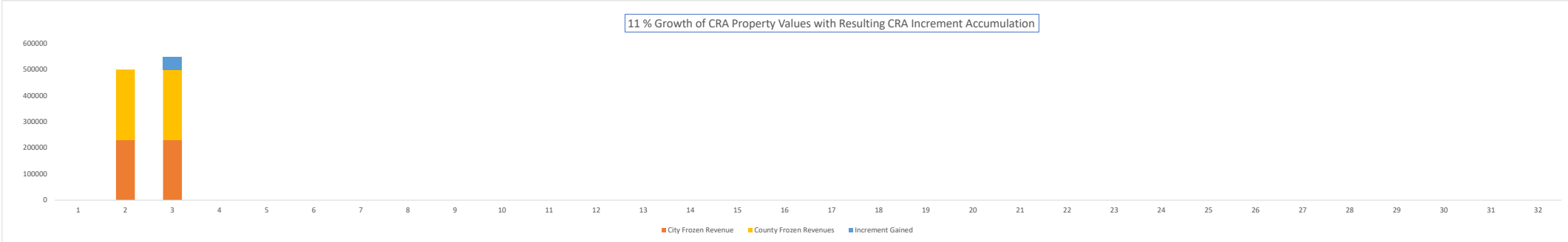
\$15,000	\$15,000
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\$224,818	\$111,748
\$234,383	\$118,769
\$15,000	\$15,000
\$15,000	\$15,000
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\$68,338	\$68,338
\$145,694	\$31,142
\$217,156	\$192,839
\$15,000	\$15,000
\$74,912	\$74,912
\$20,000	\$11,000
\$2,268	\$0
\$68,481	\$68,481
\$46,240	\$42,440
\$35,000	\$24,157
\$225,465	\$102,708
\$20,000	\$11,000
\$225,465	\$97,708
\$1,376,453	\$0
\$11,200	\$0
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\$5,232,703	\$0
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\$184,100	\$0
\$595,896	\$595,896
\$183,300	\$0
\$1,755,220	\$1,755,220
\$83,474	\$83,474
\$86,990	\$86,990
\$227,564	\$0
\$186,266	\$186,266
<b>\$103,437,386</b>	<b>\$48,715,154</b>


**CRA Increment Comparision Based on 3% and 7% Property Value Growth  
Over 30 Years**

*Item 3.*

Year	2023	2024
Total	499,189	552,520
City Tax Revenues	228,961	253,422
County Tax Revenues	270,228	299,097
Increment Gained	0	49,221
City Frozen Revenue	228,961	228,961
County Frozen Revenues	270,228	270,228

Total	1,051,709
482,383	
569,325	
49,221	
457,922	
540,456	



## Sidewalk Plaque Pricing Quotes

Pricing includes freight, merchant services, and shipping/handling

Company/Website (hyperlink)	Material	2x2 Cost	3x3 Cost	Delivery	Cost for 12
<a href="http://www.allstarbronze.com">www.allstarbronze.com</a>	Bronze		\$6,750	15-20 biz days	\$81,000
	Bronze	\$3,000		15-20 biz days	\$36,000
<a href="http://www.advansign.com">www.advansign.com</a>	Bronze		\$6,750	20-30 biz days	\$81,000
	Bronze	\$3,000		20-30 biz days	\$36,000
	Aluminum		\$3,000	20-30 biz days	\$36,000
	Aluminum	\$1,750		20-30 biz days	\$21,000
	Stainless Steel		\$7,000	20-30 biz days	\$84,000
	Stainless Steel	\$3,250		20-30 biz days	\$39,000
<a href="http://www.impactsigns.com">www.impactsigns.com</a>	Bronze		\$6,750	30-40 biz days	\$81,000
	Bronze	\$3,250		30-40 biz days	\$39,000
	Aluminum		\$4,500	30-40 biz days	\$54,000
	Aluminum	\$2,000		30-40 biz days	\$24,000

Cost for 9

\$60,750

\$27,000

\$60,750

\$27,000

\$27,000

\$15,750

\$63,000

\$29,250

\$60,750

\$29,250

\$40,500

\$18,000





1. Haddon Hall
  2. Cherokee Hotel
  3. Sulphur Springs Hotel
  4. Clerke's Drug Store
  5. Magnolia Hotel
  6. Magnolia Hotel Cottages
  7. Clarendon / Qui Si Sana
  8. Springs Pool and Park
  9. Riverside Hotel
  10. St Elmo Hotel
  11. Pines Hotel
  12. Tyler House
  13. Applegate House
  14. Historic Triangle
  15. Hibernia Hotel
  16. Oakland Hotel
  17. Mohawk Hotel
- CRA Boundary

Item 3.



12



5



5



7

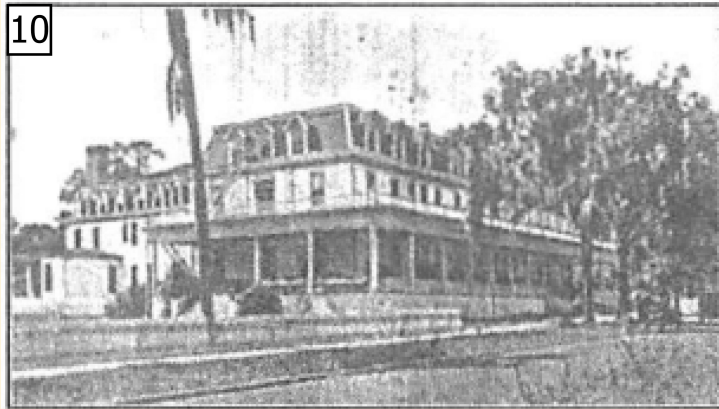


*Hotels of Green Cove Springs*

9



10



3



1900 Sulphur Spring and Casino, Green Cove Springs, Fla.

17





# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

**TO:** Community Redevelopment Agency      **MEETING DATE:** July 11, 2024  
**FROM:** Michael Daniels, AICP, Planning & Zoning Director  
**SUBJECT:** Review of the CRA Interlocal Agreement. *Michael Daniels*

### BACKGROUND

Pursuant to the requirements set forth in Florida Statutes the proposed interlocal agreement between the Green Cove Springs City Council and the Clay County Commission will establish the terms under which the City of Green Cove Springs can establish a Community Redevelopment Agency. A summary of the terms of the agreement are as follows:

- 1) The initial term of the Green Cove Springs CRA shall begin on January 1, 2023, and continue for 30 years from that date;
- 2) The city may extend the CRA Plan based on an affirmative vote of the City of Green Cove Springs and County Commission;
- 3) The “base year taxable property assessment roll, used to calculate the tax increment to be deposited into the CRA trust fund, shall be 2023;
- 4) The CRA Redevelopment Plan and all amendments must be approved by an affirmative vote of the County Commission and City Council;
  - a. The Redevelopment Plan and any amendments shall meet all requirements of state statutes, and contain a detailed statement of the projected costs of redevelopment;
  - b. Funds shall be used to fund all CRA projects included in the Redevelopment Plan;
  - c. Redevelopment activities and projects in the Plan must be designed to mitigate slum/blight conditions which were the basis of the Finding of Necessity;
- 5) The City shall deposit 95% of an amount based on the calculation of increment using the City's millage in that year into the CRA trust fund, unless otherwise provided by the Agreement.
- 6) The County shall deposit 90% for the first 20 years and 80% for the final 10 years.
- 7) The CRA may sell bonds and execute notes, and enter other forms of debt or leveraging, as well as collateral documents, to finance capital improvements deemed necessary by the CRA for redevelopment purposes. However, no debts may extend beyond the expiration date of the CRA Plan;
- 8) The CRA shall abide by all provisions of the Community Redevelopment Act;
- 9) The County shall, by resolution, delegate to the City all the powers for redevelopment in the Community Redevelopment Act;
- 10) The Composition of the CRA Board shall consist of two (2) members appointed by the City, two (2) members appointed by the Board of County Commissioners and one (1) at-large member appointed by the other four (4) members;

11) The County shall abide by all provisions of the Community Redevelopment Act.

The CRA Interlocal Agreement has been approved by Clay County Board of Clay County Commissioners on July 9, 2024 and will be taken for City Council approval on July 16, 2024. .

### FISCAL IMPACT

The City shall deposit 95% of the calculation of the ad valorem increment using the City and County's millage in that year into the CRA Trust Fund.

The County shall deposit 90% for the first 20 years and 80% for the final 10 years.

An estimated \$18.9 to \$36.1 Million could be generated within the proposed Community Redevelopment Area if said area comes to fruition.

### RECOMMENDATION & MOTION

Staff is recommending approval of the CRA Interlocal Agreement as required pursuant to Part III, Chapter 163, Florida Statute.

Move to approve CRA Interlocal Agreement as written.

**INTERLOCAL AGREEMENT  
BETWEEN CLAY COUNTY,  
CITY OF GREEN COVE SPRINGS AND  
GREEN COVE SPRINGS COMMUNITY REDEVELOPMENT AGENCY**

This Interlocal Agreement (hereinafter “Interlocal Agreement” or “Agreement”) by and between Clay County, a charter county and political subdivision of the State of Florida (hereinafter “County”), the City of Green Cove Springs, a Florida municipality (hereinafter “City”) and the Green Cove Springs Community Redevelopment Agency, a public body corporate created pursuant to Section 163.357, Florida Statutes (hereinafter “Agency”), (County, City and Agency collectively, the “Parties”), is made and entered into and shall be effective as of May 25, 2023.

**WHEREAS**, on April 19, 2022, the City approved Resolution R-03-2022 finding the existence of blight in an area of the City (the “Redevelopment Area”) based on a study containing evidence, data, analysis and facts dated March, 2022 (“City’s Study”); making certain findings and determinations; and finding a need for creating a Community Redevelopment Agency pursuant to Chapter 163 Part III, Florida Statutes; and

**WHEREAS**, the Redevelopment Area is generally described as the downtown and US 17 corridor, which is specifically described in the City’s Study; and

**WHEREAS**, the County, as a charter county, is vested with all of the powers under the Community Redevelopment Act of 1969; and

**WHEREAS**, Section 163.410, Florida Statutes, authorizes the delegation by the County, in its discretion, to the City the exercise of certain powers related to community redevelopment under Chapter 163, Part III, Florida Statutes, subject to such conditions and limitations as the County may impose; and

**WHEREAS**, Chapter 163, Florida Statutes, authorizes public agencies to enter into agreements to provide services and to exercise jointly any power, privilege, or authority they share in common and which each might exercise separately; and

**WHEREAS**, on August 9, 2022, the County approved Resolution 2021/2022 – 56 declaring and finding a need to create a Community Redevelopment Agency for the Redevelopment Area within the City and delegating the exercise of certain limited powers to the City to establish a Community Redevelopment Agency and delegate to the Community Redevelopment Agency to prepare and adopt a plan of redevelopment to be submitted to the City and the County for review and approval; and

**WHEREAS**, on November 29, 2022, the City Planning and Zoning Commission, as the Local Planning Agency, unanimously approved a Redevelopment Plan (the “Plan”); and

**WHEREAS**, on December 13, 2022, the City established the Green Cove Springs Community Redevelopment Agency (the “Agency”) pursuant to Ordinance O-24-2022; and

**WHEREAS**, on January 12, 2023, the Community Redevelopment Agency approved the Plan; and

**WHEREAS**, the County approved the Plan on April 25, 2023, pursuant to Resolution 2022/2023-39; and

**WHEREAS**, Section 6 of the County’s Resolution 2021/2022 – 56 provided the County would consider the delegation of additional community redevelopment powers to the Agency by an interlocal agreement; and

**WHEREAS**, the County approved this Interlocal Agreement on April 25, 2023; and

**WHEREAS**, on May 16, 2023, the City approved the Plan and this Interlocal Agreement pursuant to Resolution R-06-2023; and

**WHEREAS**, on June 6, 2023, the City established the Green Cove Springs Redevelopment Trust Fund pursuant to Ordinance O-15-2023; and

**WHEREAS**, the Agency approved this Interlocal Agreement on May 25, 2023; and

**WHEREAS**, the City, the County, and the Agency now wish to enter into this Agreement to establish procedures for the governance of the City, County and Community Redevelopment Agency and to further provide for the delegation of authority and powers by the County to the City and the Agency.

**NOW THEREFORE**, in consideration of the mutual covenants declared herein and other good and valuable consideration each Party agrees as follows:

This Interlocal Agreement is entered into pursuant to Section 163.400, Florida Statutes, and the Florida Interlocal Cooperation Act contained in Sections 163.01, et.al., Florida Statutes.

### **Section 1. Intent of Parties.**

It is the intent of the Parties that provisions in this Agreement which conflict with provisions of the Community Redevelopment Act of 1969, Chapter 163, Part III, Florida Statutes (the “Act”), as amended, shall control. The County, the City and the Agency intend to bind themselves to the terms and obligations of this Agreement.

### **Section 2. CRA Redevelopment Plan and Base Year.**

The Parties agree that:

A. Pursuant to the Act and the terms of this Agreement, the Agency may adopt a Community Redevelopment Plan for a term of 30 years beginning January 2023, and the City and the County shall appropriate funds to a redevelopment trust fund in accordance with the Act and this Agreement through January 1, 2054, each with approval of the City and the County.

- (1) The Agency may amend its plan to extend the term of the Plan only with an affirmative vote of both the City and the County.
- (2) Neither the Agency nor the City may expand the boundaries of the Redevelopment Area without express authorization of the County evidenced by an additional delegating resolution.

B. The “base year” taxable property assessment roll, used for the calculation in Section 163.387(1), Florida Statutes, shall be the values used for taxation in calendar year 2023.

### **Section 3. County delegation of powers.**

A. With the exception of the community redevelopment powers that continue to vest in the County pursuant to Section 163.358 of the Act, the Agency shall have the right and sole responsibility to exercise the following redevelopment powers specifically delegated by the County pursuant to section 163.370 of the Act only within the Redevelopment Area:

- (1) The power to make and execute contracts and other instruments necessary or convenient to the exercise of its powers pursuant to the Act.
- (2) The power to disseminate information regarding slum clearance and community redevelopment.
- (3) The power to undertake and carry out community redevelopment and related activities within the Redevelopment Area, which redevelopment may include:
  - (a) Acquisition of a slum area or a blighted area or portion thereof by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition.

- (b) Demolition and removal of buildings and improvements.
- (c) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities, parking garages, lobbies, and passageways, and other improvements necessary for carrying out in the Redevelopment Area the community redevelopment objectives of the Act in accordance with the Plan.
- (d) The power to dispose of any property acquired in the Redevelopment Area at its fair value as provided in Section 163.380 of the Act, for uses in accordance with the Plan.
- (e) The power to carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the Plan.
- (f) The power to acquire real property in the Redevelopment Area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition which, under the Plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property, or otherwise put to use for the public good as set forth in the Plan.
- (g) The power to acquire any other real property in the Redevelopment Area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition, when necessary to eliminate unhealthful, unsanitary or unsafe conditions; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or



prevent the spread of blight or deterioration or to provide land for needed public facilities.

- (h) The power to acquire, without regard to any requirement that the area be a slum or blighted area, air rights in an area consisting principally of land over highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.
  - (i) The power to construct the foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.
- (4) The power to provide, or to arrange or contract for, the furnishing or repair by any qualified, licensed person or agency, public or private, of services, privileges, works, streets, roads, bridges, public utilities, or other facilities for, or in connection with, the Plan; to install, construct, and reconstruct streets, bridges, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems necessary and appropriate, which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out the Plan and related activities, and to include in any contract authorized by the Agency in connection with such redevelopment and related activities, provisions to fulfill such of the conditions as it deems reasonable and appropriate.

- (5) The power to enter into any building or property in the Redevelopment Area in order to make inspections, surveys, appraisals, soundings, test borings, or contamination tests, with the permission of the owner(s) and to request an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted.
- (6) The power to acquire by purchase, lease, option, gift, grant, bequest, devise or otherwise any real property within the Redevelopment Area (or personal property for its administrative purposes), together with any improvements thereon.
- (7) The power to hold, improve, clear or prepare for redevelopment any property within the Redevelopment Area acquired by the Agency.
- (8) The power to mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property acquired by the Agency within the Redevelopment Area.
- (9) The power to insure or provide for the insurance of any real or personal property acquired by the Agency within the Redevelopment Area or operations of the Agency against any risks or hazards, including the power to pay premiums on any such insurance.
- (10) The power to enter into any contracts necessary to effectuate the purposes of the Act.
- (11) The power to solicit requests for proposals for redevelopment of parcels of real property within the Redevelopment Area contemplated by the Plan to be acquired for redevelopment purposes by the Agency and, as a result of such requests for proposals, to advertise for the disposition of such real property to

private persons or entities pursuant to Section 163.380 of the Act, prior to acquisition of such real property by the Agency.

- (12) The power to invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control and to redeem such bonds as have been issued pursuant to Section 163.385 of the Act, at redemption price established therein or to purchase such bonds at less than the redemption price, all such bonds so redeemed or purchased to be canceled.
- (13) Subject to prior approval of both the City and the County, which approval or disapproval shall be in the sole and absolute discretion of the City and the County, the power to borrow money and to apply for and accept advances, loans, contributions, and any other form of financial assistance from the Federal Government or the state, county, or other public body or from any sources, public or private, for the purposes of the Act, and as a condition of the award of such loan or contribution, to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to community redevelopment and related activities such conditions imposed pursuant to federal laws as the Agency deems reasonable and appropriate which are not inconsistent with the purposes of the Act.
- (14) The power to make or have made all surveys and plans necessary to the carrying out of the purposes of the Act; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:

- (a) Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.
  - (b) Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.
  - (c) Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities.
- (15) The power to develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income.
- (16) The power to apply for, accept, and utilize grants of funds from the Federal Government for such purposes.
- (17) The power to prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from the Redevelopment Area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.
- (18) The power to appropriate such funds and make such expenditures as are necessary to carry out the purposes of the Act; to make a request to the City or the County to rezone any part of the Redevelopment Area or make exceptions from, or revisions to, building regulations; and to enter into

agreements with a housing authority, which agreements may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by the Act.

- (19) The power to make a request to the appropriate authority to close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the City or the County located within the Redevelopment Area.
  - (20) The power to provide funding to support the development and implementation of community policing innovations, subject to any budgetary limitations set forth in this Agreement.
  - (21) The right to exercise any other power that the Florida Legislature grants to community redevelopment agencies after the date of this Agreement, subject to approval of the exercise of such power by the City, and if approved by the City, subsequent approval by the County.
  - (22) The Agency shall have the power and obligation to procure all commodities and services under the same purchasing processes and requirements that apply to the City.
  - (23) Nothing in this Agreement is intended to prohibit the County and the City from exercising their sovereign powers as prescribed by law.
- B. The following powers may not be paid for or financed by increment revenues:
- (1) Construction or expansion of administrative building for public bodies or police and fire buildings, unless each taxing authority agrees to such method of financing for the construction or expansion, or unless the construction or expansion is contemplated as part of a community policing innovation.

- (2) Installation, construction, reconstruction, repair or alteration of any publicly owned capital improvements or projects, if such projects or improvements were scheduled to be installed, constructed, reconstructed, repaired, or altered within three years of the approval of the Plan by the County pursuant to a previously approved public capital improvement or project schedule or plan of the County as the governing body which approved the Plan, or schedule or plan of the City, unless and until such projects or improvements have been removed from such schedule or plan of the County or the City and three years have elapsed since such removal or such projects or improvements were identified in such schedule or plan to be funded, in whole or in part, with funds on deposit within the community redevelopment Trust Fund.
- (3) General government operating expenses unrelated to the planning and carrying out of the Plan.

#### **Section 4. Agency, City and County Obligations.**

- A. Community Redevelopment Trust Fund
  - (1) The City shall establish by ordinance and administer the redevelopment trust fund (the "Trust Fund") in accordance with the provisions of Section 163.387, Florida Statutes.
  - (2) The City and the County shall comply with all of the provisions of the Act and this Agreement to fund the Trust Fund.
  - (3) The Parties shall comply with all provisions of the Act and this Agreement regarding the Trust Fund.

B. Implementation of the Plan

- (1) The County has delegated to the Agency all the powers for redevelopment set forth above in Section 3 with respect to the Redevelopment Area and only with respect to the Plan as approved by the County, together with any amendments to the Plan, provided that such are approved by the County.
- (2) The Plan and all amendments to the Plan shall meet all the requirements of the applicable statutes, including the requirement that the Plan contain a detailed statement of the projected costs of redevelopment, “including the amounts to be expended on publicly funded capital projects in the redevelopment area and any indebtedness of the community redevelopment agency... if such indebtedness is to be repaid with increment revenues.” *See* Sec. 163.362(9), Fla. Stat.
- (3) For purposes of this Agreement, tax increment funds are such funds or revenues as defined by Section 163.387(1)(a) of the Act and further defined for the County as solely the Ad Valorem Taxes- County Wide Services levied on taxable real property contained within the Redevelopment Area and shall not include the Ad Valorem Taxes – Fire Control MSTU-9 levied therein, nor any other ad valorem taxes that may be levied now or in the future in the Redevelopment Area.
- (4) Beginning in October, 2024 but no later than January 1, 2025, and annually thereafter through and including October, 2053, the City shall appropriate and deposit ninety-five percent (95%) of an amount based on the calculation of increment using the City’s millage in the applicable year into the Trust Fund in accordance with the Act.
- (5) Beginning in October, 2024 but no later than January 1, 2025, and annually thereafter as described in this subsection (5), the County shall appropriate and deposit ninety percent (90%) of the tax increment funds as defined above and derived from the Redevelopment Area in the applicable year into the Trust Fund

for years one through twenty (through and including October, 2043). For years twenty-one through thirty (October, 2044 through and including October, 2053), the County shall appropriate and deposit eighty percent (80%) of the tax increment funds as defined above and derived from the Redevelopment Area in the applicable year into the Trust Fund.

- (6) The monies in the Trust Fund shall be used to fund the Agency projects identified in the Plan. The Agency shall not substantially deviate from the projects set forth in the Plan without a plan amendment approved by both the City and the County.
- (7) The Agency shall review the Plan annually and update it at least every five years.
- (8) Redevelopment activities and projects in the Plan shall be designed to mitigate the slum/blighted conditions of the Redevelopment Area in accordance with the provisions of the Act.
- (9) Subject to the provisions of Section 3.A. (13) hereof, the Agency may issue bonds and execute notes, and enter into other forms of debt or leveraging, as well as collateral documents, to finance capital improvements deemed necessary by the Agency for redevelopment purposes in accordance with the powers delegated in Section 3 hereof; provided, however, all such forms of indebtedness shall be paid in full no later than the sunset date, January 1, 2054, unless agreed to otherwise in writing by the Parties.

#### C. Budget

- (1) The Agency shall adopt an annual budget in accordance with the provisions of Section 163.387(6), Florida Statutes and after approval by the Agency and the City submit such to the County.
- (2) Each annual budget shall include a section outlining the accomplishments of the



prior fiscal year.

- (3) Any amendments to the adopted annual budget shall be submitted to the County in accordance with the provisions of Section 163.387(6), Florida Statutes.

D. The Agency shall abide by all provisions of this Agreement, any implementing regulations, and to the extent not inconsistent, the Act.

E. The composition of the Agency shall at all times consist of two (2) members appointed by the City, two (2) members appointed by the County and one (1) at-large member appointed by the other four (4) members.

F. Sunset

Unless extended by approval of the Parties pursuant to an amendment to this Interlocal Agreement, the sunset date for the Agency, the Area and the Plan shall be January 1, 2054. In addition, unless the Parties agree in writing to a different timeframe, beginning in October, 2052, the Agency, the City and the County will negotiate an interlocal agreement to account for the sunset of the Agency, Area and Plan. Such agreement shall include but not be limited to the methodology for disbursement of Trust Fund revenues remaining in the Trust Fund on the sunset date to the taxing authorities (County and City), the disposition of real and personal property purchased with the Agency funds, and any other issues associated with the dissolution of the Agency. Further, unless otherwise agreed to by the Parties in writing, beginning on October 1, 2052, the Agency will not fund any new projects, grants, initiatives, or other plans in order to complete all previously funded projects, grants, initiatives or other plans, in order to provide for the proper closeout of the Agency by the sunset date.

**Section 5. Entire Agreement.**

This Agreement constitutes the entire agreement, including all attachments, and supersedes all prior written or oral agreements, understandings, or representations.

**Section 6. Default and Termination.**

This Agreement shall be effective on the effective date above and remain in effect until the sunset of the Agency, unless terminated earlier as follows:

A. If any Party fails to fulfill its obligations under this Agreement in a timely and satisfactory manner, or if any Party breaches any of the provisions, covenants or stipulations under this Agreement, a Party may give a written notice to all Parties stating the failure or breach and provide a reasonable time period for correction of same. In the event the correction is not made in the allotted time, the representatives of the Parties shall meet to resolve the dispute.

B. If the representatives are unable to resolve the dispute, the Parties shall agree to mediate any dispute according to the provisions of Chapter 164, Florida Statutes. If mediation is unsuccessful, a non-breaching party may terminate this Agreement upon affirmative vote of the respective governing body for a material breach. The termination would then be effective at the time the next payment to the Trust Fund by the non-breaching party is due provided however there are no outstanding bonds or other forms of Agency indebtedness. If at the time of termination, the Agency has outstanding bonds or other forms of indebtedness, termination shall be subject to the provisions of Florida Statutes Section 163.3755.

C. If any unallocated funds remain in the Trust Fund at the termination of the Agency, the funds shall be divided proportionally based on the percentage of contribution between the County and the City.

**Section 7. Indemnification.**

Each Party hereby assumes responsibility for, and hereby agrees to indemnify and hold the other Parties harmless from any and all liability, claims or damages imposed on another Party up to the monetary limits provided in Sec. 768.28, Fla. Stat., arising out of or in connection with the negligent acts, omissions or misconduct of a Party, and its agents and employees relating to the responsibilities of the Parties under this Agreement.

**Section 8. Liability.**

Each Party shall be solely responsible for the negligent acts or omissions of its employees, and agents which in any way relate to or arise out of this Agreement. Nothing contained herein shall be construed as consent to be used by third parties in any matter arising out of this Agreement or constitute a waiver by any Party of its sovereign immunity or provisions of Sec. 768.28, Fla. Stat. This Agreement does not create any relationship with, or any rights in favor of any third party.

**Section 9. Filing of Agreement.**

The County, upon execution of this Agreement, shall file the same with the Clerk of the Circuit Court in the Official Records of Clay County, as required by Sec. 163.01(11), Fla. Stat.

**Section 10. Project Records.**

Each Party shall meet the requirements of Chapter 119, Fla. Stat., for retaining public records and transfer, at no cost, to any other requesting Party, copies of all public records regarding the subject of this Agreement which are in the possession of the Party. All records stored electronically shall be provided to the requesting Party in a format that is compatible with the information technology systems of the requesting Party.

### **Section 11. Applicable Law.**

The laws of the State of Florida shall govern this Agreement, and the venue is Clay County, Florida, for any legal actions arising hereunder. In the event of any legal actions or litigation arising hereunder, the prevailing party shall be entitled to its attorneys' fees and costs from trial through any appellate action subject to and without waiving the monetary limits provided in Sec. 768.28, Fla. Stat.

### **Section 12. Notices.**

Except as otherwise provided herein, any notice, acceptance, request or approval from any Party to any other Party shall be in writing and sent by certified mail, return receipt requested, to all Parties and shall be deemed to have been received when either deposited in a United States Postal Service mailbox or personally delivered with signed proof of delivery. For the purposes of this Agreement, the Parties' representatives are:

#### COUNTY

County Manager  
Clay County, Florida  
477 Houston Street  
PO Box 1366  
Green Cove Springs, FL 32043

With a copy to:

County Attorney  
477 Houston Street  
PO Box 1366  
Green Cove Springs, FL 32043

#### CITY

City Manager  
321 Walnut Street  
Green Cove Springs, FL 32043

With a copy to:  
City Attorney  
321 Walnut Street  
Green Cove Springs, FL 32043

With a copy to:  
Development Services Director  
321 Walnut Street  
Green Cove Springs, FL 32043

AGENCY

Chair, Green Cove Springs Community Redevelopment Agency  
321 Walnut Street  
Green Cove Springs, FL 32043

**Section 13. Non-Waiver.**

Waiver or breach of any provision of this Agreement shall not be deemed to be a waiver of any other breach and shall not be construed to be a modification of the terms of this Agreement.

**Section 14. Amendment.**

The Parties may amend this Agreement only by a mutual written agreement.

**Section 15. Severability.**

If any provision of this Agreement shall be declared illegal, void, or unenforceable, this Agreement shall be deemed void and of no further effect. The provisions of this Agreement are not severable.

**IN WITNESS WHEREOF**, the Parties hereto have caused this Agreement to be executed on the day and year as shown below.

Clay County, Florida

City of Green Cove Springs

By: \_\_\_\_\_  
Jim Renninger, Chair  
Board of County Commissioners

By: \_\_\_\_\_  
Steven Kelley  
Mayor

Date: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Tara S. Green  
Clay County Clerk of Court and Comptroller  
Ex Officio Clerk to the Board

\_\_\_\_\_  
Erin West, City Clerk  
Green Cove Springs

Date: \_\_\_\_\_

Approved as to form:

\_\_\_\_\_  
Jim Arnold, City Attorney

Date: \_\_\_\_\_

Green Cove Springs Community  
Redevelopment Agency

By: \_\_\_\_\_  
Van Royal, Chair

Date: \_\_\_\_\_