



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

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**TO:** Planning and Zoning Commission **MEETING DATE:** October 25, 2022  
**FROM:** Michael Daniels, AICP, Planning & Zoning Director  
**SUBJECT:** Review of the CRA Redevelopment Plan. *Michael Daniels*

### BACKGROUND

In February of 2022, the City Manager presented the City's proposal to develop a Community Redevelopment Area (CRA) within the City of Green Cove Springs to the Board of County Commissioners. As a result, of the discussion at the Board meeting, City staff has put together a statutorily required Finding of Necessity determination regarding the existence of slum and blight within the downtown and US 17 Corridor sections of the city.

The objective of the creation of a CRA is to revitalize slum and blighted areas through fostering new development, providing necessary infrastructure, creating job opportunities, and focusing public investment within the Community Redevelopment Area (CRA) to stimulate additional private investment. The creation of a CRA creates an additional funding source for infrastructure through the use of Tax Increment Financing.

Tax increment financing is a unique tool available to cities and counties for redevelopment activities. It is used to leverage public funds to promote private sector activity in the targeted area. The dollar value of all real property in the CRA is determined as of a fixed date, also known as the "frozen value." Taxing authorities, which contribute to the tax increment, continue to receive property tax revenues based on the frozen value. These frozen value revenues are available for general government purposes. However, any tax revenues from increases in real property value, referred to as "increment," are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area. It is important to note that taxes collected through special districts such as the School Board or Water Management District are not affected by the creation of a CRA.

In April of 2022, the first task in the creation of a CRA is the preparation of a Finding of Necessity (FON) Report for the City and identification of the proposed CRA boundaries area to determine eligibility as a Community Redevelopment Area under Chapter 163 Part III, Florida Statutes was approved by the City Council. Subsequently, the Finding of Necessity and corresponding items were submitted to the Board of County Commissioners (BOCC) for their permission to create a CRA. The County approved a Resolution subject to the following conditions:

- The composition of the CRA shall consist of two member appointed by the City, two by the BOCC and one at large member chosen by the other four members, and
- The sole power initially delegated to the CRA is to adopt a plan of redevelopment to be submitted for approval by the City and the County
- Additional delegation shall be considered upon completion of the redevelopment plan upon subsequent resolution of the BOCC.

As a result, staff has put together a draft Redevelopment Plan for review by the Planning and Zoning Commission. The Plan will also be reviewed by the CRA Board and the City Council and County Commission.

#### FISCAL IMPACT

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

#### RECOMMENDATION

Staff recommends approval of CRA Redevelopment Plan

**RECOMMENDED MOTION:**

Motion to approve CRA Redevelopment Plan