

CITY OF GREEN COVE SPRINGS COMMUNITY REDEVELOPMENT AGENCY

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, MARCH 18, 2025 – 10:00 AM



Anyone wishing to address the Community Redevelopment Agency 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 Community Redevelopment Agency 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

AGENDA

Call to Order

Roll Call

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

ACTION ITEMS

1. Approval of Minutes of the January 16, 2025 Meeting
2. CRA Reorganization
3. Property Acquisition Notification

DISCUSSION ITEMS

4. State House Bill 991 & Senate Bill 1242

BOARD BUSINESS

NEXT MEETING: Thursday, May 15, 2025 at 10:00am

Adjournment

The Community Redevelopment Agency meets on the third Thursday of every other month beginning at 10:00 a.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.

Minutes of the Community Redevelopment Agency meetings can be obtained from the City Clerk's office.

ADA NOTICE

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 MEETING



321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
THURSDAY, JANUARY 16, 2025 – 10:00 AM

MINUTES

Call to Order

The meeting was called to order by Chairman Royal at 10:00am.

Roll Call

Agency members present: Chair Van Royal, Vice Chair Heather Boucher, Commissioner Kristen Burke, Commissioner Andrea Vallencourt, Commissioner Mitch Timberlake

Staff present: 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 the minutes of the August 22, 2024 Special Session

Motion was made to approve the meeting minutes of the August 22, 2024 Special Session.

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

Motion passed

2. Approval of the minutes for the November 6, 2024 meeting

Motion was made to approve the meeting minutes of the November 6, 2024.

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

Motion passed

DISCUSSION ITEMS

3. 2025/26 CRA Budget

Michael Daniels, Development Services Director, presented the projection of revenue for the 2025/2026 budget year. He reviewed some of the items included in the Downtown Master Plan that have not been completed to date. A few of these items were the proposed restaurant site on Magnolia at St. Johns Avenue, parking improvements throughout the Downtown area and festival specific parking. Land acquisitions and leasing could be another option for the CRA, either for a public use or parking or partnering with a desired use. Mr. Daniels noted that CRA funds grow and accumulate over time. One option is to allocate a smaller sum to the facade grant program and administrative fees then earmarking the remaining funds for use on future/larger ticket items. These items are being brought to the CRA as a discussion item.

Further discussion followed among the agency members and staff. Commissioner Timberlake and Chairman Royal gave their opinion on the various options. Commissioner Burke inquired about the availability of grants. Mr. Daniels noted that a special categories grant may be available for the Rivers House. The City has also been in discussion with the County and their grant writing team regarding parking and/or stormwater grant options. Commissioner Boucher agreed with the sentiments of the other agency members and stated that looking at adding retail/office space and a possible parking garage would be her focus to help the City grow.

City Manager Steve Kennedy said from his perspective the momentum of current development in the City is moving in the right direction to draw other development. His opinion is that the current vape shop location would be a preference of priority for focus. He noted that bringing quality development to the City is a benefit not only to the City but also to the entire County.

Related to the discussion of development development, Mr. Daniels gave a quick overview of the Walnut Plaza project that will be coming down the line soon.

Commissioner Vallencourt mentioned that she was encouraged by the parking improvements. There is a short term development plan for the open lot next to the Clay Theatre. She asked if there was any movement on the stormwater management downtown. Mr. Daniels gave the update that the City contracted with Manzana to complete a stormwater analysis of the downtown area to look at areas for regional retention or a conveyance system. Commissioner Vallencourt also mentioned the Will property and noted that someone is living behind the property.

Commissioner Timberlake inquired about the condemning those types of properties. City Attorney Arnold gave a brief history regarding the Will property.

Further discussion followed.

Commissioner Timberlake asked that the City/Chairman Royal reach out to the owner of the property located at 21 S Orange Avenue and bring back more information to the next meeting regarding possible lease/acquisition option. He then ask City Attorney Arnold to research option for the property located at 328 Walnut Street.

NEXT MEETING: March 18, 2025 at 10:00am

Adjournment

Chairman Royal adjourned the meeting at 10:53am.

CITY OF GREEN COVE SPRINGS, FLORIDA

B. Van Royal, Chairman

Attest:

Lyndie Knowles, Development Services Rep.



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Community Redevelopment Agency **MEETING DATE:** March 18, 2025
FROM: Michael Daniels, AICP, Development Services Director
SUBJECT: Property Acquisition

BACKGROUND

At the January CRA meeting, the board discussed exploring property acquisition opportunities within the CRA boundaries and eliminate blighted, vacant, or undesirable uses in the CRA. Since the last meeting, staff has met with property owners and one on one with Board members to discuss specific properties and project terms regarding potential acquisition. Staff also discussed have a cost feasible plan for any property acquisitions complete with a timeline and available funding sources. Staff is requesting Board direction to have staff negotiate with property owners regarding the terms of potential acquisitions with the understanding that any approvals would come to the board along with a plan and timeline for the subject property.

RECOMMENDATION

- ▶ Motion to approve Grant permission to City/CRA staff to enter into negotiation for potential ground lease agreement(s) that are consistent with the objectives of the CRA Redevelopment
- ▶ Development short/mid/long term plan for the use of the property



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Community Redevelopment Agency **MEETING DATE:** March 18, 2025
FROM: Michael Daniels, AICP, Development Services Director
SUBJECT: House Bill 991 and Senate Bill 1242

BACKGROUND

Two companion bills filed in the 2025 state legislative session the status of CRAs in Florida.

A summary of the bills are provided below:

The bill amends Section 163.3755 of the Florida Statutes to establish a termination date for community redevelopment agencies (CRAs) and to prohibit the creation of new CRAs after a specified date. Specifically, it states that any CRA in existence on July 1, 2025, will terminate on the expiration date provided in its charter or on September 30, 2045, whichever comes first. The bill removes the previous provision that allowed for the continued existence of a CRA if approved by the governing body of the county or municipality. Additionally, it prohibits CRAs from initiating new projects or issuing new debt after October 1, 2025.

Furthermore, the bill allows existing CRAs with outstanding bonds as of July 1, 2025, to remain operational until those bonds mature, but they cannot extend the maturity date of any outstanding bonds. It also requires the county or municipality that created the CRA to issue a new finding of necessity to meet remaining bond obligations. The effective date of this act is set for July 1, 2025.

The Senate Bill was approved on a 4-3 vote by the Community Affairs committee and now is being sent to the Judiciary. The House bill was approved out of the State Affairs Committee on Wednesday. The full text of the house and senate bills are enclosed. In addition, a link to the Florida Redevelopment Association page identifying the benefits of CRAs and talking points is provided [here](#).

RECOMMENDATION

For Discussion purposes.

Item 4.

Page 3

By Senator McClain

9-01050-25

20251242__

1 A bill to be entitled
 2 An act relating to community redevelopment agencies;
 3 amending s. 163.3755, F.S.; providing for the
 4 termination of community redevelopment agencies on a
 5 specified date; removing an exception; prohibiting
 6 community redevelopment agencies from performing
 7 certain actions on or after a specified date; revising
 8 provisions relating to any outstanding bonds of a
 9 community redevelopment agency; prohibiting the
 10 creation of community redevelopment agencies on or
 11 after a specified date; authorizing existing agencies
 12 to continue to operate; providing an effective date.

14 Be It Enacted by the Legislature of the State of Florida:

16 Section 1. Section 163.3755, Florida Statutes, is amended
 17 to read:

18 163.3755 Termination of community redevelopment agencies;
 19 prohibition on future creation.-

20 (1) A community redevelopment agency in existence on July
 21 1, 2025 ~~October 1, 2019~~, shall terminate on the expiration date
 22 provided in the agency's charter on July 1, 2025 ~~October 1,~~
 23 ~~2019~~, or on September 30, 2045 ~~September 30, 2039~~, whichever is
 24 earlier, ~~unless the governing body of the county or municipality~~
 25 ~~that created the community redevelopment agency approves its~~
 26 ~~continued existence by a majority vote of the members of the~~
 27 ~~governing body.~~

28 (2) A community redevelopment agency may not initiate any
 29 new projects or issue any new debt on or after October 1, 2025.

9-01050-25

20251242__

30 (3)~~(2)~~(a) Notwithstanding subsection (1) ~~If the governing~~
31 ~~body of the county or municipality that created the community~~
32 ~~redevelopment agency does not approve its continued existence by~~
33 ~~a majority vote of the governing body members,~~ a community
34 redevelopment agency with outstanding bonds as of July 1, 2025
35 ~~October 1, 2019,~~ that do not mature until after the termination
36 date of the agency or September 30, 2045 ~~September 30, 2039,~~
37 whichever is earlier, remains in existence until the date the
38 bonds mature.

39 (b) A community redevelopment agency operating under this
40 subsection on or after September 30, 2045 ~~September 30, 2039,~~
41 may not extend the maturity date of any outstanding bonds.

42 (c) The county or municipality that created the community
43 redevelopment agency must issue a new finding of necessity
44 limited to timely meeting the remaining bond obligations of the
45 community redevelopment agency.

46 (4) A community redevelopment agency may not be created on
47 or after July 1, 2025. A community redevelopment agency in
48 existence before July 1, 2025, may continue to operate as
49 provided in this part.

50 Section 2. This act shall take effect July 1, 2025.

CS/HB 991

2025

1 A bill to be entitled
2 An act relating to community redevelopment agencies;
3 amending s. 163.3755, F.S.; providing for the
4 termination of community redevelopment agencies on a
5 specified date; removing an exception; prohibiting
6 community redevelopment agencies from performing
7 certain actions on or after a specified date; defining
8 the term "new project"; revising provisions relating
9 to any outstanding bonds of a community redevelopment
10 agency; prohibiting the creation of community
11 redevelopment agencies on or after a specified date;
12 authorizing existing agencies to continue to operate;
13 providing an effective date.

14
15 Be It Enacted by the Legislature of the State of Florida:

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17 **Section 1. Section 163.3755, Florida Statutes, is amended**
18 **to read:**

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22 1, 2025 ~~October 1, 2019~~, shall terminate on the expiration date
23 provided in the agency's charter on July 1, 2025 ~~October 1,~~
24 ~~2019~~, or on September 30, 2045 ~~September 30, 2039~~, whichever is
25 earlier, ~~unless the governing body of the county or municipality~~

Page 1 of 3

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

hb991-01-c1

CS/HB 991

2025

26 ~~that created the community redevelopment agency approves its~~
27 ~~continued existence by a majority vote of the members of the~~
28 ~~governing body.~~

29 (2) A community redevelopment agency may not initiate any
30 new projects or issue any new debt on or after October 1, 2025.
31 For purposes of this subsection, the term "new project" means
32 any project for which there is no appropriation in the community
33 redevelopment agency's budget for the fiscal year ending on
34 September 30, 2025, or for which the community redevelopment
35 agency has not retained appropriated funds pursuant to s.
36 163.387(7)(d) for the fiscal year ending on September 30, 2025.

37 (3)(2)(a) Notwithstanding subsection (1) If the governing
38 ~~body of the county or municipality that created the community~~
39 ~~redevelopment agency does not approve its continued existence by~~
40 ~~a majority vote of the governing body members, a community~~
41 ~~redevelopment agency with outstanding bonds as of July 1, 2025~~
42 ~~October 1, 2019, that do not mature until after the termination~~
43 ~~date of the agency or September 30, 2045 ~~September 30, 2039,~~~~
44 ~~whichever is earlier, remains in existence until the date the~~
45 ~~bonds mature.~~

46 (b) A community redevelopment agency operating under this
47 subsection on or after September 30, 2045 ~~September 30, 2039,~~
48 may not extend the maturity date of any outstanding bonds.

49 (c) The county or municipality that created the community
50 redevelopment agency must issue an amended community

CS/HB 991

2025

51 redevelopment plan ~~a new finding of necessity~~ limited to timely
52 meeting the remaining bond obligations of the community
53 redevelopment agency.

54 (4) A community redevelopment agency may not be created on
55 or after July 1, 2025. A community redevelopment agency in
56 existence before July 1, 2025, may continue to operate as
57 provided in this part.

58 **Section 2.** This act shall take effect July 1, 2025.