
Community Redevelopment Agency (CRA)

Roles and Responsibilities

Under Florida law, Chapter 163, Part III, local governments are able to designate areas as Community Redevelopment Areas when certain conditions exist. The Flagler Beach Community Redevelopment Agency (CRA) was created in 2002 to address the needs found in the downtown corridor of the City. All the monies used in financing CRA activities, through Tax Increment Financing (TIF), are locally generated and can only be used for improvements within the CRA boundary. CRA's must have a Redevelopment Plan and that plan must be consistent with the local government's comprehensive plans. The Flagler Beach CRA offers two grants which incentivize façade improvements in the downtown area. The CRA Board, which is also the City Commission, governs the activities of the agency. As of September of 2025, the CRA Board appointed a Community Redevelopment Agency Advisory Board (CRAAB), made of up a CRA business owners and residents to increase community input in the CRA district.

Day-to-day operations are led by the CRA Director, ensuring its budget is used in accordance with State Statutes and capital projects align with CRA goals.

CRA	2023-2024 ACTIVITY	2024-2025 ORIGINAL BUDGET	2024-2025 AMENDED BUDGET	2025-2026 ADOPTED BUDGET	% INCREASE (DECREASE) TO AMENDED BUDGET
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AD VALOREM, SALES AND USE TAXES					
AD VALOREM TAXES	215,004	241,697	241,697	280,289	15.97%
CRA-AD VALOREM TAXES (COUNTY)	312,829	351,667	351,667	404,722	15.09%
CRA-AD VALOREM TAXES (EFMCD)	11,749	14,413	14,413	16,714	15.96%
Totals for AD VALOREM, SALES AND USE TAXES	539,582	607,777	607,777	701,725	15.46%

LICENSE & PERMITS					
WAYFINDER SIGNS		1,000	1,000	2,000	100.00%
Totals for LICENSE & PERMITS	-	1,000	1,000	2,000	100.00%

MISCELLANEOUS REVENUE					
CRA TRANSFER FROM FUND BALANCE		285,000	285,000	221,711	-22.21%
INTEREST INCOME	4,555			12,000	0.00%
Totals for MISCELLANEOUS REVENUE	4,555	285,000	285,000	233,711	-18.00%

TOTAL CRA FUND REVENUES	544,137	893,777	893,777	937,436	4.88%
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CRA EXPENSE					
SALARY	75,735	78,244	51,744	103,027	99.11%
FICA/MEDICARE	5,749	5,986	5,986	7,882	31.67%
RETIREMENT	4,360	5,086	5,086	6,697	31.68%
LIFE & HEALTH INSURANCE	10,463	12,471	12,471	9,579	-23.19%
WORKER'S COMPENSATION	552	138	138	147	6.52%
PROFESSIONAL SERVICES	11,489	40,000	40,000		-100.00%
AUDIT	6,200	6,200	6,200	5,000	-19.35%
CONTRACTUAL SERVICES	5,206	6,342	6,342	8,395	32.37%
TRAVEL/TRAINING	3,963	3,000	3,000	5,000	66.67%
TELECOMMUNICATIONS	404	600	600	1,600	166.67%
REPAIRS & MAINTENANCE	36,964	15,000	15,000	16,500	10.00%
PRINTING & BINDING	1,126	2,500	2,500	2,500	0.00%
PROMOTIONAL ACTIVITIES				2,000	0.00%
LEGAL & PERSONAL NOTICES	86	2,000	2,000	0	-100.00%
OFFICE SUPPLIES	499				0.00%

OPERATING SUPPLIES	314	1,000	1,000	22,000	2100.00%
MEMBRSHPS SUBSCRPTS DUES	1,732	1,700	1,700	1,000	-41.18%
EQUIPMENT LESS THAN \$5K				1,000	0.00%
IMPROVEMENTS	53,724				0.00%
IMPROVEMENTS	29,686				0.00%
EQUIPMENT LESS THAN \$5000		1,000	1,000		-100.00%
DEBT SERVICE PRINCIPAL	64,000	70,389	70,389	68,000	-3.39%
DEBT SERVICE - INTEREST	10,398	4,390	4,390	7,109	61.94%
SMALL REDEVELOPMENT DISTRICT GRANT	33,119	30,000	35,000	20,000	-42.86%
LARGE REDEVELOPMENT INCENTIVE GRANT		30,000	30,000	30,000	0.00%
TRANSFER TO CAPITAL FUND		577,731	577,731	620,000	7.32%
Totals for CRA EXPENSE	355,769	893,777	872,277	937,436	7.47%

Revenues Over (Under) Expenditures	188,368	-	21,500	-	-100.00%
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**CRA Department Expense Summary (non-capital)
FY 2025-26**

