

CITY OF ST AUGUSTINE

**COMMUNITY
REDEVELOPMENT
AGENCY**

2025

**ST. AUGUSTINE COMMUNITY
REDEVELOPMENT AGENCY
(CRA)**

**GOALS, POLICIES, AND
PERFORMANCE REPORT**



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Mayor



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PURPOSE OF REPORT

In 2024, the Florida Legislature passed HB 7013, which among other things, requires all special districts to adopt by October 1, 2024, goals and objectives for each program and activity undertaken by that district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved. The purpose of this document is to satisfy those statutory requirements by formally: (1) listing the programs and activities undertaken by the City of St Augustine (COSA) Community Redevelopment Agency (CRA) (the "Agency"), as of October 1, 2025; (2) stating the goals and objectives of the Agency in connection with those programs and activities; and (3) establishing performance measures to determine if the Agency's goals and objectives are being achieved.

CRA OVERVIEW AND VISION

The St. Augustine Community Redevelopment Agency (CRA) was created in 2000 with the establishment of the Historic Area Community Redevelopment Area (HACRA). The implementation goal of the HACRA was to rid the historic downtown district of transportation and parking blight and create pedestrian connectivity. The Historic Downtown Parking Facility and Visitor Information Center was constructed in 2006, to help adhere to the plan goals. The HACRA continues to pay down the debt service related to the parking garage. The amended plan, which was adopted January 2024, extends the sunset date to 2054 and expands on the initial goals with focus on five strategic elements; mobility, parking, open space, resiliency and overall redevelopment.

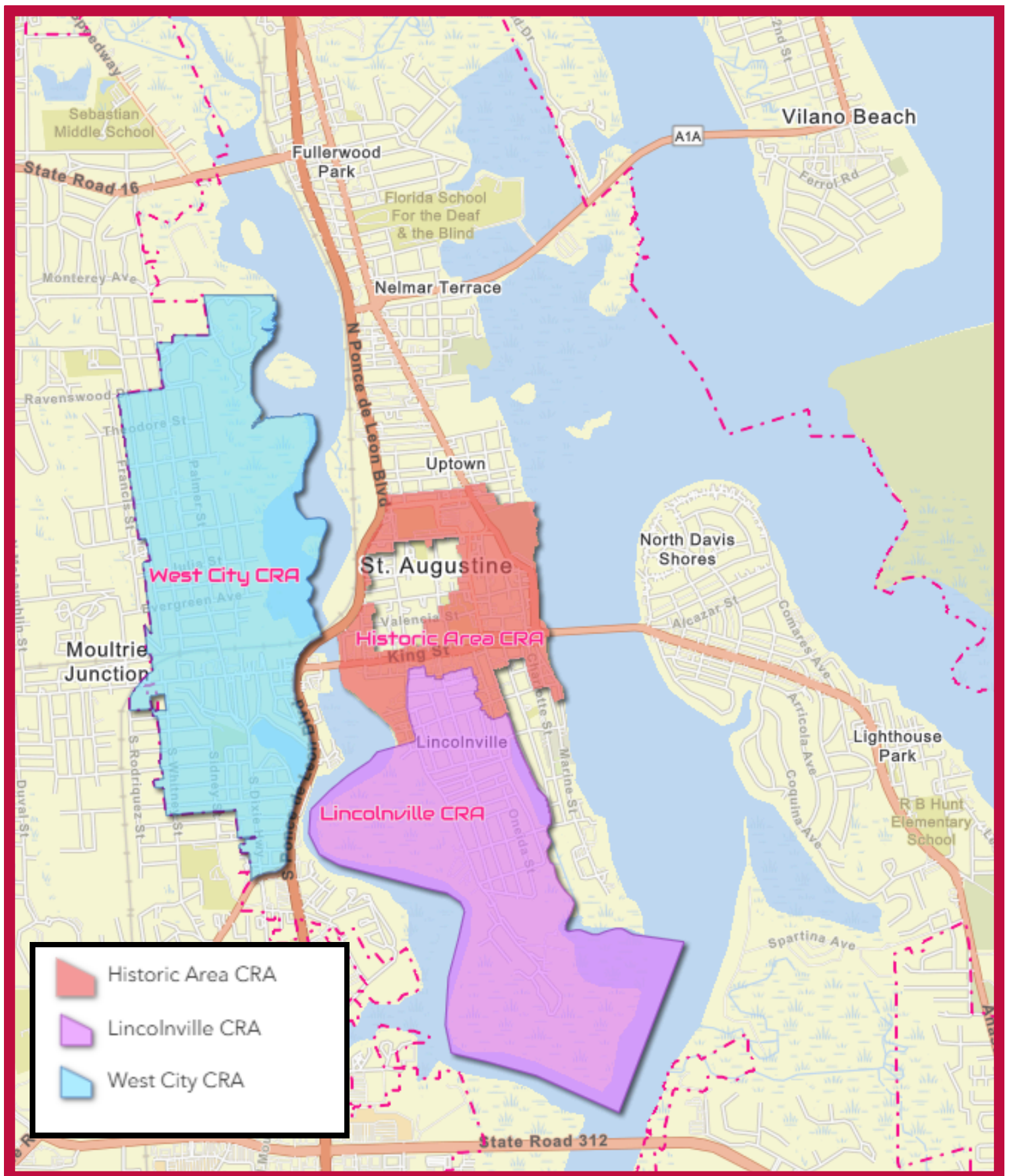
The Lincolnville Community Redevelopment Area (LCRA) was established in 2013 and the plan was amended in 2017. The plan defines three focus areas; African-American heritage and historic preservation, the stabilization of long term residents, and overall neighborhood improvements and beautification projects. The LCRA Steering Committee inclusive of five (5) community members, acts as a liaison between CRA staff and residents to ensure the vision outlined in the plan becomes a reality.

The West City Community Redevelopment Area (WCCRA) was established in 2024. The Community Redevelopment Plan (CRP) was adopted in June 2025. The plan has six strategic goals; community stabilization through housing policy and other relative stabilization efforts, public space enhancement and beautification, locally oriented business development and new business programming, mobility, connectivity and infrastructure improvements, branding and signage, and historic preservation efforts. The WCCRA Steering Committee was dissolved following the adoption of the plan.

The City of St. Augustine (COSA) City Commission serves as the governing board for all three Community Redevelopment Areas and the St. Augustine Community Redevelopment Agency, respectively.

Community Redevelopment Agencies (CRA) by legislative definition are designed to rid communities of “slum and urban blight”. CRA’s are empowered to undertake innovative and strategic projects and programming as it is defined in each area’s plan. Because of St. Augustine’s rich history, historic preservation is at the core of each project or program that is implemented within the special districts.

COMMUNITY REDEVELOPMENT AREAS- CITY OF ST. AUGUSTINE



COMMUNITY REDEVELOPMENT AREAS- PROJECT MAP

14 +

ACTIVE PROJECTS

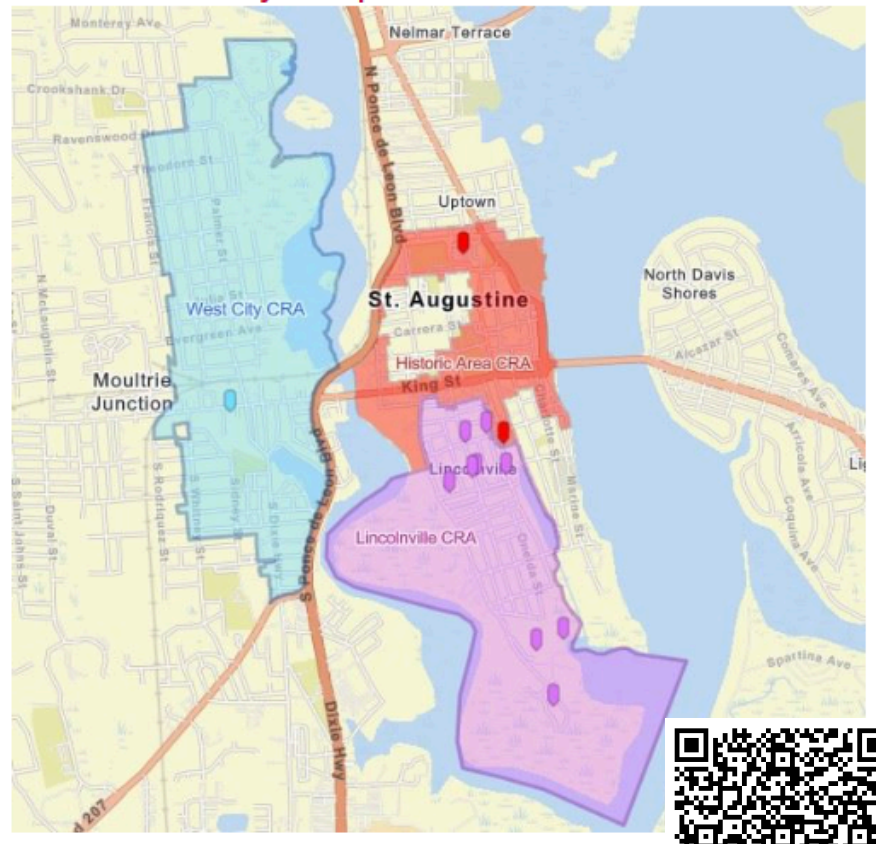
100 +

**RESIDENTIAL & INSTITUTIONAL
REPAIR GRANTS AWARDED**

\$5M+

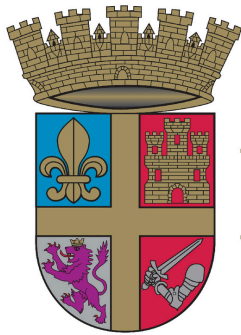
**EXPENDED ON AFFORDABLE HOUSING
&
HISTORIC PRESERVATION**

Interactive CRA Project Map



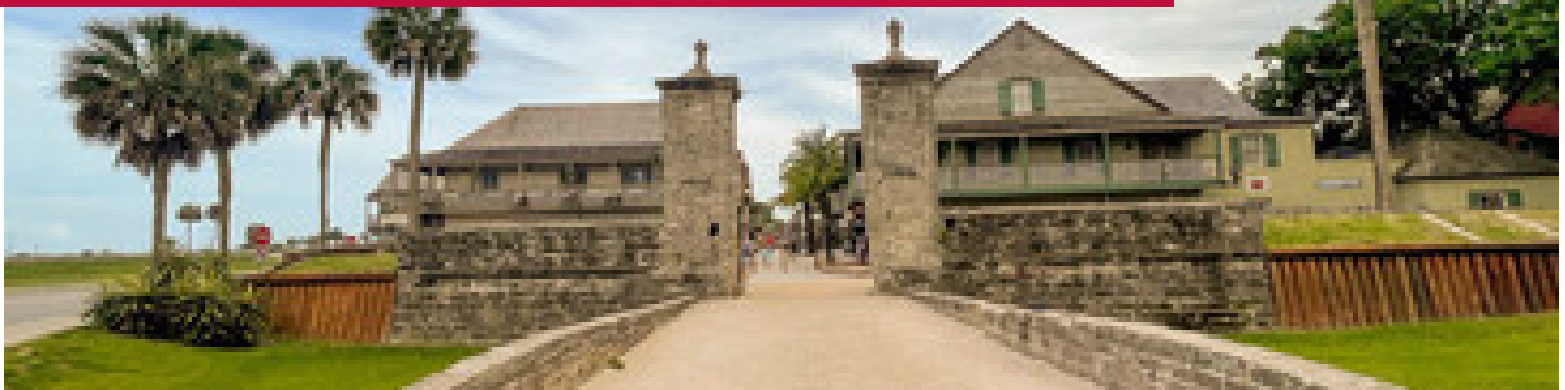
Click the QR Code to engage the interactive project map. Here you can learn more about current and previous projects and programs throughout the CRA.

COMMUNITY REDEVELOPMENT AREA **SPECIFIC GOALS, OBJECTIVES AND MEASURES**



CITY OF ST AUGUSTINE **COMMUNITY** ◆ **REDEVELOPMENT** ◆ **AGENCY**

The three defined special districts all have unique goals and objectives. Based on the required Finding of Necessity Study completed for each CRA, the findings indicate the need to establish a diverse approach in the redevelopment efforts undertaken in each district. Historic preservation is at the core of each of the plan's goals and strategic efforts. The following pages will provide goals, objectives, and measures for each Community Redevelopment Area in the City of St. Augustine.



HISTORIC AREA CRA

**ESTABLISHED 2000
PLAN AMENDED 2023
SUNSET 2054**

The HACRA is the inaugural redevelopment area in St. Augustine. The original plan and the plan amendment focuses on traffic and parking blight. The plan amendment addresses additional challenges of blight related to mobility and connectivity as well as public space enhancements.



**1 Special HP Project
3 Capital Improvement Projects
Garage Debt Service
\$4M+ Annual Budget
(inclusive of carryforward)**

Historic Area Community Redevelopment Area		
Goal	Objective	Measurement
Historic Preservation (HP)	Emphasize the protection and preservation of the historic character of the City of St. Augustine (COSA). All projects and programs implemented within the Community Redevelopment Agency (CRA) will consider historic preservation a critical priority.	<ul style="list-style-type: none"> • Maintain National Register Designation • Define Historic Preservation Policies • Amount of grant funding received for Historic Preservation • Amount of CRA TIF (Tax Increment Financing) dollar expended or allocated toward HP projects • Community Feedback
Promote Connectivity and Mobility	Identify opportunities for improving and connecting sidewalks, paths, trails, and bike lanes. Improve streetscapes, provide multimodal infrastructure improvements and enhance walkability.	<ul style="list-style-type: none"> • CRA TIF funds invested or allocated toward capital improvement/streetscape projects • Host public input workshops and charettes • Initiate the Cordova Street Conceptual Masterplan • Community Feedback
Improve Accessibility and Availability of Parking	Continue to evaluate opportunities for shared parking. Increase parking supply and identify sites for improvements for implementing dynamic parking strategies.	<ul style="list-style-type: none"> • Complete a parking study • Engage the community to receive feedback on feasible parking strategies • CRA/TIF dollars spent on parking improvements and programming
Enhance Public Spaces	Create safe, accessible, and inclusive public areas that improve the quality of life for all users. Enhance Public spaces to encourage activity while advancing public health and safety.	<ul style="list-style-type: none"> • Number of public space (capital improvement) projects initiated in the prior FY. • CRA TIF funds invested or allocated toward capital improvement projects • Initiate the Francis Field Conceptual Masterplan • Community Feedback
Support Overall Redevelopment	Encourage redevelopment strategies that consider mobility; evaluate how safely and conveniently people are able to move to and from establishments.	<ul style="list-style-type: none"> • Number of redevelopment projects initiated and implemented • CRA funds allocated toward each plan objective annually • Number of public engagement efforts and community workshops
Resiliency	Provide utility improvements and flood mitigation efforts. Ensuring resiliency efforts are at the core of redevelopment projects and programs.	<ul style="list-style-type: none"> • Quantify resiliency elements defined in project plans and concepts • Feedback from COSA Chief Resiliency Officer

LINCOLNVILLE CRA

**ESTABLISHED 2013
PLAN AMENDED 2017
SUNSET 2033**

Pending the findings of the 2012 Finding of Necessity Study, the LCRA was established, adopting strategic goals intending to rid the historic African American community of blight and economic distressing conditions. Additionally the plan called for programming to sustain the long-term African American residents.



2 Programs

6 Capital Improvement Projects

Provide Grant Funding

**\$7M+ Annual Budget
(inclusive of carryforward)**



Lincolnville Community Redevelopment Area

Goal	Objective	Measurement
Historic Preservation (HP)	Emphasize the protection and preservation of the historic character of the City of St. Augustine. All projects and programs implemented within the CRA will consider historic preservation a critical priority.	<ul style="list-style-type: none"> • Maintain National Register Designation • Amount of grant funding received for Historic Preservation • Amount of CRA TIF dollar expended or allocated toward HP projects • Number of Institutional Rehabilitation projects initiated and completed each FY • Number of grants awarded • Community Feedback
Preserve African American Heritage and Retain Long-Term Residents	Stabilize the African American presence in Lincolnville. Foster stable housing stock, provide affordable housing opportunities, develop strategies to encourage aging in place.	<ul style="list-style-type: none"> • Number of Fix-It-Up applications approved, and projects initiated and completed • Increase grant award amount • Decrease long-term residents migrating away from the community
Preserve Lincolnville's Historic Character	Develop programs and policies to preserve the architectural integrity of Lincolnville.	<ul style="list-style-type: none"> • Establish Institutional Rehabilitation Program to preserve historic institutional structures • Establish architectural design guidelines • Community Feedback
Neighborhood Beautification	Create safe, accessible, and inclusive public areas that improve the quality of life for all users.	<ul style="list-style-type: none"> • Number of public space (capital improvement) projects initiated • CRA TIF funds invested or allocated toward capital improvement projects • Implement the MLK Streetscape Project • Develop new and improve current pocket parks
Community Engagement	Engage with impacted stakeholders. Provide information and obtain feedback on projects and programs.	<ul style="list-style-type: none"> • Number of newsletters mailed • Number of email correspondence sent • Number of workshops and public engagement meetings scheduled • Quantify attendance by sign-in sheets

WEST CITY CRA

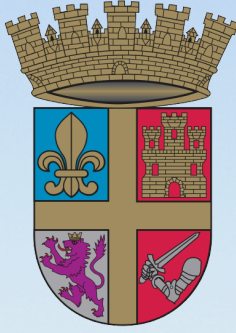
**ESTABLISHED 2024
PLAN ADOPTED 2025
SUNSET 2045**

West City is the most recently established Community Redevelopment Area in St. Augustine. After many public engagement opportunities, the CRA plan was adopted, highlighting a 6-point plan of action.



**1 Program
Revive & Restore
Residential Repair
\$300k+ Annual Budget
(Base Year)**

West City Community Redevelopment Area		
Goal	Objective	Measurement
Historic Preservation (HP)	Emphasize the protection and preservation of the historic character of the City of St. Augustine. All projects and programs implemented within the CRA will consider historic preservation a critical priority.	<ul style="list-style-type: none"> • Obtain National Register Designation • Defined Historic Preservation Statement in CRA plan • Amount of grant funding received for Historic Preservation • Amount of CRA/TIF dollars expended or allocated toward HP projects • Community Feedback
Community Stabilization	Foster stable housing stock, provide affordable housing opportunities, develop strategies to encourage aging in place.	<ul style="list-style-type: none"> • Develop a residential repair grant program • Funds allocated and expended on residential repair program • Number of grants awarded
Public Space Enhancement/Beautification	Create safe, accessible, and inclusive public areas that improve the quality of life for all users. Utilize open spaces to provide additional public amenities.	<ul style="list-style-type: none"> • Number of public space (capital improvement) projects initiated. • CRA TIF funds invested or allocated toward capital improvement projects • Initiate the Oyster Creek Conceptual Masterplan • Community Feedback
Business Development	Explore strategies and initiatives to support locally owned businesses and economic development.	<ul style="list-style-type: none"> • Develop business façade grant program • Create short-term business incubator program • Increase parking supply • Create opportunities for business delivery truck zones
Mobility and Connectivity	Promote car optional community and alternative means of transportation.	<ul style="list-style-type: none"> • CRA/TIF funds invested in mobility programming and infrastructure projects
Branding/Signage	Provide WCCRA special district branding and wayfinding. Identify and provide mobility alternatives and locations	<ul style="list-style-type: none"> • Design and install entry corridor features • Create individual logo for CRA • CRA dollars invested in wayfinding features



CITY OF ST AUGUSTINE

COMMUNITY ◆ REDEVELOPMENT ◆ AGENCY



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