

GOALS, OBJECTIVES, AND PERFORMANCE MEASURES REPORT 2025



CITY OF NICEVILLE
COMMUNITY REDEVELOPMENT AGENCY

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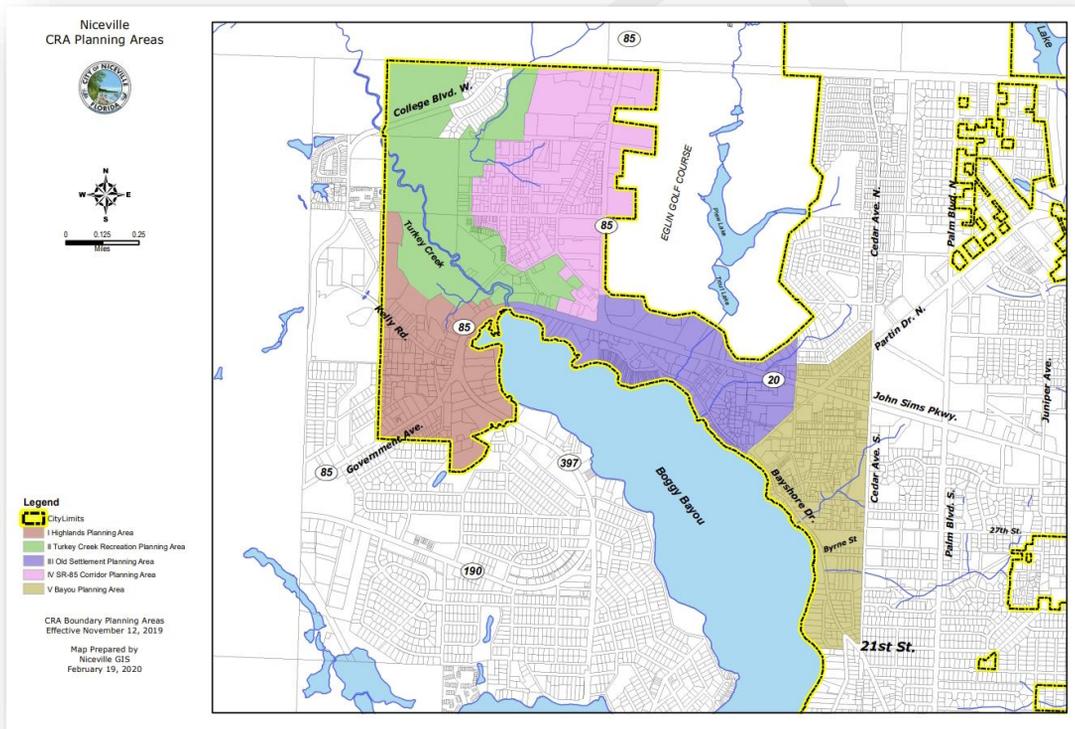
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Purpose

Beginning October 1, 2024, Florida Statute 189.0694 requires all Special Districts, including Community Redevelopment Agencies (CRAs) to establish specific goals and objectives for each program and activity they undertake. In addition, CRAs must implement performance measures and standards to evaluate whether these goals and objectives are being met.

The current CRA programs and activities, as outlined in the original 2015 CRA Plan and the 2020 Plan Update, fall into four broad categories: infrastructure development, redevelopment and development projects, overall CRA programs, and regulatory incentives to promote high-quality development and redevelopment. Certain infrastructure projects, incentive targets, and development or redevelopment initiatives have been identified within five designated planning areas. The following sections use these program categories as a framework for defining goals, objectives, and performance measures for each.



CRA Mission Statement

With the creation of a CRA, and the City of Niceville Council appointed as the governing board of the CRA, the City will be able to direct public funds to stimulate private investment in areas of the City where revitalization of public facilities and infrastructure will serve as a catalyst for additional private investment and increased economic development. The CRA (City) will begin a systematic and proven process to redevelop and restore identified areas of the City under a viable and fully contributing economic development program for maintaining the economic well being and Quality of Life in the City of Niceville, Florida.

Leadership and Staff

The activities and programs within the Niceville Community Redevelopment Area are managed by the Community Redevelopment Agency (CRA). The Agency is overseen by a CRA Board established by the City. In Niceville, the City Council serves as the governing board of the CRA, with the Mayor acting as Chair and the Mayor Pro Tem as Vice Chair. Currently, the City Manager serves as the CRA Director, while the Community Development Director fulfills the role of CRA Manager.

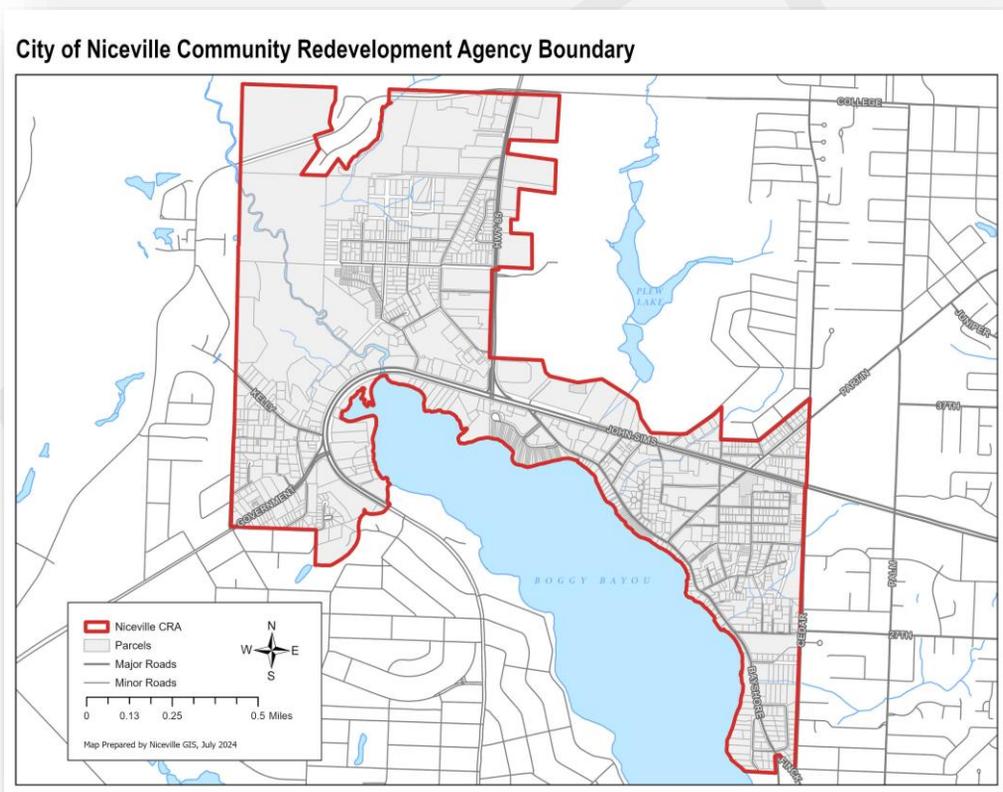


Niceville City Council/CRA Board and City Attorney

CRA History and Location

In the spring of 2012, the City of Niceville adopted Resolution 12-06-01, recognizing the need to establish a Community Redevelopment Agency (CRA) to address issues such as deterioration, blight, and underperforming areas. Certain parts of the City required public incentives to improve infrastructure, stimulate economic growth, and optimize land use, ultimately encouraging private investment and enhancing the City's overall vitality.

The CRA was officially created by the City Council on June 12, 2012, in accordance with Chapter 163, Part III of the Florida Statutes. This initiative reflected the City's commitment to managing and supporting the designated Redevelopment Area in alignment with other municipal programs and resources, while fostering both public and private redevelopment efforts. In November 2019, the CRA boundary was expanded to include the north SR 85 corridor and the historic residential area between Bayshore Drive and Cedar Avenue South (Resolution 19-11-01). The current CRA boundary is shown below.



Goals & Objectives

The goals provided are broad and long term while the objectives describe the action or step towards achieving the identified goal. Performance measures give the metric by which to measure progress towards achieving the stated goal.

Goal 1: Increase the tax base within the CRA.

- Objective 1.1: The programs and activities of the CRA are created for the purpose of increasing the tax base.

Goal 2: Enhance the built environment within the CRA.

- Objective 2.1: Complete infrastructure and development projects that have been deemed feasible and identified within the CRA Plans.
- Objective 2.2: Ensure that the adopted Land Development Code and Comprehensive Plan provide the necessary regulatory framework to encourage quality private sector development and redevelopment.
- Objective 2.3: Create and maintain incentive and grant programs that help change the current built environment within the CRA.

Goal 3: Increase economic activity within the CRA.

- Objective 3.1: Maintain development and infrastructure related programs and activities that encourage private sector investment in the CRA.
- Objective 3.2: Maintain and develop CRA Area Wide programs such as art, music, and sports related events programs.

Goal 4: Increase recreational opportunities for Niceville citizens and visitors including walking and biking.

- Objective 4.1: Utilize CRA fund and grant funds to create or enhance recreational opportunities within the CRA.

Performance Measures & Standards

In order to measure and evaluate the successful achievement of the goals as outlined in this report, the Niceville Community Redevelopment Agency (CRA) will monitor the following performance measures.

Goal 1

- PM 1.1.1: Increasing tax increment or increasing assessed values within the CRA

Goal 2

- PM 2.1.1: Number of projects completed
- PM 2.1.2: Project timelines achieved as specified
- PM 2.2.1: Amendments to the Comprehensive Plan and Land Development Code
- PM 2.2.2: Demonstrated effectiveness in terms of development occurring and quality of such development
- PM 2.3.1: Number of current buildings or sites changed

Goal 3

- PM 3.1.1: Amount of private sector development and redevelopment occurring within the CRA.
- PM 3.2.1: Programs created and success of programs in attracting residents and visitors

Goal 4

- PM 4.1.1: Number of recreational projects or enhancements made
- PM 4.1.2: Number of bike and pedestrian related improvements or enhancements made

By December 1, 2025, and annually thereafter, the Niceville CRA will post a report on the website as required by Fla. Stat. 189.0694.

Projects

Overview of Projects by CRA Planning District	
<p><u>Highlands Planning Area</u></p> <ul style="list-style-type: none"> No projects identified in CRA Plan. Hill Lane Extension engineering was completed in 2024 and construction began in 2025, this project is not funded by CRA revenue. (Goal 3) Intersection Study at John Sims and Government (SR 85) was added to the Okaloosa Walton Long Range Transportation Plan. (Goal 2) 	<p><u>Turkey Creek Planning Area</u></p> <ul style="list-style-type: none"> Turkey Creek Nature Center Improvements. (Goal 4) <ul style="list-style-type: none"> Neal Site <ul style="list-style-type: none"> FRDAP Grant Submittal for future Neal Site improvements submitted
<p><u>Old Settlement Planning Area</u></p> <ul style="list-style-type: none"> Old Town Landing Project. (Goal 2) <ul style="list-style-type: none"> Design Refinement and award of construction for Phase I. 	<p><u>SR-85 Planning Area</u></p> <ul style="list-style-type: none"> CRA Plan recommends enhanced commercial development, job creation, and economic growth. (Goal 3) CRA Plan also recommends that the City/CRA identify and acquire additional lands desired by the City to provide for City services and Functions. (Goal 2)
<p><u>Bayou Planning Area</u></p> <ul style="list-style-type: none"> The 2020 CRA Plan Update recommends that higher residential densities in areas where adequate infrastructure exists. (Goal 3) The CRA Plan Update also recommended exploring the creation of a revolving low interest loan program to make available to homeowners for improvements. (Goal 3) Future considerations include paying attention to the CITGO terminal site as demands for oil decrease. (Goal 2) 	<p><u>General/Non-District Specific Projects</u></p> <ul style="list-style-type: none"> CRA Plan Update. (Goal 2) Comprehensive Plan & Land Development Code Updates to support CRA. (Goal 2) Small grants program. (Goal 2) Events programs (art, music, sports). (Goal 3) Site development assistance. (Goal 2)

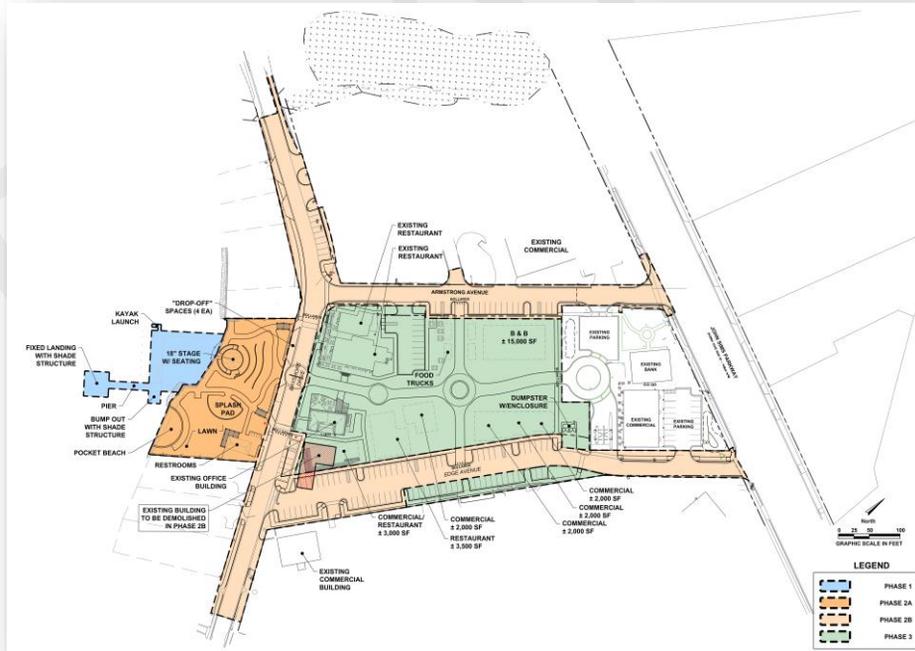
Projects

Old Town Landing

- (Goal 2)

A highlight of this year has been continued work on the Old Town Landing Project.

- Design refinement continued throughout the year and in August, the CRA Board recommended award of Phase I to Soule Construction, LLC.
- In September, a pre-construction meeting was held with the contractor to review the project scope, project timeline and associated administrative requirements of the project.
- Construction of Phase I is expected to begin in early 2026 and be substantially completed before the end of the year.



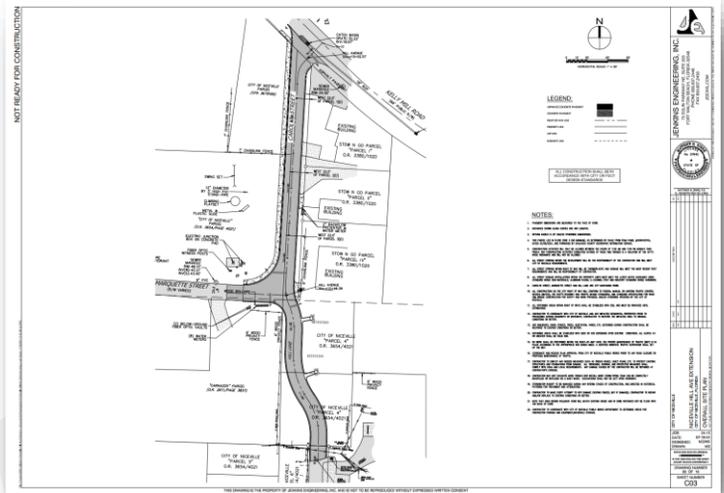
Projects

Highlands Planning Area

- (Goal 3)

The Hill Lane Extension engineering was completed in 2024 and construction began in 2025 with anticipated completion in early 2026.

While not funded with CRA revenues, this project will provide for connectivity and support future redevelopment throughout this planning area.



Planning/Administrative Updates

- (Goal 2)

CRA Plan Update

- In late 2025, development of a CRA Plan Update began which will create a unified plan. This update will incorporate features of the original plan and 2020 plan amendment, while also updating the projects, goals and objectives of the CRA moving forward.
 - Adoption of the CRA Plan update is anticipated in mid 2026.

Comprehensive Plan & Land Development Code Updates

- In 2025, a Comprehensive Plan update was developed and submitted for State review. This update incorporates various updates to support the CRA including a revised Capital Improvements Project Schedule.
 - Adoption of the new Comprehensive Plan is anticipated in early 2026.
- In 2025, staff began drafting updates to the Land Development Code (LDC). The goal is to modernize and simplify the LDC, ensure consistency with the Comprehensive Plan and State Statute, and support housing, economic development, and resiliency goals within the CRA and city-wide.
 - Adoption of the new LDC is anticipated in late 2026.

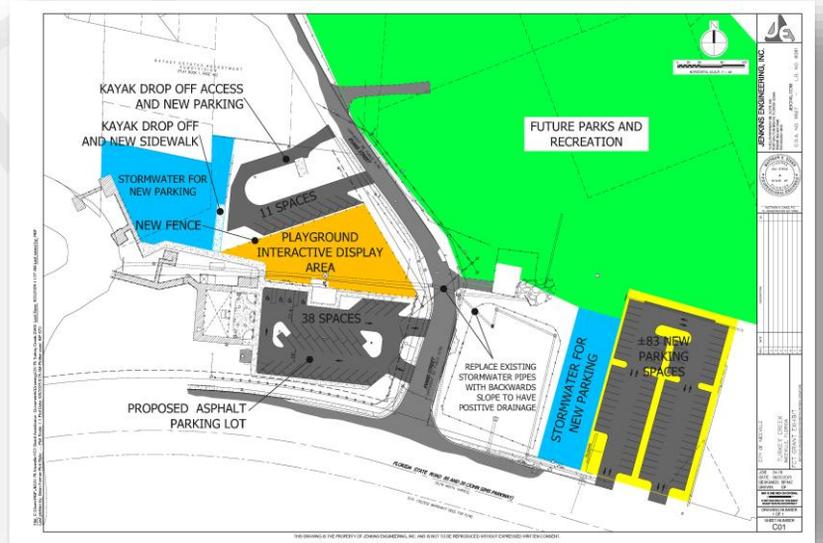
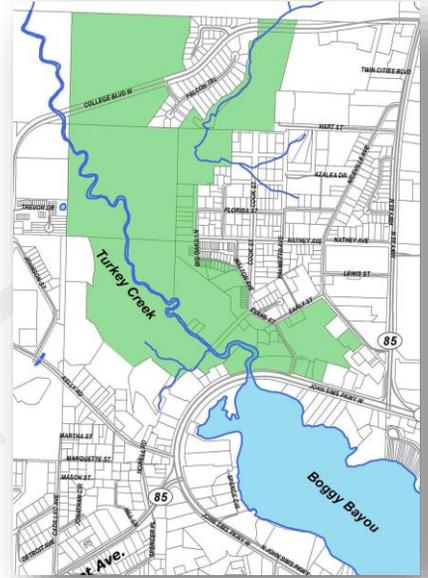
Projects

Turkey Creek Nature Center

- (Goal 4)

The much-utilized Turkey Creek Park has been a labor of love for the City for many years. The Original Turkey Creek Walk Park was established in the early 1990's and improvements have continued since.

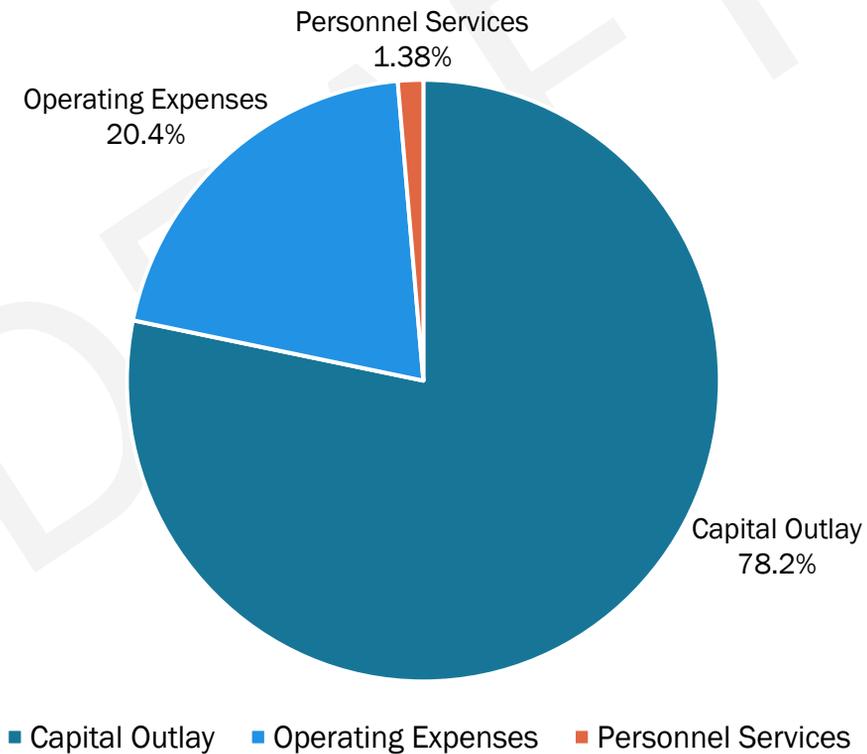
- In July, the CRA Board approved a proposed management plan and conceptual bubble plan for future phases of improvement for Turkey Creek.
- In September, the CRA Board approved a resolution in support of a Florida Recreational Development Assistance (FRDAP) Grant submission. This grant, if awarded will help fund a playground, interpretive signage, and associated parking improvements on the Neal Site in FY 2026-27.



2025 Budget Overview

One of the primary goals of the Niceville CRA is to develop and implement strategies that leverage both public and private resources to promote redevelopment. These efforts aim to eliminate blight within the designated redevelopment districts, enhance the built environment, and strengthen local economic conditions. Individual projects and policies are prioritized based on the specific needs and conditions outlined in the CRA Redevelopment Plan.

FY2025 CRA Expenses



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