

CITY OF GREEN COVE SPRINGS COMMUNITY REDEVELOPMENT AGENCY

**321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
THURSDAY, JANUARY 25, 2024 – 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.

DISCUSSION ITEMS

- [1.](#) Creative Strategies for Public Art
- [2.](#) City Website and Statutory Requirements

ACTION ITEMS

- [3.](#) Review of the CRA Bylaws

BOARD BUSINESS

NEXT MEETING: Thursday, April 11, 2024

Adjournment

The Community Redevelopment Agency meets quarterly on the second Thursday 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.



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Community Redevelopment Agency **MEETING DATE:** January 25, 2024
FROM: Michael Daniels, AICP, Development Services Director
SUBJECT: Creative Strategies for Public Art

BACKGROUND

One of the discussion items brought up during the November CRA meeting were to explore ways to promote and encourage public art within the CRA. An excerpt of the County Tourism Master Plan is included in your packet. In addition, within the CRA boundary is the August Savage Community Arts & Community Center.

Enclosed in your packet is the powerpoint presentation for “Creative Strategies for Public Art” presented by Alisa Burleson, CRA Administrator for the City of Fort Walton Beach Florida. Ms. Burleson will be presenting over Teams and will explain the ways in which the City of Fort Walton Beach has incorporated into their downtown.



Creative Strategies for Public Art



Fort Walton Beach Community Redevelopment Agency

Arts and Culture Strategic Plan 2022



*“Vision without action is merely a dream.
Action without vision just passes the time.
Vision with action can change the world.”*



Vision

To unify the artistic community and encourage creative expression by fostering art appreciation and education to the citizens of Fort Walton Beach, FL.

Mission

To highlight the various talents and abilities of the Fort Walton Beach community and encourage continuous artistic growth, education, and expression.

Goals

To provide resources and support for individuals and organizations desiring to develop, cultivate and display their creative and artistic abilities and programs while promoting artistic attributes, venues and festivals resulting in an increase in cultural tourism to Fort Walton Beach, FL.

FWB Cultural Arts League Advisory Board



Art and Culture Advisors

- Art
- Culinary
- Culture
- Design
- Drama and Literature
- Music

Community Advisors

- Art Society
- Business
- Communications
- Education
- Active Resident
- FWB CRA Administrator



Funding

Funding

Funding



Item 1.

**Okaloosa County Tourism
Development Division**

\$125,000

Approved Projects

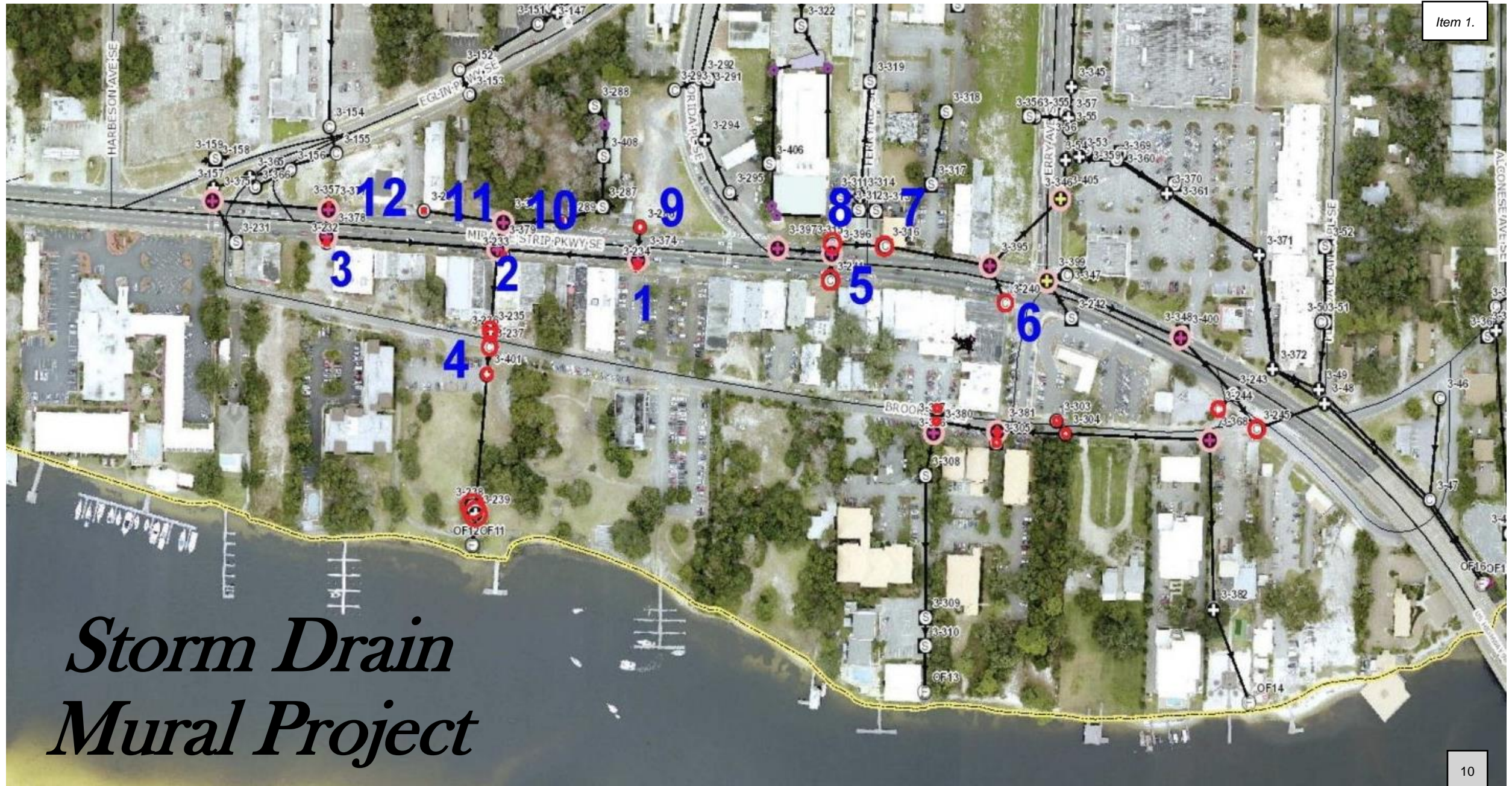
Large Murals	\$ 75,000
Brooks St. Trash Cans	\$ 1,000
Hwy 98 Storm Drains	\$ 9,000
Emerald Coast Science Center	\$ 5,000
FWB Art Park	\$ 35,000

“Keep It Clean”

Item 1.



Partnerships



Storm Drain Mural Project



- Theme – “Keep our waterways clean”
- Call to Artist – resulted in 62 submission for 12 storm drains.
- Blind voting by the Cultural Arts League Board.
- Awarded submissions were announced at the CRA Board Meeting.
- Implementation managed by the Cultural Arts League and Erase the Trace Okaloosa.
- Artist were paid \$500 for their work.
- Total Project Cost - \$6,198.





Trash Can Mural Project

- Downtown area near The Landing Park had three graffiti covered trashcans.
- The Cultural Arts League Educational Advisor coordinated project with the Choctawhatchee High School Art Club.
- Theme - Nature
- City's Public Works Department collected, cleaned, and delivered the cans to the school.
- Cultural Arts League applied primer to the cans.
- Students worked on the project after school hours.
- Cultural Arts League applied protective coating.
- All material and labor was donated.
- Project cost - \$0





Item 1.



Thank You

Alisa Burleson

FRA-RA, FCPP-CPTE

CRA Administrator, City of Fort Walton Beach, FL

Western Regional Director, FRA Board of Directors

aburleson@fwb.org

850-586-7814



6C. ARTS & CULTURE: Public Art

Item 1.

3. Public Art Development

With planning for a potential Clay County arts council taking place, there will be opportunities to develop connections between the arts and the visitor industry. Public art development represents an important opportunity to highlight a community's unique sense of identity and character, and continued investment in its development can help create a sense of vibrancy that is conducive to retaining and attracting residents, businesses and visitors. For Clay County, the photo opportunities, social media value, and enhanced placemaking provided by public art would advantageously position the destination within an evolving visitor industry. Examples of unique and lauded public art programs in three comparable destinations nationally are described below.



Sculpture Trails

SculptureWalk Sioux Falls, SD

The SculptureWalk is a year-round, outdoor art exhibit displayed throughout the city of Sioux Falls. The exhibit has quickly grown from 10 to nearly 70 sculptures over the last decade. All sculptures are also aggressively promoted to the public for sale. SculptureWalk receives a 25 percent commission on any sculpture sold and on any commissioned sculptures, except for the People's Choice and Best of Show sculptures. Historically, approximately 25 percent of all sculptures have been purchased.

The trail also serves as the centerpiece for Taste of Sioux Falls, the city's largest event, during which auctions are held on the trail's sculptures.



Mural Programs

NEON District Murals Norfolk, VA

To encourage more successful implementation of public art projects in NEON, Norfolk's primary arts district, the Downtown Norfolk Council has created a Public Art Program, led by the NEON District Committee. The Public Art Program is available to property owners, tenants or artists interested in undertaking professionally crafted artistic designs that enhance the street environment and bring life to the NEON District. The Public Art Program aims to reduce the material and design costs to working artists, and to provide additional and meaningful incentives to property owners and tenants. Grants of \$3,000 may be given to artists and partnering businesses based on their materials and design fees.



Interactive Installations

Curb'd Parklets Covington, KY

Renaissance Covington (the downtown development agency of Covington, Kentucky) partnered with People's Liberty (an arts-related philanthropic foundation from Cincinnati) to establish a temporary public art program that would transform several parking spaces in front of local downtown businesses into interactive art installations. Over the course of multiple months, several workshops and "meet and greets" were held to help connect local businesses interested in participating in the program with prospective artists. These pairings developed concepts ranging from a bike-powered cinema (pictured above), to 3D hopscotch, to a "make-a-wish" igloo.



6C. ARTS & CULTURE: Public Art Development Recommendations

Considering the public art programs showcased on the previous page, the following tasks have been outlined to help guide the development of a Clay County arts council and public art program.

1.

Clay County Tourism should continue its involvement with leading the development of a County arts council. Developer impact fees have been proposed as the primary funding source, and various stakeholders in the arts have been closely involved with planning the structure, mission, vision and services for the group. St. Johns and Duval County arts councils can be consulted to provide helpful guidance for the group’s formation.
2.

Once the arts council has been established, the group should initiate a public art master plan. In addition to local artists and other arts-related stakeholders, Clay County Tourism should be a primary stakeholder in the formation of this plan to help guide public art installation and event development that aligns with the following key principles:

a)

Monumental: one or several signature, multi-story installations (either sculptures or murals) that are eye-catching and highly photographable.

b)

Interactive and unique: temporary or permanent installations that are kinetic or technologically enhanced and engage passersby, similar to the Curb’d Parklets program in Covington, KY.

c)

Highly visible: installations should be developed within highly visited areas such as Spring Park and Walnut Street, Wells Road in Orange Park, the County Fairgrounds, Regional Park, and other areas.

d)

Authentic Themes: Clay County public art installations should tie to themes that are unique and authentic to the area’s heritage. Ideas cited by local and non-local stakeholders include Augusta Savage, the area’s agricultural history, and southern rock.
3.

In addition to the impact fees that may fund a future Clay County arts council, a one to two percent developer fund should be created to help fund the implementation of the public art master plan throughout the County, as managed by the arts council. With a variety of future development that will follow the completion of the First Coast Expressway, it is likely that this modest assessment could provide significant funding for murals, sculptures and temporary art in highly visited areas.



1.

Continue with planning and formation of Clay County Arts Council, using Duval and St. Johns Counties as guiding examples.
2.

Prepare public art master plan to develop a list of themes, styles, and locations for public art installations and events.
3.

Evaluate potential to establish a percent for art fund to help implement public art master plan projects.

Tourism Impacts	<div><div>•</div><div>Moderate</div></div>
Resident Quality of Life Impacts	<div><div>•</div><div>Moderate to Significant</div></div>
Implementors	<div><div>•</div><div>Clay County Tourism</div></div> <div><div>•</div><div>Future Clay County arts council</div></div> <div><div>•</div><div>Local artists</div></div> <div><div>•</div><div>Local historians</div></div> <div><div>•</div><div>Developers</div></div> <div><div>•</div><div>Local business and property owners</div></div> <div><div>•</div><div>St. Johns and Duval County Arts Councils</div></div>
Total Costs	<div><div>•</div><div>\$20,000 to \$50,000 for public art master plan</div></div> <div><div>•</div><div>\$10,000 to \$100,000 per year for public art installation projects</div></div>





STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Community Redevelopment Agency **MEETING DATE:** January 25, 2024
FROM: Michael Daniels, AICP, Development Services Director
SUBJECT: City Website and Statutory Requirements

BACKGROUND

The CRA is required to provide relevant information regarding the CRA on their website as set forth in the reporting requirements in Florida Statutes (F.S. 163.371) which is enclosed. In addition, the website provides an opportunity for the board to use the website to advertise and promote the CRA regarding any activity that has recently occurred or is coming in the near future.

Staff has created a webpage on the City website to highlight the CRA and to fulfill these reporting requirements. Please visit this link to review the webpage in progress:

<https://www.greencovesprings.com/336/Community-Redevelopment-Agency>

Select Year: 2023 ▼ Go

The 2023 Florida Statutes (including Special Session C)

[Title XI](#)

[Chapter 163](#)

[View Entire Chapter](#)

COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS INTERGOVERNMENTAL PROGRAMS

163.371 Reporting requirements.—

(1) By January 1, 2020, each community redevelopment agency shall publish on its website digital maps that depict the geographic boundaries and total acreage of the community redevelopment agency. If any change is made to the boundaries or total acreage, the agency shall post updated map files on its website within 60 days after the date such change takes effect.

(2) Beginning March 31, 2020, and not later than March 31 of each year thereafter, a community redevelopment agency shall file an annual report with the county or municipality that created the agency and publish the report on the agency's website. The report must include the following information:

(a) The most recent complete audit report of the redevelopment trust fund as required in s. [163.387\(8\)](#). If the audit report for the previous year is not available by March 31, a community redevelopment agency shall publish the audit report on its website within 45 days after completion.

(b) The performance data for each plan authorized, administered, or overseen by the community redevelopment agency as of December 31 of the reporting year, including the:

1. Total number of projects started and completed and the estimated cost for each project.
2. Total expenditures from the redevelopment trust fund.
3. Original assessed real property values within the community redevelopment agency's area of authority as of the day the agency was created.
4. Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 of the reporting year.

5. Total amount expended for affordable housing for low-income and middle-income residents.

(c) A summary indicating to what extent, if any, the community redevelopment agency has achieved the goals set out in its community redevelopment plan.

History.—s. 5, ch. 2019-163.

Original Assessed Real Property Values as of January 1, 2023

Item 2.

Total Number of Parcels	2023 Taxable Value
271	\$51,765,739.00

Original Assessed Real Property Values (all)

Item 2.

PIN	AppraisedValue	TaxableValue
018034-00	\$86,085.00	\$86,085.00
018033-00	\$82,546.00	\$82,546.00
017614-00	\$271,272.00	\$271,272.00
017621-00	\$7,963,788.00	\$0.00
017614-00	\$185,768.00	\$185,768.00
017673-00	\$150,533.00	\$53,296.00
017683-00	\$591,714.00	\$0.00
017611-00	\$623,685.00	\$623,685.00
017609-00	\$376,026.00	\$376,026.00
018025-00	\$595,896.00	\$595,896.00
017556-00	\$222,336.00	\$222,336.00
017619-00	\$176,515.00	\$176,515.00
017619-00	\$102,000.00	\$0.00
017616-00	\$810,552.00	\$810,552.00
018022-00	\$184,074.00	\$0.00
018026-00	\$183,300.00	\$0.00
018031-00	\$1,732,456.00	\$1,732,456.00
017559-00	\$1,806,863.00	\$0.00
017553-00	\$3,183,577.00	\$0.00
018040-00	\$183,703.00	\$183,703.00
018035-00	\$227,564.00	\$0.00
017702-00	\$169,523.00	\$169,523.00
017692-00	\$389,946.00	\$0.00
017544-00	\$1,556,230.00	\$1,556,230.00
017605-00	\$235,900.00	\$235,900.00
017597-00	\$115,801.00	\$115,801.00
017594-00	\$774,495.00	\$774,495.00
017598-00	\$147,600.00	\$140,464.00
017599-00	\$504,353.00	\$504,353.00
017592-00	\$195,411.00	\$195,223.00
017590-00	\$355,988.00	\$353,554.00
017588-00	\$154,588.00	\$154,588.00
017432-00	\$129,306.00	\$129,306.00
017342-00	\$859,733.00	\$0.00
017430-00	\$77,139.00	\$77,139.00
017434-00	\$167,977.00	\$145,146.00
017635-00	\$1,092,244.00	\$1,092,244.00
017429-00	\$103,248.00	\$86,172.00
017429-00	\$365,305.00	\$365,305.00
017435-00	\$144,503.00	\$38,067.00
017361-00	\$74,566.00	\$69,800.00
017360-00	\$15,000.00	\$15,000.00
017222-00	\$70,000.00	\$0.00
017261-00	\$70,000.00	\$0.00
017251-00	\$440,000.00	\$440,000.00
017244-00	\$343,607.00	\$343,607.00

Total= \$51,765,739.00

Original Assessed Real Property Values (all)

Item 2.

017245-00	\$339,232.00	\$332,284.00
017249-00	\$650,000.00	\$650,000.00
017248-00	\$342,977.00	\$342,977.00
017242-00	\$99,874.00	\$94,135.00
017257-00	\$85,242.00	\$0.00
017262-00	\$70,000.00	\$0.00
017521-00	\$4,288,996.00	\$0.00
017224-00	\$528,702.00	\$528,702.00
017340-00	\$466,544.00	\$0.00
017431-00	\$162,077.00	\$162,077.00
017436-00	\$221,536.00	\$108,907.00
017433-00	\$356,981.00	\$356,981.00
017357-00	\$78,280.00	\$67,608.00
017269-00	\$172,770.00	\$25,000.00
017362-00	\$55,602.00	\$55,602.00
017270-00	\$163,024.00	\$163,024.00
017289-00	\$230,963.00	\$45,994.00
017225-00	\$1,170,000.00	\$1,170,000.00
017259-00	\$283,063.00	\$283,063.00
017246-00	\$174,551.00	\$0.00
017247-00	\$235,814.00	\$224,676.00
017248-00	\$280,186.00	\$280,186.00
017352-00	\$152,404.00	\$120,740.00
017263-00	\$70,000.00	\$0.00
017241-00	\$74,142.00	\$70,494.00
017405-00	\$86,021.00	\$78,203.00
017356-00	\$157,107.00	\$139,304.00
017282-00	\$204,683.00	\$94,236.00
017233-00	\$72,858.00	\$72,858.00
017290-00	\$324,759.00	\$324,759.00
017232-00	\$1,903,420.00	\$1,903,420.00
017227-00	\$8,078.00	\$0.00
017281-00	\$18,000.00	\$18,000.00
017284-00	\$322,268.00	\$0.00
017226-00	\$301,000.00	\$301,000.00
017253-00	\$113,076.00	\$99,363.00
017286-00	\$35,129.00	\$24,800.00
017243-00	\$171,145.00	\$0.00
017285-00	\$90,020.00	\$90,020.00
017428-00	\$224,591.00	\$224,591.00
017402-00	\$35,000.00	\$27,085.00
017238-00	\$345,372.00	\$336,531.00
017287-00	\$223,448.00	\$222,230.00
017280-00	\$145,531.00	\$0.00
017283-00	\$47,830.00	\$34,633.00
017288-00	\$38,264.00	\$22,346.00
017236-00	\$96,983.00	\$90,017.00

Original Assessed Real Property Values (all)

Item 2.

017235-00	\$131,307.00	\$131,307.00
017235-00	\$80,055.00	\$66,341.00
017268-00	\$236,923.00	\$236,923.00
017234-00	\$133,629.00	\$128,614.00
017240-00	\$43,609.00	\$43,609.00
017337-00	\$31,288.00	\$31,288.00
017277-00	\$302,202.00	\$302,202.00
017292-00	\$151,941.00	\$18,253.00
017267-00	\$40,496.00	\$40,496.00
017267-00	\$172,665.00	\$172,665.00
017239-00	\$0.00	\$0.00
017293-00	\$3,658.00	\$0.00
017293-00	\$100.00	\$100.00
017339-00	\$125,787.00	\$125,787.00
017258-00	\$300,000.00	\$300,000.00
017366-00	\$319,965.00	\$182,891.00
017291-00	\$78,131.00	\$68,833.00
017230-00	\$3,651.00	\$0.00
017252-00	\$605,568.00	\$605,568.00
017250-00	\$420,414.00	\$420,414.00
017341-00	\$219,698.00	\$0.00
017310-00	\$240,318.00	\$240,318.00
017296-00	\$147,444.00	\$0.00
017316-00	\$85,730.00	\$0.00
017314-00	\$125,906.00	\$97,722.00
017319-00	\$35,000.00	\$26,572.00
017317-00	\$73,747.00	\$73,747.00
017488-00	\$62,975.00	\$62,975.00
017315-00	\$110,624.00	\$110,624.00
017313-00	\$80,400.00	\$80,400.00
017318-00	\$56,400.00	\$28,150.00
017487-00	\$64,285.00	\$64,285.00
017489-00	\$268,396.00	\$268,396.00
017331-00	\$106,118.00	\$25,000.00
017312-00	\$79,968.00	\$79,968.00
017480-00	\$159,600.00	\$79,659.00
017311-00	\$160,800.00	\$160,800.00
017481-00	\$77,872.00	\$20,000.00
017332-00	\$137,482.00	\$25,000.00
017295-00	\$70,123.00	\$0.00
017331-00	\$176,959.00	\$176,959.00
017334-00	\$111,785.00	\$104,786.00
017333-00	\$126,150.00	\$126,150.00
017317-00	\$71,851.00	\$61,644.00
017317-00	\$61,303.00	\$51,868.00
017301-00	\$1,220,000.00	\$1,220,000.00
017831-00	\$15,000.00	\$15,000.00

Original Assessed Real Property Values (all)

Item 2.

017829-00	\$60,339.00	\$0.00
017824-00	\$6,600.00	\$6,600.00
017818-00	\$157,418.00	\$25,000.00
017822-00	\$8,600.00	\$8,600.00
017823-00	\$100,495.00	\$98,909.00
017755-00	\$35,000.00	\$26,572.00
017756-00	\$139,595.00	\$79,785.00
017628-00	\$1,088,663.00	\$1,088,663.00
017627-00	\$1,414,917.00	\$1,414,917.00
017631-00	\$57,394.00	\$54,673.00
017630-00	\$75,276.00	\$26,572.00
017632-00	\$53,990.00	\$53,990.00
017633-00	\$15,000.00	\$15,000.00
017634-00	\$911,518.00	\$869,632.00
017637-00	\$783,674.00	\$783,674.00
017401-00	\$135,818.00	\$118,314.00
017399-00	\$892,597.00	\$892,597.00
017394-00	\$381,355.00	\$381,355.00
017363-00	\$277,175.00	\$277,175.00
017359-00	\$607,004.00	\$607,004.00
017368-00	\$97,594.00	\$97,594.00
017369-00	\$192,384.00	\$174,307.00
017367-00	\$261,904.00	\$225,640.00
017365-00	\$252,479.00	\$235,474.00
017273-00	\$258,291.00	\$258,291.00
017272-00	\$487,184.00	\$487,184.00
017274-00	\$218,680.00	\$218,680.00
017275-00	\$1,494,780.00	\$1,494,780.00
017276-00	\$196,089.00	\$196,089.00
017221-00	\$177,746.00	\$0.00
017219-00	\$283,294.00	\$0.00
017218-00	\$342,689.00	\$0.00
017297-00	\$301,775.00	\$217,089.00
017299-00	\$285,717.00	\$285,717.00
017298-00	\$492,590.00	\$0.00
017294-00	\$280,494.00	\$0.00
017439-00	\$423,535.00	\$373,535.00
017437-00	\$146,981.00	\$124,910.00
017440-00	\$123,404.00	\$25,000.00
017442-00	\$139,456.00	\$122,624.00
017438-00	\$363,568.00	\$207,472.00
017441-00	\$346,201.00	\$346,201.00
017335-00	\$165,183.00	\$149,308.00
017338-00	\$59,182.00	\$19,396.00
017336-00	\$124,081.00	\$0.00
017337-00	\$101,207.00	\$25,000.00
017335-00	\$399,369.00	\$292,782.00

Original Assessed Real Property Values (all)

Item 2.

017493-00	\$319,550.00	\$288,563.00
017491-00	\$87,357.00	\$87,357.00
017492-00	\$193,036.00	\$184,761.00
017493-00	\$181,843.00	\$181,843.00
017483-00	\$159,600.00	\$159,600.00
017482-00	\$254,751.00	\$254,751.00
017485-00	\$140,546.00	\$27,665.00
017486-00	\$724,375.00	\$0.00
017443-00	\$149,445.00	\$149,445.00
017444-00	\$512,683.00	\$512,683.00
017866-00	\$231,435.00	\$125,335.00
017874-00	\$15,000.00	\$15,000.00
017878-00	\$74,137.00	\$74,137.00
017948-00	\$20,000.00	\$12,100.00
017848-00	\$139,964.00	\$0.00
017864-00	\$15,000.00	\$15,000.00
017784-00	\$295,206.00	\$96,573.00
017879-00	\$20,000.00	\$12,100.00
017863-00	\$15,000.00	\$15,000.00
017871-00	\$149,754.00	\$75,171.00
017873-00	\$214,785.00	\$212,122.00
017872-00	\$144,105.00	\$33,576.00
017865-00	\$266,051.00	\$142,635.00
017785-00	\$15,000.00	\$6,780.00
017949-00	\$224,425.00	\$102,289.00
017883-00	\$67,472.00	\$67,472.00
017851-00	\$27,259.00	\$19,708.00
017947-00	\$224,425.00	\$107,289.00
017780-00	\$173,617.00	\$41,403.00
017780-00	\$152,516.00	\$39,512.00
017959-00	\$11,200.00	\$0.00
017959-00	\$331,242.00	\$0.00
017959-00	\$1,372,729.00	\$0.00
017946-00	\$35,000.00	\$26,572.00
017881-00	\$2,268.00	\$0.00
018021-00	\$414,441.00	\$414,441.00
018020-00	\$5,093,851.00	\$0.00
017586-00	\$100.00	\$0.00
017589-00	\$142,644.00	\$142,644.00
017585-00	\$372,112.00	\$372,112.00
017584-00	\$1,657,388.00	\$0.00
017761-00	\$27,804.00	\$0.00
017760-00	\$15,000.00	\$15,000.00
017770-00	\$8,112.00	\$0.00
017764-00	\$15,000.00	\$15,000.00
017764-00	\$195,097.00	\$145,097.00
017766-00	\$35,000.00	\$26,572.00

Original Assessed Real Property Values (all)

Item 2.

017518-00	\$1,005,114.00	\$0.00
017620-00	\$11,210,121.00	\$0.00
017884-00	\$46,240.00	\$46,240.00
017847-00	\$40,000.00	\$34,405.00
017586-00	\$2,052,500.00	\$2,052,500.00
017531-00	\$2,278,811.00	\$2,278,811.00
017532-00	\$216,015.00	\$216,015.00
017639-00	\$156,292.00	\$156,292.00
017639-00	\$35,000.00	\$26,572.00
017640-00	\$1,000.00	\$1,000.00
017640-00	\$149,098.00	\$129,289.00
017643-00	\$68,000.00	\$58,946.00
017643-00	\$68,000.00	\$58,946.00
017649-00	\$45,550.00	\$36,245.00
017650-00	\$323,075.00	\$0.00
017729-00	\$65,225.00	\$24,057.00
017730-00	\$70,000.00	\$70,000.00
017861-00	\$233,303.00	\$123,832.00
017826-00	\$11,200.00	\$0.00
017585-00	\$1,283,171.00	\$1,283,171.00
017861-00	\$223,786.00	\$116,600.00
017861-00	\$190,151.00	\$120,465.00
017653-00	\$57,089.00	\$0.00
017651-00	\$124,759.00	\$124,759.00
017654-00	\$114,450.00	\$11,067.00
017655-00	\$68,000.00	\$58,946.00
017657-00	\$109,728.00	\$101,866.00
017661-00	\$15,000.00	\$15,000.00
017660-00	\$56,028.00	\$56,028.00
017663-00	\$56,645.00	\$44,891.00
017666-00	\$43,430.00	\$0.00
017665-00	\$123,473.00	\$123,473.00
017670-00	\$295,682.00	\$0.00
017806-00	\$133,701.00	\$20,000.00
017804-00	\$70,131.00	\$16,953.00
017802-00	\$67,227.00	\$57,744.00
017844-00	\$15,000.00	\$15,000.00



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission **MEETING DATE:** January 25, 2024
FROM: Michael Daniels, AICP, Planning & Zoning Director
SUBJECT: Review of the CRA Bylaws.

BACKGROUND

In May of 2023, staff presented examples of CRA bylaws for the Board to review. Staff is now submitting a final draft of CRA by-laws to be discussed.

The Bylaws are broken into the following sections:

Article 1: General Provisions

Article 2: Meetings

Article 3: Members

Article 4: Officers Terms and Duties

Article 5: Employees

Article 6: Fiscal Management

Article 7: Amendments

Article 8: Execution of Documents

The intent of the bylaws is to adopt rules of procedure for the CRA, provided that such rules are not contrary to the Community Redevelopment Act of 1969, as set forth in the Florida Statutes

RECOMMENDATION

Staff recommends approval of CRA Bylaws

RECOMMENDED MOTION:

Motion to approve CRA Bylaws

RESOLUTION NO. R-XX-2024**RESOLUTION REGARDING THE ADOPTION OF BY-LAWS FOR THE GREEN COVE SPRINGS COMMUNITY REDEVELOPMENT AGENCY; FINDING OF CONFORMANCE WITH FLORIDA STATUTES AND SETTING AN EFFECTIVE DATE**

WHEREAS, the Florida Legislature duly enacted Chapter 163, Part III, Florida Statutes (the "Community Redevelopment Act") establishing the conditions and procedures for the establishment of community redevelopment areas and agencies; and

WHEREAS, a community redevelopment plan as contemplated by Part III, Chapter 163, Florida Statutes, has been prepared which addresses the redevelopment needs in a certain area of the City; and

WHEREAS, on April 19, 2022, the City adopted Resolution No. R-03-2022 by which the City (1) ascertained, determined and declared a Finding of Necessity as required by law and determined that the Redevelopment Area (as defined therein) constituted a "blighted area" as defined in Section 163.340(8), Florida Statutes; (2) expressed the need for the creation of a community redevelopment agency to carry out the community redevelopment activities contemplated by Chapter 163, Part III, Florida Statutes; and (3) sought approval from Clay County that the Redevelopment Area meets the criteria described in Section 163.340(8) and 163.355, Florida Statutes and requested delegation of authority to create a community redevelopment agency, adopt a community redevelopment plan and establish a redevelopment trust fund; and

WHEREAS, on May 26, 2022, the City submitted the Finding of Necessity to Create a Redevelopment Agency to the County for review and approval and requested delegation of authority as stated therein; and

WHEREAS, on August 9, 2022, the County found and determined that the establishment of a community redevelopment agency and the establishment of the Redevelopment Area would serve a public purpose and would be consistent with the goals, objectives and policies of the Clay County Comprehensive Plan, and would otherwise be consistent with the controlling provisions of State law. Pursuant to Section 163.410, Florida Statutes, the County adopted Resolution No. 2021-2022-56 which delegated to the City the

limited power to the create a community redevelopment agency and to prepare and adopt a redevelopment plan to be reviewed and approved by the City and the County; and

WHEREAS, on November 29, 2022, the City Planning and Zoning Commission, as the Local Planning Agency, unanimously approved a redevelopment plan; and

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

WHEREAS, on January 12, 2023, the Agency approved a revised redevelopment plan dated January 11, 2023, as described in Exhibit A attached hereto (the “Redevelopment Plan”) and recommended the Redevelopment Plan be approved by the City Council; and

WHEREAS, on April 4, 2023, the City adopted Resolution No. R-03-2023, approving the Redevelopment Plan which inadvertently deleted certain findings of conformance as required by Section 163.360(7), Florida Statutes; and

WHEREAS, on April 4, 2023, the City Council voted to approve an interlocal agreement with Clay County which was subsequently revised substantially; and

WHEREAS, Clay County approved the Redevelopment Plan on April 25, 2023, and an Interlocal Agreement dated January 11, 2023, as described in Exhibit B attached hereto (the “Interlocal Agreement”) by and among the City, County and Agency, pursuant to Resolution 2022/2023-39; and

WHEREAS, the City finds that the rehabilitation, conservation, or redevelopment, or a combination thereof, within the Redevelopment Area as described in the Redevelopment Plan is necessary and in the interest of the public health, safety, morals, or welfare of the residents of the City; and

WHEREAS, the City further finds that the Interlocal Agreement by and among the County, City and Agency furthers the goals and objectives of and is consistent with the Community Redevelopment Act and the Redevelopment Plan; and

WHEREAS, at a duly noticed public hearing, the City Council adopted a revised Community Redevelopment Plan pursuant to City and County revisions on May 16, 2023.

WHEREAS, at the regularly scheduled Community Redevelopment Agency (CRA) meeting on January 25, 2024, the CRA adopted the revised Community Redevelopment Plan.

WHEREAS, on June 23, 2023, Staff presented draft examples of proposed by-laws to the CRA Board for review and discussion, with the intent to bring the final bylaws to the Board for approval at the upcoming CRA meeting.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF GREEN COVE SPRINGS, FLORIDA:**

Section 1. The foregoing recitals are incorporated as part of this Resolution by reference.

Section 2. Finding of Conformance with Florida Statutes.

Based upon the evidence, data, analysis and facts presented to it, the CRA hereby determines and declares that the CRA Bylaws conforms to the Part III, Chapter 163, Florida Statutes.

Section 3. Effective Date.

This Resolution shall be effective immediately.

**PASSED AND ADOPTED BY THE GREEN COVE SPRINGS COMMUNITY
REDEVELOPMENT AGENCY OF THE CITY OF GREEN COVE SPRINGS,
FLORIDA, THIS ____DAY OF ____, 2024.**

Roy M. Timberlake, Jr. Chair

ATTEST:

Lyndie Knowles, CRA Clerk

Approved as to form:

L.J. Arnold, City Attorney

EXHIBIT A:

COMMUNITY REDEVELOPMENT AGENCY BY-LAWS

ARTICLE 1

General Provisions

1. The Green Cove Springs Community Redevelopment Agency (hereafter "CRA") may, as deemed necessary, adopt and operate under rules of procedure, provided that such rules are not contrary to the spirit and intent of Part III of Chapter 163 of the Florida Statutes, the Community Redevelopment Act of 1969.
2. The provisions of these By-Laws shall prevail in all geographical areas of the City of Green Cove Springs that have been placed under the jurisdiction of the CRA pursuant to Part III of Chapter 163 of the Florida Statutes.
3. The principal office of the CRA shall be the Office of the City Clerk of the City of Green Cove Springs, Florida. All books and records of the CRA shall be open to the public for inspection in accordance with the laws of the State of Florida.
4. In accordance with Section 163.356, Florida Statutes, the City Council has appointed a board of commissioners as the governing board of the CRA. Reference to the members of the CRA as a whole shall be "CRA Board".
5. The CRA Commissioners may create necessary committees, from time to time, as shall be necessary to carry out the functions, purposes and objectives of the Community Redevelopment Agency.

ARTICLE 11

Meetings

1. Regular Meeting. The CRA shall hold a minimum of four (4) regular meetings per calendar year on a day and time to be designated by the CRA, such meetings to be held in the City of Green Cove Springs City Hall Council Chambers, located at 321 Walnut Street, unless a different place is specified by the CRA at least ten (10) days prior to a meeting.
2. Special Meetings. In addition to regularly scheduled meetings, special meetings of the CRA may be called for by call of the Chair of the CRA, or by call of any four (4) members. Notice of special meetings shall be sent to CRA members no less than twenty-four (24) hours prior to such meeting unless a waiver is signed by a majority of the CRA. The notice of such meeting shall specify its purpose.

3. Open Meetings. In accordance with the laws of the State of Florida, all business of the CRA shall be conducted at public meetings. No member of the CRA shall conduct or discuss business of the CRA with another member at any formal or informal meeting except upon reasonable notice, considering the circumstances, to the public of such meeting.
4. Quorum. A majority of the members of the CRA shall constitute a quorum. When a quorum is present, the CRA may act by a vote of a majority of the Commissioners present, unless otherwise provided by law, Of these By-Laws.
5. Adjourned Meetings. If any meeting cannot be organized because a quorum is not present, the members who are present may adjourn the meeting to a certain, and notice of the new meeting time shall be given to each CRA member, unless waived.
6. Annual Organizational Meetings. The first regularly scheduled meeting in January of each year shall be the annual organizational meeting of the CRA. Pursuant to the provisions of Part III of Chapter 163 Florida Statutes, the Board shall recommend to City Council a Chair and Vice Chair to be appointed by the City Council of the City of Green Cove Springs.

ARTICLE III

Members

1. The Board of Commissioners of the Community Redevelopment Agency shall consist of not fewer than five commissioners with two members each appointed by the City of Green Cove Springs City Council and the Clay County Commission. The fifth member shall be appointed by the other four members of the Community Redevelopment Agency.
2. The members of the Board of Commissioners of the CRA shall serve without compensation but shall be entitled to the actual and necessary expenses, including traveling expenses incurred in the discharge of their duties.

ARTICLE IV

Officer's Terms and Duties

1. Term. The CRA Commissioners shall designate a Chair and Vice Chair from among the Commissioners. The CRA may recommend to City Council a Chair and Vice Chair from among the Commissioners. The term of the Chair and Vice-Chair shall be one year.
2. Chair. The Chair shall preside at all meetings, shall execute all instruments in the name of the CRA, and shall perform all other duties as may be required by the CRA.
3. Vice-Chair. The Vice-Chair shall, in the absence, disqualification, or disability of the Chair, or at the Chair's discretion, exercise all of the functions of the Chair.
4. Secretary. The Secretary shall be the Development Services Representative for the City of Green Cove Springs. The Secretary shall be the custodian of all books and records of the CRA and shall

keep the minutes of all meetings, shall send out all notices of meetings, and shall perform such other duties as may be designated by the CRA.

ARTICLE V

Employees

1. Executive Director. Subject to the Prior approval of the City Council and County Commission, the CRA may employ an Executive Director to administer its business and operations. With the consent of the City Council and County Commission, the City Manager may serve as the Executive Director should the CRA so desire. The Executive Director shall be the chief executive officer of the CRA. The Executive Director shall be responsible for carrying out the policies established by the CRA and shall have general supervision over, and be responsible for, the performance of the day-to-day operations of the CRA.
2. Employees. The staff support of the CRA may be provided, as needed, by the departments of the City of Green Cove Springs, and with the consent of City Council, boards, and agencies of the City of Green Cove Springs.
3. Other Personnel. The CRA may hire, retain, and engage such other consultants, professionals, experts, attorneys, and specialists as it deems necessary.

ARTICLE VI

Fiscal Management

1. Fiscal Year. The fiscal year of the CRA shall begin on October 1 of each year and shall end on September 30 of each year.
2. Budget. Prior to July 30 of each year, the CRA shall approve a recommended budget for the succeeding fiscal year.
3. Accounting Practices. In accordance with the laws of the State of Florida, the CRA shall comply with all regulations of the State Department of Banking and Finance regarding uniform accounting practices and procedures for units of local government.
4. Annual Report. The CRA shall file with the City Council and with the Auditor General on or before March 31 of each year, a report of its activities for the preceding calendar year, which report shall include a complete financial statement setting forth its assets, liabilities, income and operating expenses as of the end of such calendar year. At the time of filing the report, the CRA shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the City Council and that the report is available for inspection during business hours in the Office of the City Clerk of the City of Green Cove Springs.

5. Audit. Within six months after the end of each fiscal year, the CRA shall cause to be prepared an audit of the accounts and records of the CRA in accordance with the rules of the State Department of Banking and Finance. Such audit shall be completed by an independent certified public accountant. Such audit may be accomplished in conjunction with the City of Green Cove Springs 's annual audit, by the same certified public accountant. The audit report shall describe the amount and source of deposits into, and the amount and purpose of withdrawals from, the trust fund during such fiscal year and the amount of principal and interest paid during such year on any indebtedness to which increment revenues are pledged and the remaining amount of such indebtedness. The CRA shall provide, by registered mail, a copy of the audit report to each taxing authority contributing to the trust fund.
6. Cash Balance. Any cash balance in the trust fund shall be invested in accordance with the requirement of Florida Statutes.
7. Expenditures.
 - (a) No funds of the CRA shall be expended other than in accordance with the adopted CRA budget, any agreements for services that have been entered into between the City of Green Cove Springs, Florida and the CRA, and the Community Redevelopment Act of 1969 as amended.
 - (b) All such expenditures shall be made only upon authorization by the Board. An itemized expense set forth in the annual budget of the Agency shall be deemed to have been authorized by the Board.
 - (c) The Green Cove Springs City Manager or their designee shall have the authority to approve and execute all procurement-related purchase orders, contracts, contract amendments, contract renewals, and emergency purchases in the amount of \$25,000 or less. The Executive Director shall have the authority to execute all procurement-related purchase orders, contracts, contract amendments, contract renewals, and emergency purchases in excess of \$25,000 after approval by the CRA Board.
 - (d) The City of Green Cove Springs 's purchasing and finance procedures may be utilized by the CRA as guidelines. The CRA Board shall be substituted in all respects for the City Council when said procedures are used by the CRA.

ARTICLE VIII

Amendments

These By-Laws may be amended at any regular or special meeting by an affirmative vote of three members of the CRA Commissioners present at such meeting.

ARTICLE IX

Execution of Documents

All documents executed by the CRA shall be executed by the Chair or Vice-Chair, with an attestation by

the Secretary of the CRA.

Roy M. Timberlake, Jr., CRA Chair

Lyndie Knowles,
Secretary to the CRA

Dated