



**WEST CITY COMMUNITY REDEVELOPMENT AREA  
CITY OF ST. AUGUSTINE  
Steering Committee Regular Meeting**

**A G E N D A**

Thursday, January 9, 2025, 5:00 PM

Alcazar Room  
75 King Street  
St. Augustine, Florida

---

**1) CALL TO ORDER**

- a. Roll Call

**2) ADMINISTRATIVE ITEMS**

- a. Approval of Prior Meeting Minutes (November 14, 2024)

**3) GENERAL PUBLIC COMMENT OR COMMENT ON AGENDA ITEMS NOT REQUIRING SEPARATE COMMENT PERIOD (3 minutes per individual)**

**4) DISCUSSION, PRESENTATIONS, & UPDATES**

- a. West City Land Acquisition Presentation  
**J.B. Miller, Land Management Coordinator**

- b. WCCRA Draft Plan Presentation and Discussion  
**Jaime D. Perkins, Neighborhood Services & CRA Manager**

**5) STEERING COMMITTEE ITEMS/DISCUSSION**

- a. Other/New Business

**6) ITEMS BY CITY ATTORNEY**

**7) ITEMS BY CITY STAFF**

**8) NEXT MEETING DATE:** TBD if an additional public meeting is necessary

**9) ADJOURNMENT**

**Notices:** In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision by the Lincolnville Community Redevelopment Area Steering Committee, with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in

this proceeding should contact the individual or agency sending notice no later than seven days prior to the proceeding at the address given on the notice. Telephone (904) 825-1007, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body.

The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance and are not intended to be relied upon or to reach investors or the trading markets.

## CITY OF ST. AUGUSTINE

Community Redevelopment Agency  
West City Community Redevelopment Area Steering Committee  
Regular Meeting  
Thursday, November 14, 2024

The West City Community Redevelopment Area Steering Committee met in formal session Thursday, November 14, 2024, at 5:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Chairperson, Arthur Culbert at 5:00 P.M., and the following members were present:

**1. Roll Call:** Arthur Culbert, Chairperson  
Dianya Markovits, Co-Chairperson  
Brooke Bohall  
BJ Kalaidi  
Jeffrey Kempf  
Jeanne Moeller  
Wanda Sams

Absent: None

Staff Present: Jaime D. Perkins, Manager, Neighborhood Services and CRA  
Isabelle Lopez, City Attorney  
Jill Collins, Administrative Coordinator, Neighborhood Services and CRA

---

### **2. ADMINISTRATIVE ITEMS**

#### **a. Approval of Prior Meeting Minutes (August 8, 2024)**

##### **MOTION**

**Ms. Moeller MOVED to APPROVE the meeting minutes from August 8, 2024. The motion was SECONDED by Ms. Bohall and APPROVED BY UNIAMOUS VOICE VOTE.**

### **3. GENERAL PUBLIC COMMENT OR COMMENT ON AGENDA ITEMS NOT REQUIRING SEPARATE COMMENT PERIOD**

#### **3 Minutes per Individual**

The board heard from the following members of the public:

Brian Lieberman, a business owner on West King Street, was pleased with the progress so far and had a meeting with the West King Business Owners Association to come up with a list of specific issues they felt need addressed such as parking, sidewalks, Nights of Lights participation, and several other concerns to the businesses. His daughter lived in the West City and identified a need for sidewalks on Masters Drive.

Marta Hahn expressed the need for pedestrians to be able to cross Masters Drive and Palmer Street because it was dangerous because of heavy traffic, she added that the railroad tracks contributes to the danger. She was the treasurer of the Ravenswood Neighborhood Association and held a clean-up recently; however, she was disappointed the next day when more trash was discarded there. She said her main concern was the danger of walking in

the area due to the lack of sidewalks and it being very dark.

#### **4. PRESENTATIONS & UPDATES**

##### **A. West City Public Workshop Presentation**

Jaime Perkins, Neighborhood Services and CRA Manager presented an update of the most recent CRA public workshop in West City held on September 10, 2024, at Remnant Outreach Ministries (Shiloh Missionary Baptist Church) and highlighted the data that was collected including stakeholder feedback and next steps.

Ms. Kaladi requested the date for the next public outreach meeting at Vista Cove.

Ms. Perkins stated it would be held Thursday, November 21, 2024, at the Vista Cove Clubhouse.

Mr. Culbert asked for clarification regarding the breakout sessions and what was meant by “cultural inclusion efforts”. He asked why the next public outreach meeting was not going to be held in the same type of group breakout format.

Ms. Perkins answered that the “cultural inclusion efforts” was vague but could be vetted out for interpretation by the steering committee and staff. She said she observed multiple groups mention festivals, cultural events and things of that nature when they discussed cultural inclusion efforts. She said the meeting format varied because the Community Redevelopment Agency (CRA) wanted to offer opportunities for people to engage in different ways. She pointed out that the data collected was similar to what had been received in the public surveys and it was determined that the community needs had been honed-in, which was why the next meeting was designed to give an opportunity for the community to ask questions. She said the focus boards will be displayed at the Vista Cove meeting,

but the meeting would be set up more as town hall-style instead of a focus group-style meeting.

##### **B. WCCRA Draft Plan Presentation and Discussion**

Erik Bredfeldt with Inspire Placemaking Collective Inc., presented an update of the latest draft of the West City Redevelopment Plan.

Ms. Markovits asked if a timeline was known for the mobility portion of the plan that stated that Masters Drive, Palmer Street and Pellicer Street were proposed to be Complete Streets. She pointed out that section nine starting on page 54 was not reviewed. She highlighted the goals reviewed in the presentation and said those were what the City should consider for future revitalization. She said it was very important to capture as much as possible and be flexible since it had been pointed out that if something was not included in the plan the plan would have to go through a lengthy process to be amended. She noted that the future acquisitions of conservation land in West City were very important and if the phase “acquiring conservation lands” was required it needed to be stated. She asked for section nine to be reviewed.

Ms. Perkins replied that she was not aware of a timeline for Masters, Palmer and Pellicer to be Complete Streets and that this was the time to highlight challenges observed and what needs should be addressed in the future. She said that she was unaware of these streets being mentioned in the Comprehensive Plan which was where a timeline would be determined. She continued that the Mobility Plan was similar to the Redevelopment Plan designed for issues we want to address, and these streets could be addressed through the CRA Plan.

Mr. Bredfeldt said section nine was in line with the action strategies that he

presented, and he reviewed it for the committee.

Ms. Lopez said instead of drilling down to specific methodology like “acquiring conservation lands”, it was more strategic to set goals such as more parks, recreation, and open spaces.

Ms. Perkins said definitive language could be added to say future acquired land and it was noted to make that language adjustment in the plan draft.

Mr. Culbert asked if West King Street was the domain of the county instead of the city and if that creates a challenge for future projects. He felt that the information collected for the new Black History Museum in West Augustine should be kept as it was of great value. He asked about the role of the steering committee given that the WCCRA was set to dissolve after the plan was approved. He inquired about an ongoing roll for the steering committee and felt there was value in keeping the committee preserved in some capacity for the group to continue to provide input to the city as representatives of the community. He said he went to the first meeting of the West King business owners, there were sixteen people, and twelve businesses represented, he encouraged each committee member and Ms. Perkins to try to attend at least one meeting since it was very informative.

Ms. Perkins confirmed that West King Street is owned by the county and added that there could be an opportunity for an interlocal agreement regarding improvements on county-owned roads. She said the City and the consultant had an excellent relationship with the County, and it was likely the County would be supportive of the city spending money to make improvements to their roadways.

Mr. Bredfeldt said it was a control issue, and the City would have to have a

conversation with the county regarding West King Street.

Ms. Lopez said West King Street and other streets had constrained rights-of-way, which made it difficult to make improvements without considering other options such as secondary streets for alternative routes that were more bicycle and pedestrian friendly. She clarified that a steering committee was not a creature of statute, it was something the city had chosen to do. She suggested the best way to proceed after the steering committee dissolved was to recognize the ongoing entity, that was the agency, who is the governing board and would be the portal for organized civic groups, merchant groups to organize, get involved and speak up at the agency meetings to communicate priorities.

Ms. Perkins added that the City had three Community Redevelopment Areas, one of those areas has never had a steering committee and is the longest-functioning CRA. She added there was no rule stating there must be a steering committee and there were areas in the plan that provided an opportunity for the consultant to point out to staff, in detail, how the plan would be administrated once it was approved by the steering committee and ultimately adopted by the City Commission.

Ms. Kaladi stated she went through the draft plan and would provide her written list of questions. She said at the beginning of the paragraph on page 18, it should be more specific to say there “is” a need for housing repair assistance for homeowners instead of “may”. She added it should be a priority for West City neighborhoods to be able to stay in and keep their homes. She noted page 37, regarding “coastal vulnerability” which related to resiliency, flooding, and high tides, and in 2021 there was a septic tank vulnerability assessment study conducted for homes in West City. She suggested including funds from the WCCRA for homes to be connected to the

City's gravity sewer under the plan category of sustainability and coastal vulnerability. She stated that WCCRA tax dollars should not be used to pay off the Broady's parking garage debt which should be stated in the plan. She noted that Oyster Creek Park was not depicted correctly as indicated on pages 20, 33, 42, 44, and 46. She pointed out improving Oyster Creek was as simple as picking up trash, and felt a bench should not be installed because it could attract homeless people. She was concerned about homeless blight in the area and felt trimming the bushes could be beneficial. She agreed with Ms. Moeller about the housing repair program and thought it would be good to model after the other CRAs and apply a similar program to West City.

Ms. Perkins agreed that it was beneficial to have multiple thriving CRAs/special districts to use a template to apply to West City, but the challenge was that West City was unique and different from Lincolnville. She said West City had industrial, residential, and commercial elements whereas Lincolnville was solely residential, making it more challenging to copy exactly in West City.

Ms. Moeller said the residents in the CRA area wanted a kayak ramp on the San Sebastian River. She said she spoke to Flagler College because they recently added a kayak ramp for the students at their King Street location. They said they were having issues with tidal flow and there were at least three bridges that go over the river which has created a concern for the students getting stuck if the tide changes. She said the liability was expensive, causing a requirement for anyone wanting to use the kayak launch to provide their own kayak and to pass a swimming proficiency test. She cautioned that a project like this could be problematic. She said she worked at the Homeless Coalition and recently renovated hundred-year-old homes, and 15% of the homes in

the area were built before 1949 and 12% as early as 1939. She was supportive of helping to renovate homes, but knew the property value could increase with exterior improvements. She stressed the importance of prioritizing keeping elderly residents in their homes. She attended the West King Street newly formed Business Association meeting where they reiterated the need for sidewalk improvements and added street lighting. She said lighting was important to the businesses in order for them to stay open later. She said adding a shuttle to West City similar to the one in the historic area was vital. She pointed out flooding was an issue in the area and the addition of sidewalks closer to the Coalition's 5-acre campus from Chapin Street to Smith Street could help with safety. She suggested since the streets were narrow the City could consider making them one-way since there were many children in the area.

Ms. Perkins clarified that even though we were getting detailed responses such as adding a kayak launch, the CRA plan was not designed to address those types of improvements specifically; however, it would be vetted and determined at a later date. She said any public space mentioned in the plan could have improvements but what types of improvements were not specific. She said any project would have to go through a public engagement effort to obtain feedback from residents, stakeholders, and possibly the City Commission. She noted that the draft plan contains conceptual drawings; however, those were not definitive. She said items referenced in the plan did not mean it would occur but what was being done now was called 'best practices', which allowed improvements mentioned in the plan to take place now or in the future without having a lengthy process to amend the plan.

## **5. STEERING COMMITTEE ITEMS**

### **A. Other/New Business**

Mr. Culburt asked if there was a way to adhere to Sunshine Laws while the steering committee members took a tour together of the West City area to get more educated about it to be on the same page. He asked the committee if they felt another meeting was necessary to be scheduled since the last one had to be cancelled.

Ms. Lopez replied that because the steering committee was solely an advisory committee for the City and not the final authority, the only way to do anything together as a group would be in the form of a fact-finding mission; however, a tour was not the same and it could not be done. She said each member was allowed to do a one-on-one tour with Ms. Perkins. She acknowledged the steering committee would not continue after the plan was approved; however, suggested forming a private group to engage with the community and other civic and merchant groups to bring feedback to the agency to voice what the community wanted to prioritize could be more effective.

Ms. Perkins said if needed another meeting could be held in February to allow proper time to prepare. She said to keep in mind that adding a meeting could change the trajectory timeframe of adopting the plan.

Mr. Kempf asked Mr. Bredfeldt what information he was looking for from the steering committee from his presentation and how they can help it move forward. He asked if there would be an updated draft at the January meeting and if that would be a final draft.

Mr. Bredfeldt replied that he was provided with feedback and comments about the draft as needed.

Ms. Perkins replied that in January there would be an updated draft, but it would not be final. She continued that when the steering committee approves the draft plan

it has to go before the agency, who is the final authority, for final approval.

Ms. Lopez added that for steering committee purposes, if in January they felt like the draft plan was still not complete, another meeting could be scheduled in February.

Ms. Perkins suggested waiting until January to schedule a meeting in February.

Ms. Sams said from listening to everyone tonight, she notices the same concerns are being brought up about drainage and sidewalks.

Ms. Bohall said many questions she had were answered by the presentation. She understood that draft needed to be comprised of broad language. She added that she would attend the business association meeting and had received emails from them about upcoming dates and recaps of what happened at prior meetings which were helpful.

Mr. Kempf said he appreciated the presentation and what stood out to him was not to name specific projects. He said he saw the importance of continuing community engagement after the steering committee has dissolved to address the agency to voice priorities on an ongoing basis for West City.

Ms. Lopez commented that it was helpful to hear specifics so they can be included under the broader categories of the redevelopment plan.

Ms. Markovits wanted to clarify that if steering committee members were at a meeting at the same time, they cannot talk to each other.

Ms. Lopez replied in the affirmative. She said steering committee members should not talk to each other or use a go-between to respond through to each other.

Ms. Perkins added that it was best for perception purposes not to attend anything together until the board is dissolved.

## **6. ITEMS BY CITY ATTORNEY**

(None)

## **7. ITEMS BY CITY STAFF**

Ms. Perkins reminded the board regarding budgeting and prioritizing projects that when Mr. Bredfeldt's presentation discussed TIF projections there was an agreement with the City of St. Augustine through the CRA that all costs incurred during the implementation of the WCCRA would be returned to the general fund. She informed the board that currently, the WCCRA has incurred \$100k of costs for consulting services and other necessities, and the initial TIF funds accumulated in the beginning would go back to the General Fund as has been done with the previous CRAs when they were established.

## **8. NEXT MEETING DATE:**

Thursday, January 9, 2025

## **9. Adjournment**

The meeting was adjourned at 6:51 P.M.

---

*Minutes Transcribed by: Jill Collins*



## CITY OF ST. AUGUSTINE

### MEMORANDUM

TO: West City Community Redevelopment Area Steering Committee Members  
City of St. Augustine Community Redevelopment Agency (CRA)

DATE: December 27, 2024

RE: Agenda Items for January 9, 2025, WCCRA Steering Committee Meeting;  
West City Land Acquisition Presentation  
WCCRA Draft Plan Presentation and Discussion

Attached please find the West City Land Acquisition Presentation. The City of St. Augustine continues to acquire property. In recent years, much of the property acquisition has been within what is now the West City Community Redevelopment Area (WCCRA) boundaries. CRA staff has asked the City's Land Management Coordinator, William "JB" Miller to present on recent West City land purchases, current land use, and future land use opportunities.

The next iteration of the WCCRA Plan will be reviewed during the January 9 meeting. Staff is asking that the Steering Committee review this most recent version and be prepared to discuss its content and offer recommendations for amendments which will be considered in the final version of the plan. The plan is attached and will be presented by Jaime D. Perkins, Neighborhood Services and CRA Manager. It is recommended that upon review and final discourse, the WCCRA Steering Committee will make a motion to progress this iteration of the plan through the final stages of the approval process.

Your attention to the above-mentioned matters is requested and your continued contribution during this process is much appreciated. I am available for any questions you may have.

Jaime D. Perkins  
Neighborhood Services and CRA Manager

cc: City Manager, Assistant City Managers, City Attorney, & Department Directors

Attachments: West City Land Acquisition Presentation, Draft of WCCRA Plan

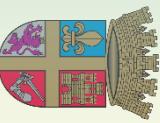


## West City CRA Land Acquisition Presentation

### City of St. Augustine Conservation Program

J.B. Miller  
Land Management Coordinator  
City of St. Augustine

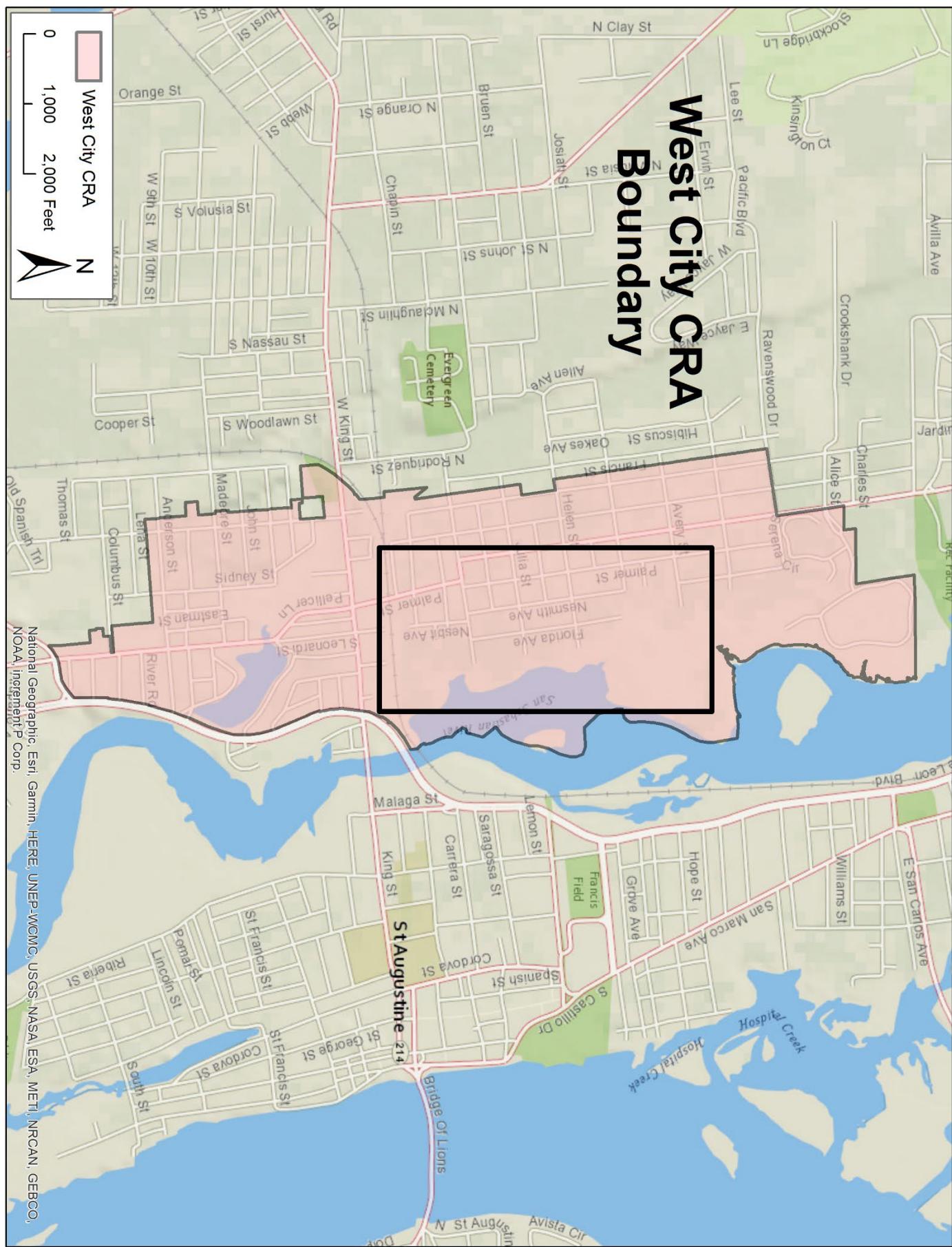
January 9, 2025

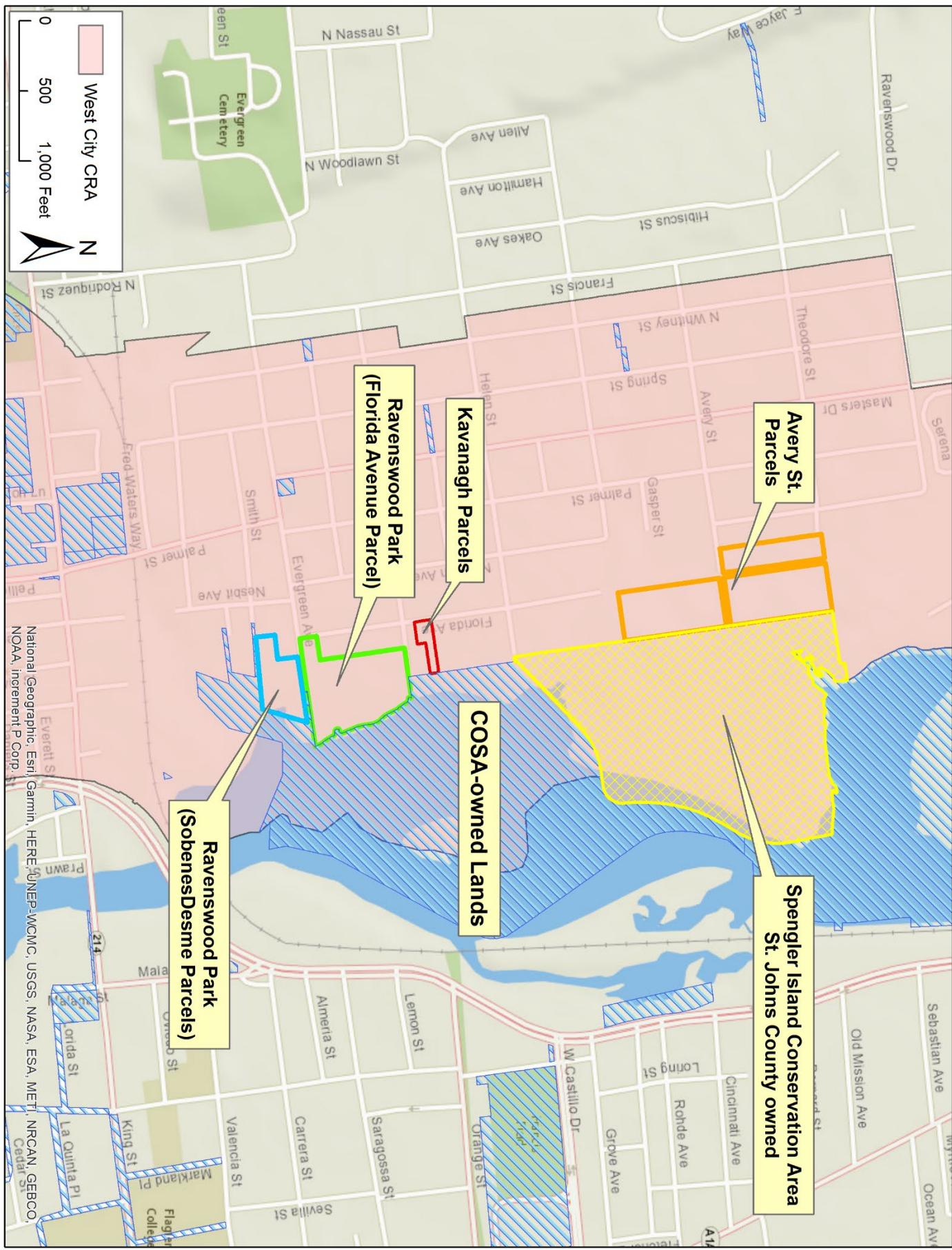


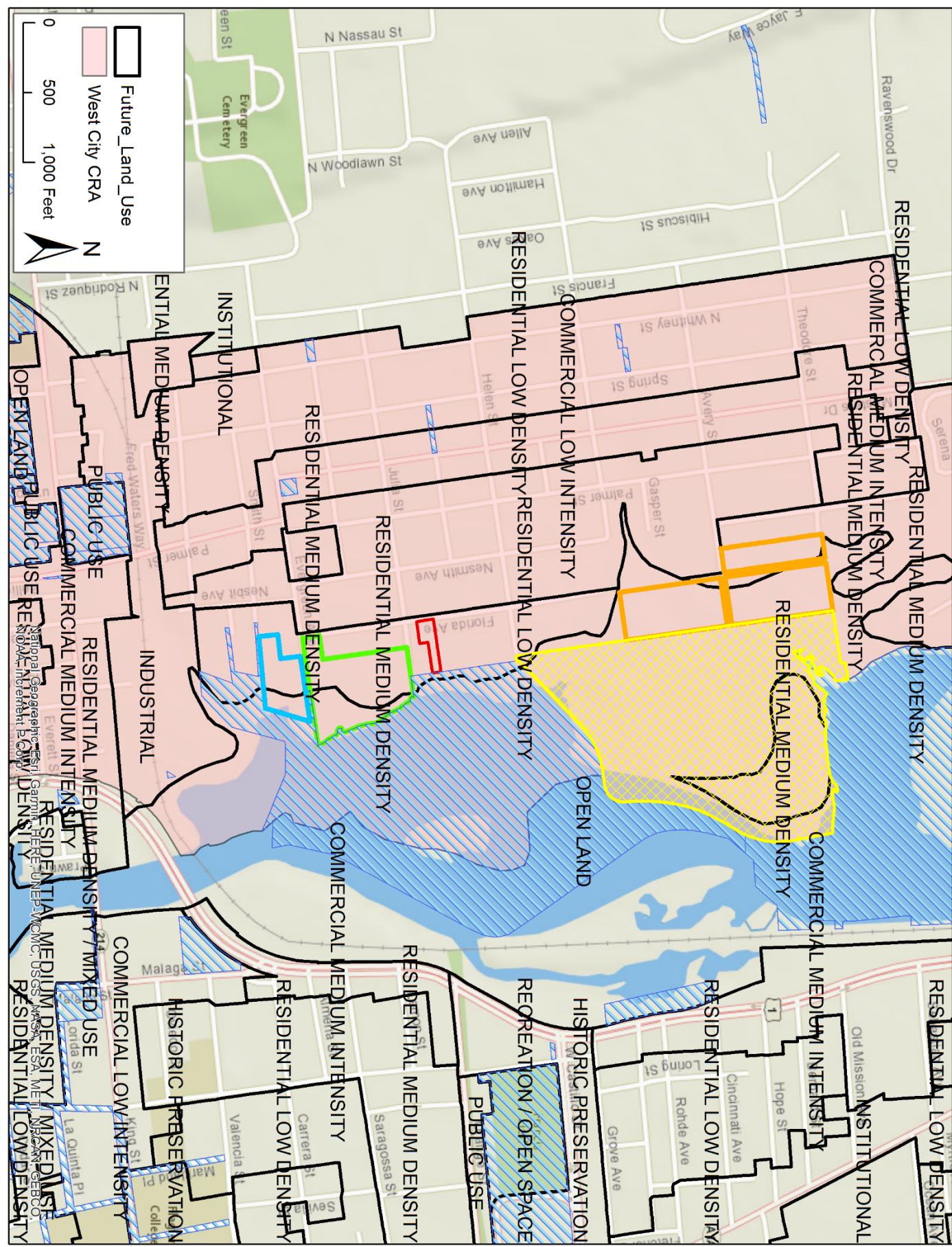
CITY OF  
**ST AUGUSTINE**  
EST. 1565



# West City CRA Boundary

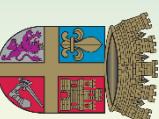




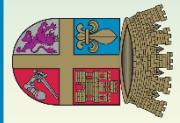


# Recent Property Acquisitions and Conservation Efforts

Property	Address	Area (acres)	Purchase Price	Purchase Date	Notes
Zora Neale Hurston Park	101 S. Ponce de Leon Ave.	0.36	\$226,000	2/1/2010	Open Land and Recreation
Coquina Park	91-93 Coquina Ave.	0.63	\$459,000	3/5/2019	Open Land, Recreation and Flood Mitigation
Fish Island Preserve	1429 Plantation Island Drive South	59	\$6,500,000	1/15/2019	State Owned and City Managed
Seminole Dr.	Fullerwood	0.18	\$137,700	4/27/2023	Conservation and Stormwater Management
Conner Park	5 South St.	0.79	\$1,150,000	5/19/2023	Open Land, Recreation and Flood Mitigation
Florida Ave.	FL Ave & Evergreen	6.57	\$1,935,000	11/15/2023	Conservation, Stormwater Management and Flood Mitigation
Fish Island Preserve Inholding	1429 Plantation Island Drive South	2.68	\$500,000	5/31/2024	Conservation
SobenesDesme	FL Ave & Evergreen	2.47	\$920,000	1/6/2025	First Conservation Program Acquisition
Stone Cutters Creek Park	865 Fish Island Rd.	31	N/A	1957	Conservation
Julia's Island	N/A	5	N/A	1913	Shorebird Nesting Site



Any Questions?



CITY OF  
**ST AUGUSTINE**  
EST. 1565



# COMMUNITY REDEVELOPMENT PLAN 2024



---

## PLAN CONTRIBUTORS

---

### COMMUNITY REDEVELOPMENT AGENCY

Mayor Nancy Sikes-Kline

Vice Mayor Roxanne Horvath

Commissioner Barbara Blonder

Commissioner Cynthia Garris

Commissioner Jim Springfield

### CITY OF ST. AUGUSTINE

David Birchim, AICP, City Manager

Reuben Franklin, P.E., Assistant City Manager

Meredith Breidenstein, CPA, Assistant City Manager

Jaime D. Perkins, MPA, PMP, Neighborhood Services & CRA Manager

### WEST CITY CRA STEERING COMMITTEE

Arthur Culbert, Chair

Dianya Markovits, Vice-Chair

Brooke Bohall

BJ Kaladi

Wanda Sams

Jeffrey Kempf

Jean Moeller



# TABLE OF CONTENTS

<b>Introduction</b> .....	6-8
<b>Statement of Historic Preservation</b> .....	7
<b>Statement of Project Implementation</b> .....	7
<b>Statement of Debt Service</b> .....	8
<b>History and Background</b> .....	9
<b>Existing Conditions</b> .....	10-30
<b>Demographics &amp; Socioeconomics</b> .....	10-13
<b>Population Growth</b> .....	10-11
<b>Race &amp; Ethnicity</b> .....	11
<b>Educational Attainment</b> .....	12
<b>Local Employment</b> .....	13
<b>Housing Characteristics</b> .....	14-16
<b>Historic Resources</b> .....	17-18
<b>Land Use</b> .....	19-20
<b>Vacant Parcels &amp; Opportunities</b> .....	21
<b>Future Land Use</b> .....	22-23
<b>Zoning</b> .....	24-25
<b>Parks &amp; Conservation Areas</b> .....	26
<b>Transportation System and Mobility Analysis</b> .....	27-29
<b>Coastal Vulnerability Assessment</b> .....	30
<b>Community Engagement and Public Input</b> .....	31-33
<b>Strategic Goals and 6-Point Action Plan</b> .....	34-36
<b>Capital Projects/Conceptual Master Plan</b> .....	37-40
<b>TIF Projections</b> .....	41-42
<b>Implementation Schedule</b> .....	43-46
<b>Comprehensive Goals, Objectives and Policies</b> .....	47-54
<b>Appendix</b> .....	55

<b>Neighborhood Impact Element .....</b>	55
<b>Statutory Criteria.....</b>	56-63
<b>Consistency with the Comprehensive Plan .....</b>	56
<b>Completeness of the Plan .....</b>	56
<b>Affordable Housing .....</b>	56
<b>Conformity of the Plan.....</b>	56
<b>Community Policing Innovations and Public Parks.....</b>	57
<b>Community Redevelopment.....</b>	57
<b>Coastal Tourist Area Resiliency.....</b>	57
<b>Environmental Quality.....</b>	57-58
<b>Transportation.....</b>	58-59
<b>Police and Fire Services.....</b>	59
<b>School Population.....</b>	59
<b>Employment.....</b>	59
<b>Amended Community Redevelopment Plan Approval Process .....</b>	60-62
<b>Duration of Plan .....</b>	62
<b>Amendment of Plan.....</b>	62
<b>Safeguards and Retention of Control.....</b>	62
<b>Severability.....</b>	63
<b>West City Legal Description .....</b>	64

## **LIST OF FIGURES**

<b>Figure 1. West City CRA Boundaries Map .....</b>	8
<b>Figure 2. Just Value (Residential Parcels) Map .....</b>	16
<b>Figure 3. Photographs of West City .....</b>	17
<b>Figure 4. Historic Resources Map .....</b>	18
<b>Figure 5. Current Land Use Map.....</b>	20
<b>Figure 6. Vacant Parcels Map.....</b>	21

<b>Figure 7. Future Land Use Map.....</b>	23
<b>Figure 8. Zoning Map.....</b>	25
<b>Figure 9. Parks &amp; Conservation Areas Map.....</b>	26
<b>Figure 10. Traffic Map .....</b>	28
<b>Figure 11. Public Transportation Map .....</b>	29
<b>Figure 12. West City CRA Website .....</b>	32
<b>Figure 13. Photographs of Workshops.....</b>	33
<b>Figure 14. Conceptual Master Plan – Proposed Capital Projects Map.....</b>	38
<b>Figure 15. Community Interaction.....</b>	39
<b>Figure 16. Oyster Creek Park.....</b>	39
<b>Figure 17. Marsh.....</b>	40
<b>Figure 18. Streetscape .....</b>	40

## **LIST OF TABLES**

<b>Table 1. Population Projections .....</b>	10
<b>Table 2. Race.....</b>	11
<b>Table 3. Educational Attainment .....</b>	12
<b>Table 4. Employed Population by Industry.....</b>	13
<b>Table 5. Housing Units by Units in Structure.....</b>	14
<b>Table 6. Year of Construction for Residential Structures .....</b>	15
<b>Table 7. Current Land Use.....</b>	19
<b>Table 8. Future Land Use Designations .....</b>	22
<b>Table 9. Zoning.....</b>	24
<b>Table 10. Tax Increment Fund Projections – 2.5% Growth.....</b>	42
<b>Table 11. Phase 1 .....</b>	44
<b>Table 12. Phase 2 .....</b>	45
<b>Table 13. Phase 3 .....</b>	46

# INTRODUCTION



## INTRODUCTION

Under Florida Statute (Chapter 163, Part III), local governments can designate targeted areas as Community Redevelopment Areas (CRAs) to address conditions of "slum" and "blight" within that area. To document that the required conditions exist, the local government must evaluate the proposed redevelopment area and prepare a Finding of Necessity. If the Finding of Necessity determines that conditions satisfy the definitions of "slum and blight" per Section 163.340 (7), the local government may create a Community Redevelopment Area. Examples of conditions include but are not limited to: the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking.

CRAs are dependent special districts that utilize Tax Increment Financing (TIF) to fund projects undertaken within the district. TIF revenue is generated by the increase of property values within the designated CRA. CRAs are not overseen by the state or local government, however, any activities undertaken must be in the CRA's approved Community Redevelopment Plan. Community Redevelopment Plans must be consistent with local government Comprehensive Plans and outline all of the projects which may be employed to foster and support economic development and redevelopment in the CRA. Ultimately, the Community Redevelopment Agency will determine which projects and programs are implemented. Thus, some of the projects and programs may not come to fruition, however, in order to be considered, they must be identified in the Community Redevelopment Plan.

Established on April 22, 2024, by the City of St. Augustine City Commission (Resolution No. 2024-14 and supporting Finding of Necessity (FON)), the West City Community Redevelopment Area had several slum and blight existing conditions identified as negatively affecting prospects for prospective redevelopment.

The conditions observed were the existence of conditions that could endanger life due to fire or other causes; a predominance of inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities; unsanitary or unsafe conditions; faulty lot layout and deterioration of site or other improvements; inadequate building and density patterns; and, higher levels of crime.

The 2024 West City Community Redevelopment Plan addresses the observed conditions of slum and blight identified in the Finding of Necessity and focuses on issues of: historic preservation; pedestrian connectivity and mobility; recreation and conservation improvements; community stabilization efforts; business acquisition and development; neighborhood beautification; and branding/wayfinding.

The intent of this West City Community Redevelopment Plan is to provide a prospective roadmap for further action in facilitating redevelopment opportunities within the West City CRA boundaries. Although a particular policy action or conceptual project may be addressed final decisions on whether to pursue them will be made by the St. Augustine Community Redevelopment Agency and City Commission.

## **STATEMENT OF HISTORIC PRESERVATION**

As part of the mission and goals outlined in the following West City Community Redevelopment Area Plan, it should be acknowledged that the City of St. Augustine Community Redevelopment Agency emphasizes the protection and preservation of the historic character of the City of St. Augustine, and all projects, programs, and redevelopment planning goals identified herein will consider historic preservation a critical priority upon implementation.

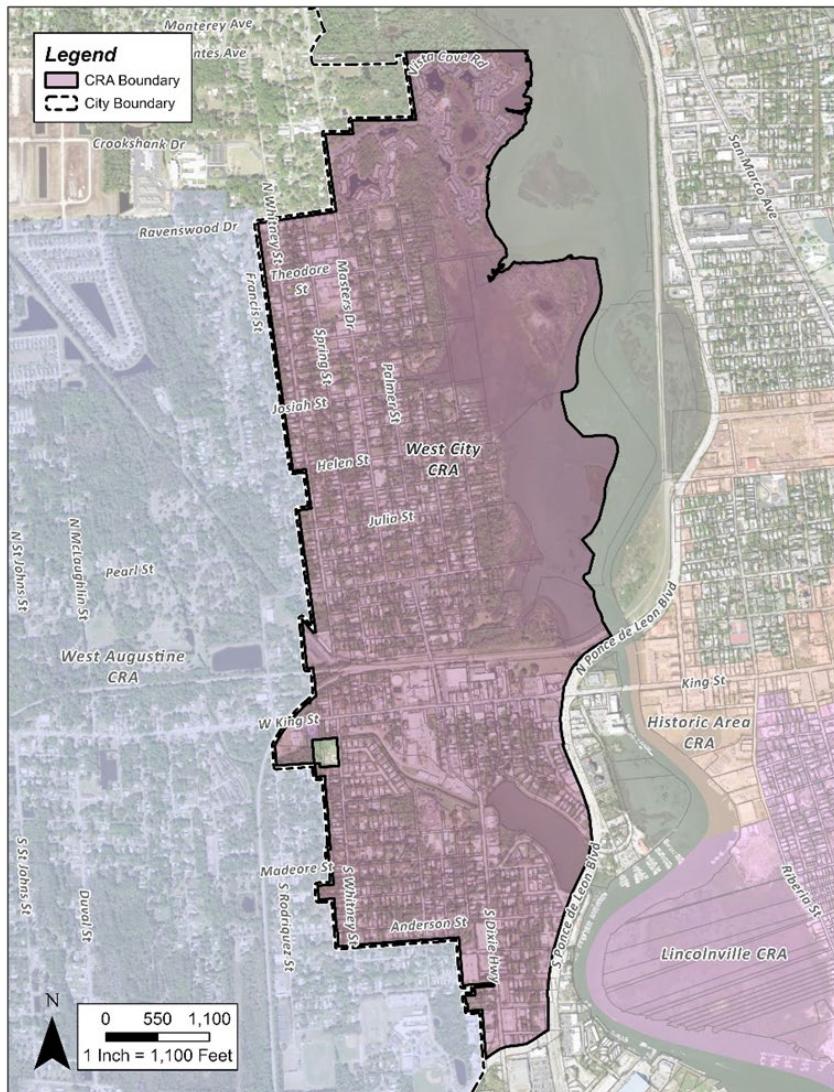
## **STATEMENT OF PROJECT AND PROGRAM IMPLEMENTATION**

The Community Redevelopment Plan acts as a tool book to address the redevelopment challenges that have been identified in the Finding of Necessity (FON) Study for each special district. The West City Community Redevelopment Area (WACCRA) Plan provides an explanation of the special district's prior state, its status, and the vision for future redevelopment and revitalization opportunities. While the Redevelopment Plan identifies project opportunities, presents conceptual designs, as well as project and program timelines, it is important to state that there may be ideology presented in this plan that may not be executed. The implementation strategy of any project or program identified within this plan is not intended to be definitive. In addition to project and program cost and funding; public engagement, data collection, professional studies, and ultimately the approval by the City of St. Augustine Community Redevelopment Agency (CRA) will determine which projects and programs will be implemented within the defined special district.

## STATEMENT OF DEBT SERVICE

The sole intended purpose of the funds generated by the West City Community Redevelopment Area (WCCRA) Tax Increment Fund (TIF) is for the implementation of projects and programs outlined within this Community Redevelopment Plan. Funds cannot and will not be expended in other areas of the City of St. Augustine and funds will not be expended within the WCCRA on previously approved or pre-existing debt service projects. The WCCRA may establish a debt service for new projects or programs that may incur extensive costs over an extended timeframe.

**Figure 1. West City CRA Boundaries Map**



# HISTORY & BACKGROUND



## HISTORY & BACKGROUND

# EXISTING CONDITIONS



## EXISTING CONDITIONS

### PURPOSE

The purpose of the Existing Conditions and Trends Analysis is to better understand the interrelated nature of the conditions in the West City Community Redevelopment Area and how they may be best addressed through projects and programs outlined in the Community Redevelopment Plan. The following analysis will include data from the City of St. Augustine, St. Johns County, the American Community Survey, and other relevant data sources.

### INTRODUCTION

The West City Community Redevelopment Area (WCCRA) was created in 2024 and is anticipated to sunset in 2054. It is the third Community Redevelopment Area in the City of St. Augustine. The West City CRA is located west of the Historic Downtown of the City of St. Augustine with direct connections via W King Street. The CRA is approximately 604 acres and is bounded to the north by Ravenswood Drive and Vista Cove Drive, to the east by the San Sebastian River and US Highway 1, to the south by State Route 207, and to the west by the City's modified boundary.

### Demographics & Socioeconomics

**Table 1. Population Projections**

	2010	2023	Percent Change
CRA	2,536	2,684	5.8%
City	13,842	15,135	9.3%

Source: American Community Survey, 2023

### POPULATION GROWTH

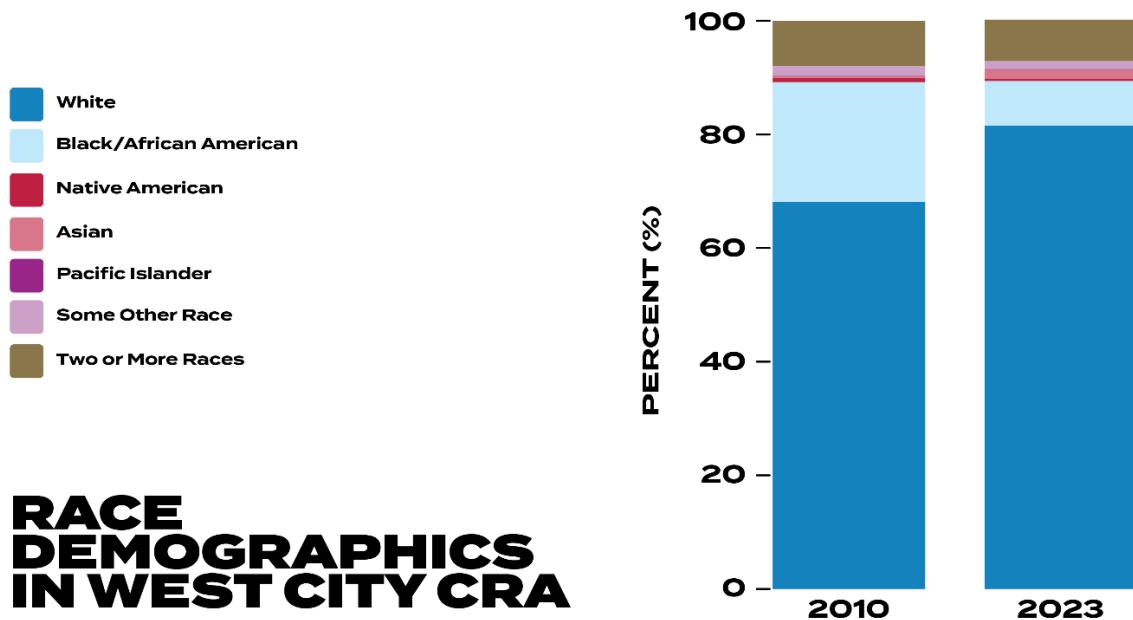
The current population of the West City CRA is estimated to be 2,684 people, according to the American Community Survey estimates for 2023. Compared to the estimated population in 2010, the area has increased in population by 5.8% over the 13-year period. In this same time period, the City has grown by 9.3%. Table 1 shows the

estimated populations for 2010 and 2023 for the City and CRA. The median age in the CRA is 43.0 years which is lower than the City's median age of 48.4 years.

## RACE & ETHNICITY

The area's residents have a relatively high diversity index compared to the City's (56.6 vs. 41.8), showing there is a more equal mix of races and ethnicities in the West City CRA (see Table 2). The proportion of Black and/or African American residents has shifted in the CRA since 2010, when these residents accounted for 27% of the population. Over the same time period, the proportion of residents who identify as Two or More Races has increased by 6%. The Hispanic population accounts for approximately 8.4% of the CRA.

**Table 2. Race**

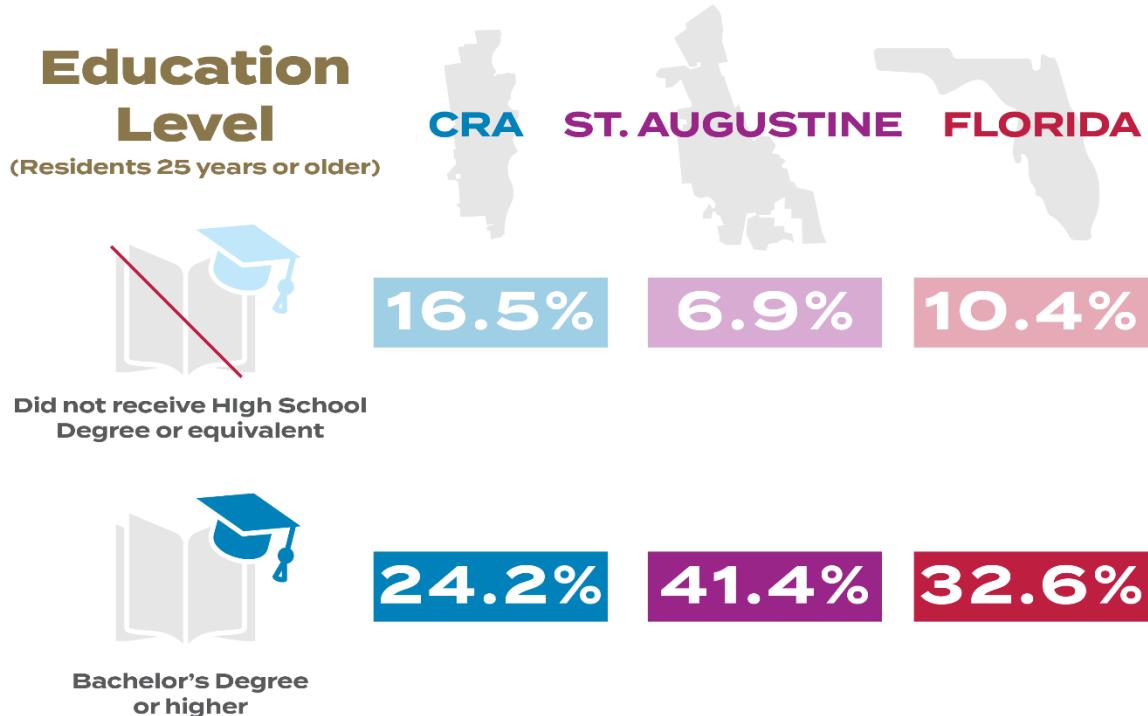


Source: American Community Survey, 2024

## EDUCATIONAL ATTAINMENT

The median household income within the CRA is approximately \$44,162 and significantly less than the City's \$68,421. The disparity in median household income between the CRA and the City is likely linked to the educational attainment within the CRA, which is shown in Table 3. The proportion of residents over the age of 25 who did not attain either their high school diploma or an equivalent is 16.5% compared to the City's proportion of 6.9%. The proportion of those who pursued further education after high school is also significantly lower in the CRA compared to the City. The disparity in median household income may also be linked to the types of roles (largely professional service and retail trade) held by employed residents, which will be discussed in the next subsection.

**Table 1. Educational Attainment**



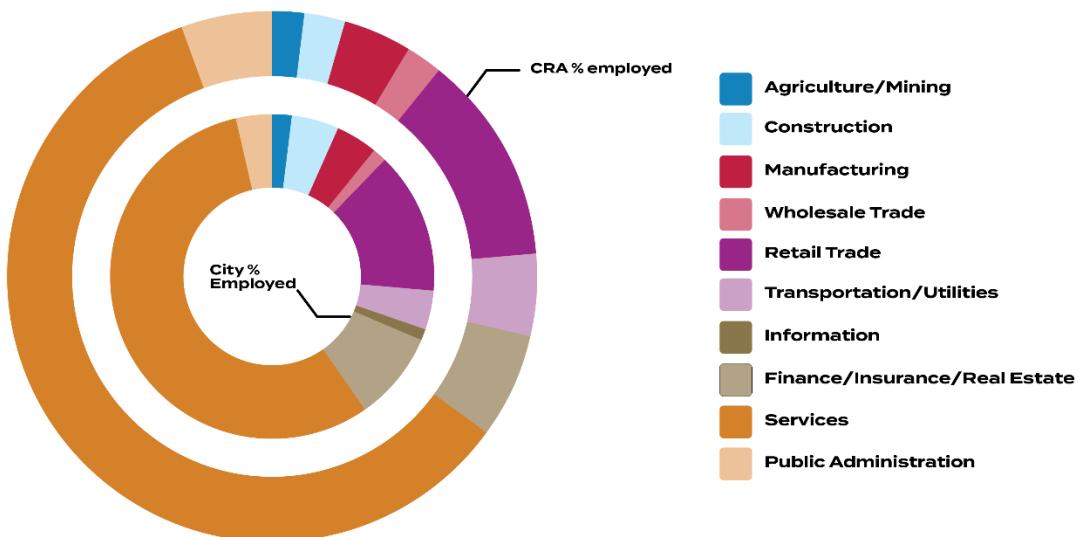
Source: ESRI BAO, 2023

## LOCAL EMPLOYMENT

The Community Redevelopment Area's unemployment rate is 4.2%, which is higher than the City's unemployment rate of 2.9%. Of the employed CRA residents, many are likely commuting to other parts of the City or St. Johns County (or other proximate counties/cities) for their jobs. CRA residents are most likely to work in services (professional services, hospitality, food service, etc.) which employs 60% of the population. The next most common industries for the employed population are retail trade and FIRE Industries (Finance, Insurance, and Real Estate) (12.7% and 6.4%, respectively within the CRA; 14.3% and 8.9% respectively, Citywide). These proportions are in alignment with the City's employed residents.

**Table 2. Employed Population by Industry**

## EMPLOYED POPULATION BY INDUSTRY

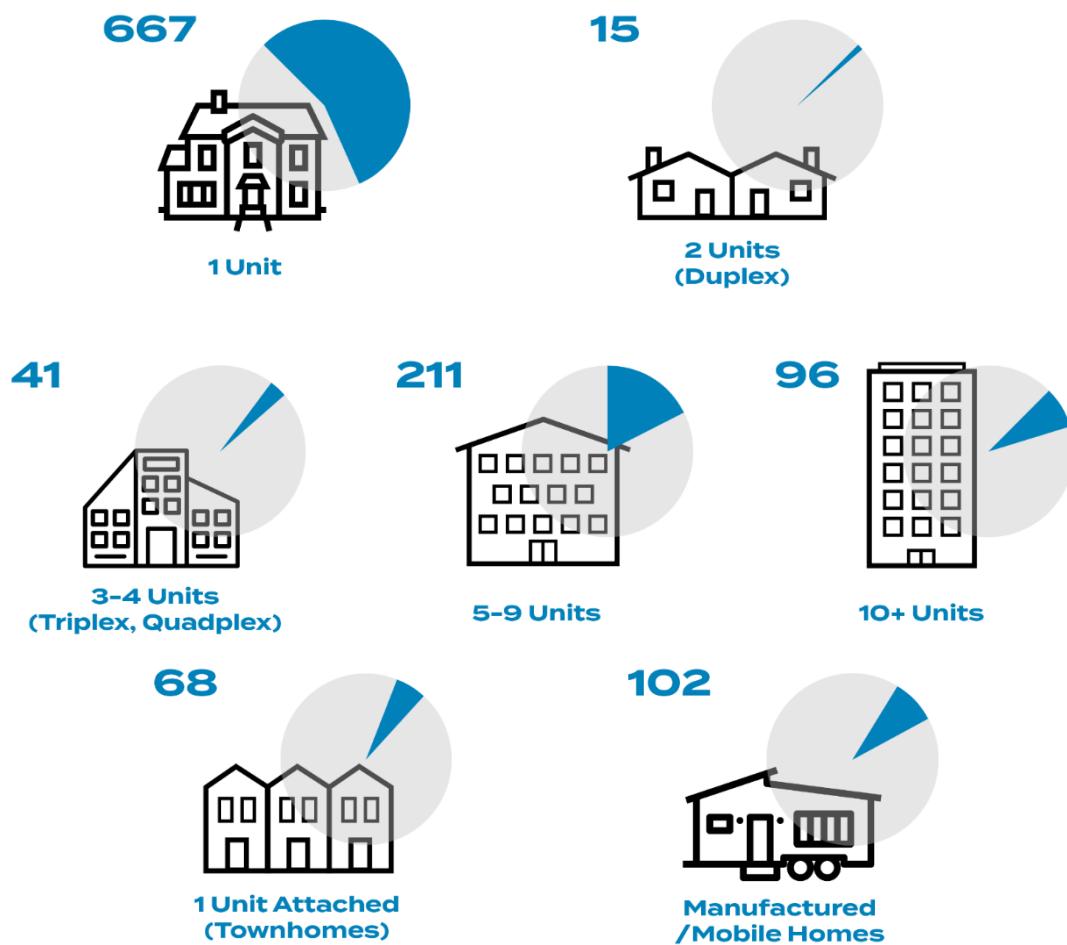


Source: ESRI BAO, 2023

## HOUSING CHARACTERISTICS

According to American Community Survey estimates, the Community Redevelopment Area has approximately 1,200 housing units. Primarily, these units are single family homes on small parcels. The CRA also has a few freestanding multifamily buildings in its inventory, as well as a large condominium community near the northern boundary. The vacancy rate of residential structures is estimated to be 12% which is lower than the estimated vacancy rate for the City overall (17%) (ESRI BAO, 2023). It is likely there are some seasonally occupied units included in these estimates for the CRA and City which are used by vacationers or seasonal residents.

*Table 3. Housing Units by Units in Structure*



Source: American Community Survey Estimates 2017-2021, 2023

For housing structures within the CRA, the median year built is 1969. Over 50% of all housing units were built prior to 1969, and a quarter of housing units were built after 2000. There may be a need for assistance for homeowners to rehabilitate their structures with an aging housing stock. See Table 6 for more information regarding housing structure age.

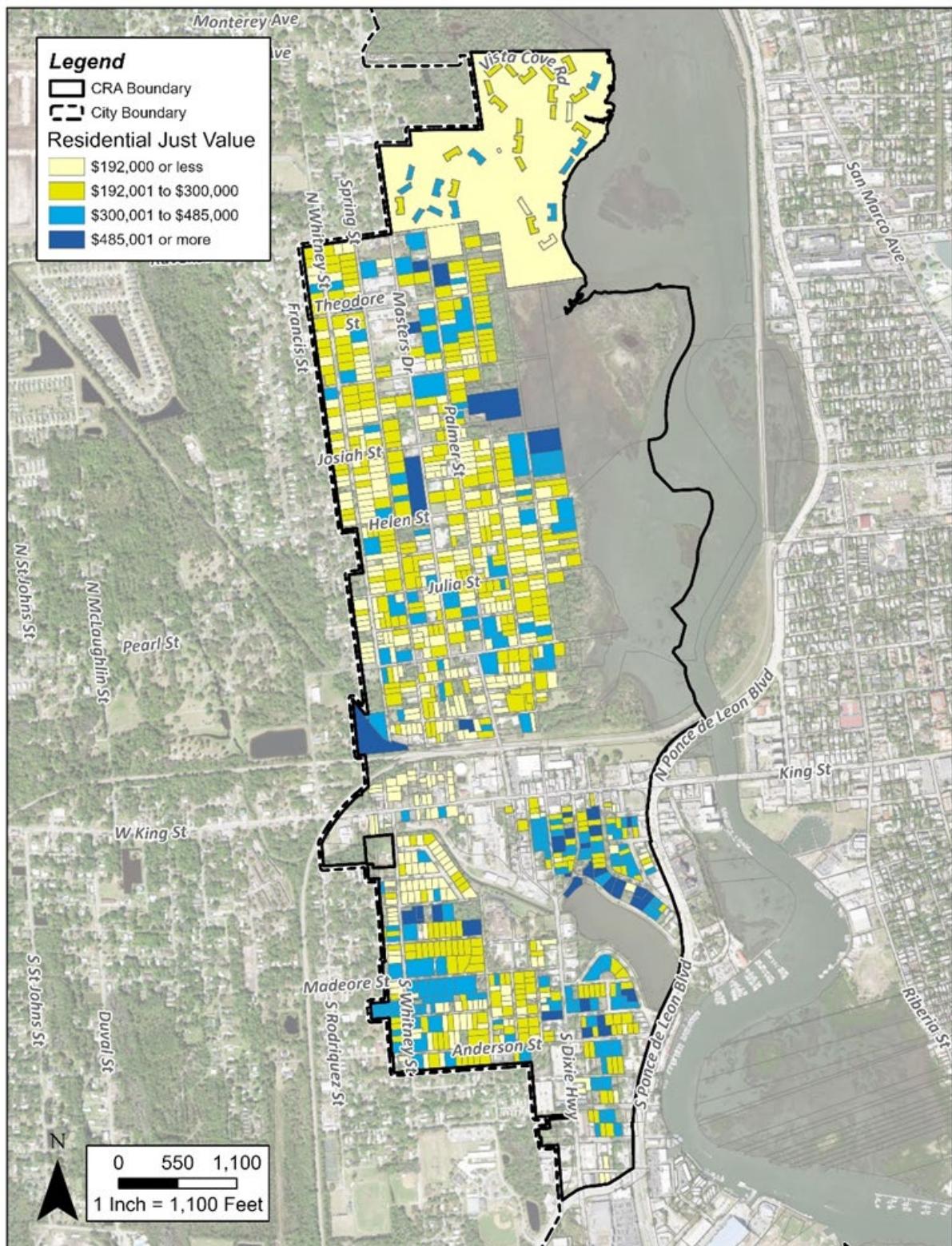
**Table 4. Year of Construction for Residential Structures**

Period	Percent
<b>Built 2010 or later</b>	1.8%
<b>Built 2000 to 2009</b>	24.6%
<b>Built 1990 to 1999</b>	10.5%
<b>Built 1980 to 1989</b>	7.1%
<b>Built 1970 to 1979</b>	5.3%
<b>Built 1960 to 1969</b>	12.8%
<b>Built 1950 to 1959</b>	22.2%
<b>Built 1940 to 1949</b>	3.7%
<b>Built 1939 or earlier</b>	12.1%

Source: American Community Survey Estimates 2017-2021, 2023

Figure 2 shows the just value of residential parcels, according to St. Johns County Property Appraiser. Just values indicate the total market value of the land value, building value, and the value of extra features on a parcel. Generally, the residential parcels south of West King Street have higher just values than the residential parcels north of West King Street. Residential parcels lining West King Street have lower just values than the median home value for the CRA, which is \$217,192. Compared to the City's overall median home value of \$429,219, many of the residential parcels within the CRA are estimated at lower just values.

**Figure 2. Just Value (Residential Parcels) Map**



Sources: City of St. Augustine, St. Johns County Property Appraiser, 2023

## HISTORIC RESOURCES

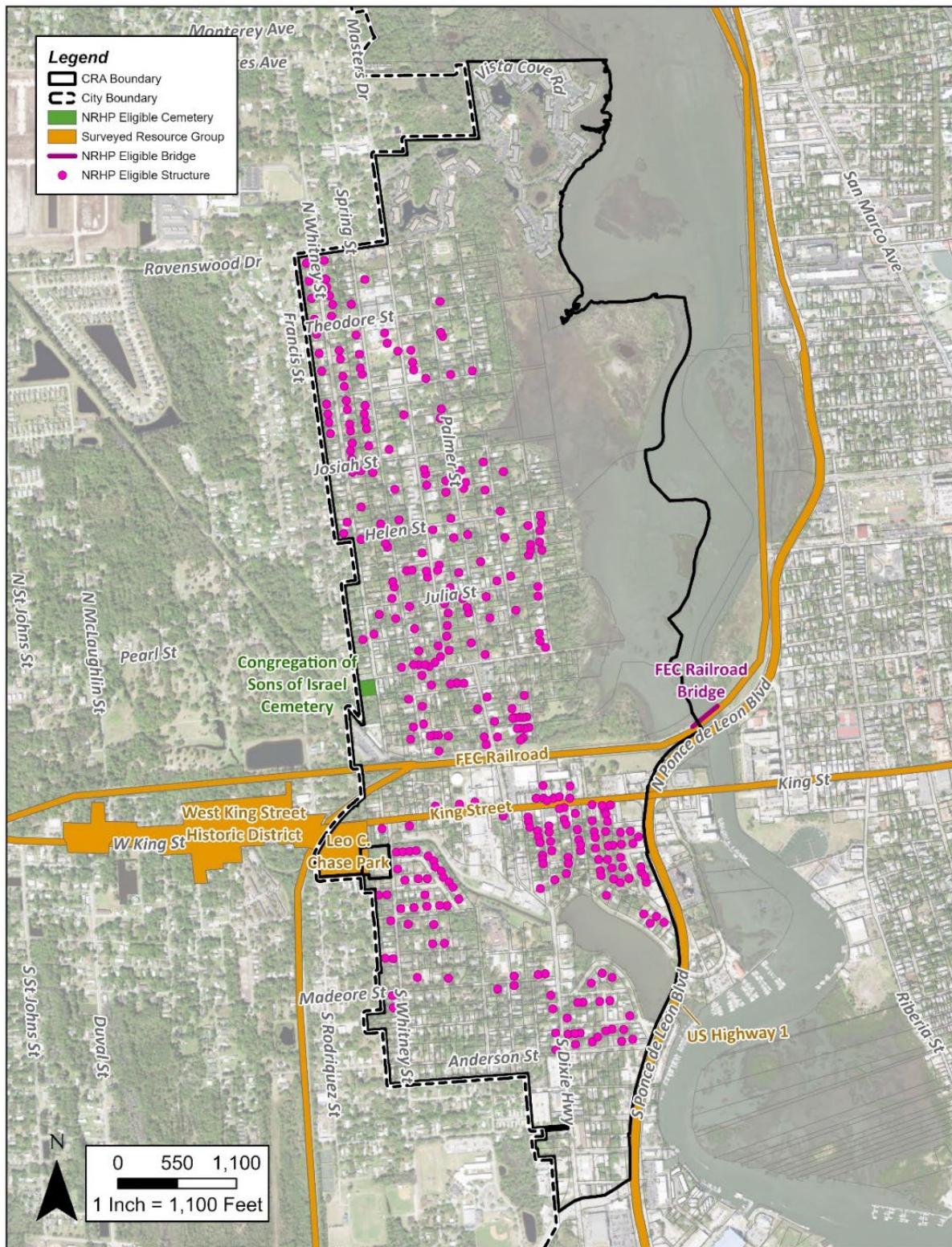
The West City CRA has 883 structures which have been surveyed by the State Historic Preservation Office (SHPO), and of these structures, 317 structures were determined to be eligible for the National Register of Historic Places (NRHP). There is one bridge which has been evaluated, the FEC Railroad Bridge, which is eligible for the NRHP. The Congregation of Sons of Israel Cemetery, located on the western edge of the CRA, is also eligible for listing on the NRHP. There are also three linear resources partially within the CRA: the FEC Railroad, US Highway 1, and King Street. Leo C. Chase Park, a designed historic landscape, and West King Street Historic District are historic resources which have been surveyed but have not been considered for eligibility on the NRHP at this time. Figure 3 shows various historic and public space resources within the CRA. The southern portion of the CRA, near Oyster Creek, is included in the IIIC Archaeological Zone, meaning that the area has a high potential for historic/prehistoric archaeological sites.

*Figure 3. Photographs of West City*



Photos: West City, St. Augustine, Top Left; Water Treatment Plant, Top Right; Zion Missionary Baptist Church, Bottom Left: Rollins Neighborhood Green Space, Bottom Right: Oyster Creek Park.

#### **Figure 4. Historic Resources Map**



Sources: City of St. Augustine, Florida Division of Historic Resources, 2024

## Land Use

The following subsections will discuss current land use (how the individual parcels are currently being used), future land use (the City's vision for the future and the types of developments which can occur), and zoning (regulations which dictate the dimensions of developments). In addition, parks and recreational space will be discussed as their impact on the Community Redevelopment Area is incredibly important to the community.

**Table 7. Current Land Use**

Current Land Use	Acres	Percent (%)
Single Family Residential	181.5	31.0%
Conservation	93.8	16.0%
Multifamily	92.5	15.8%
Right-of-Way/Utilities	67.1	11.5%
Vacant	66.4	11.3%
Public/Institutional	45.1	7.7%
Commercial	19.7	3.4%
Industrial	9.3	1.6%
Mixed Use	5.3	0.9%
Office/Professional	4.6	0.8%
<b>Total Acreage</b>	<b>585.31</b>	

*1 Some areas within the CRA Boundary are not accounted for within the data above, specifically water bodies.*

Sources: City of St. Augustine, St. Johns County Property Appraiser, 2023

of the current land use pattern within the CRA. The most prominent land uses in the CRA are Single Family Residential (31%), Conservation (16%), Multifamily (16%), Right-of-Way/Utilities (12%), and Vacant or undeveloped (11%). Public/Institutional, Multifamily, and Commercial land uses account for 8%, 3%, and 2%, respectively, while Industrial, Mixed Use, and Office/Professional account for small proportions (less than 2%).

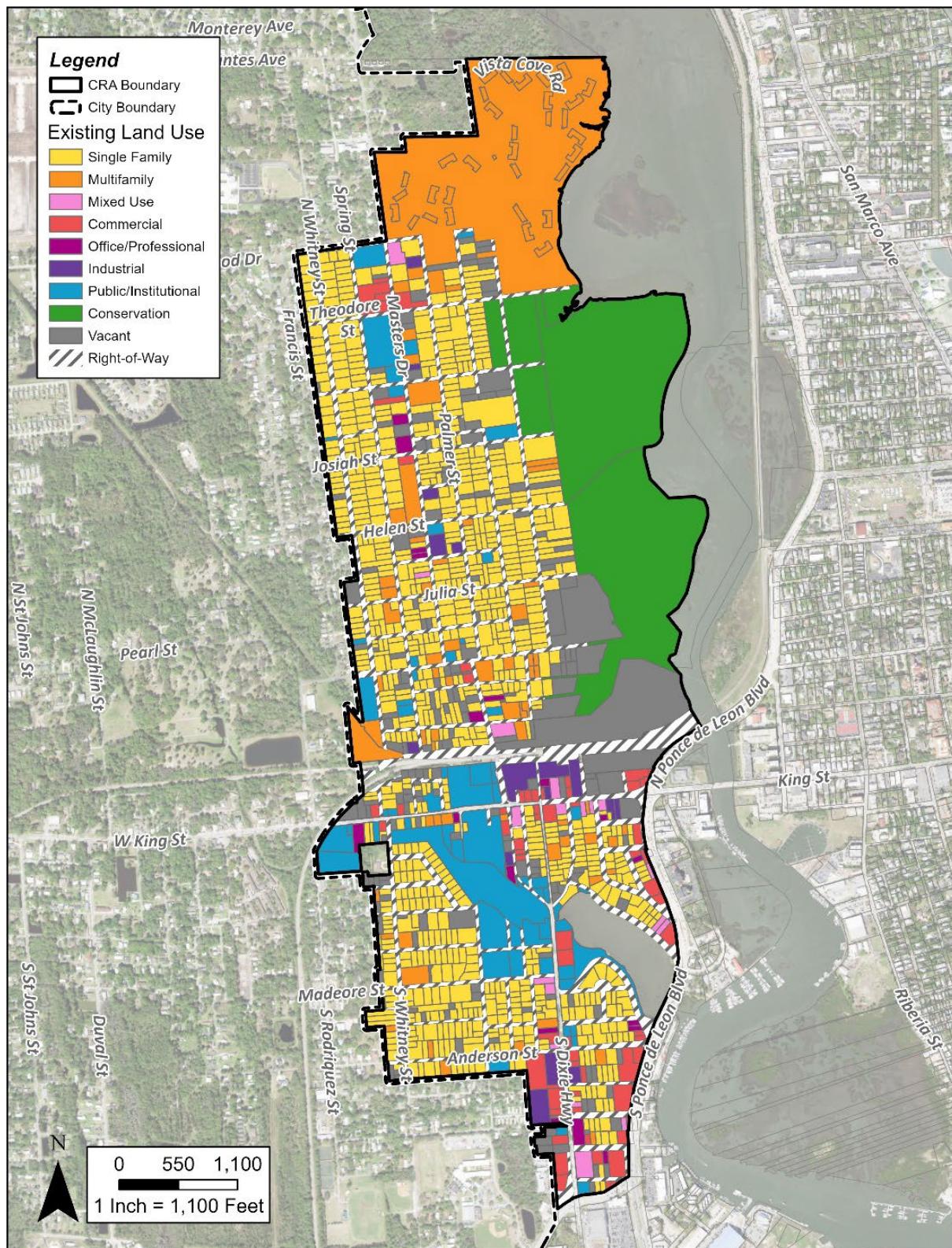
The Single Family Residential uses are located throughout the CRA, and Conservation areas are mostly concentrated located along the San Sebastian River. Public/Institutional uses include schools, religious institutions, clubs, and government buildings, and are concentrated south of West King Street. Commercial, Office/Professional, and Mixed Use uses are primarily located along the West King Street and US Highway 1 corridors.

## CURRENT LAND USE PATTERNS

Current land use patterns show how parcels within an area are being used, whether for residential, commercial, industrial, or institutional uses. Understanding land use patterns can help direct future development needs or improvements for CRA. These current land use categories are derived from the Department of Revenue (DOR) land use codes provided within the most recent data from the St. Johns County Property Appraiser.

Table 7 provides a breakdown of the acreages and proportions of each land use while Figure 4 shows a map

**Figure 5. Current Land Use Map**

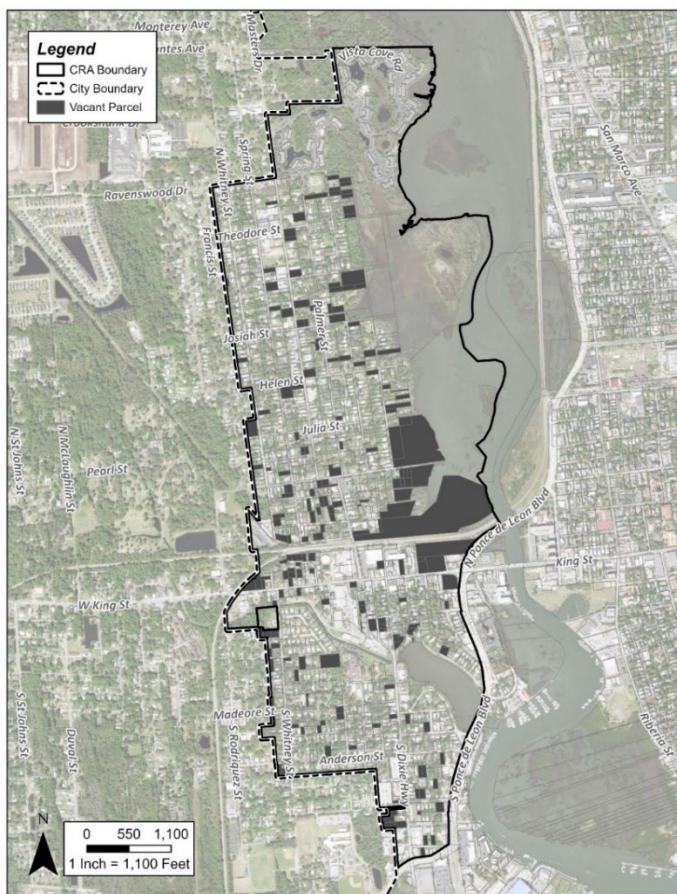


Sources: City of St. Augustine, St. Johns County Property Appraiser, 2023

## VACANT PARCELS & OPPORTUNITIES

The St. Johns County Property Appraiser estimates there are 213 vacant parcels within the CRA, which are scattered throughout with a major concentration along West King Street and the San Sebastian River. The parcels along West King Street are owned by a few entities, and there seem to be opportunities to develop these parcels, apart from areas with environmentally sensitive lands (wetlands or significant habitats). The average size of vacant parcels is less than a half-acre (0.3 acres). The smaller parcels offer opportunities for infill development for residential or nonresidential uses, depending on their future land use designations. The largest parcel is 14.7 acres and is located along West King Street and the river (north of, and proximate to, the railroad tracks). However, this parcel likely contains some environmentally sensitive lands, as mentioned. Most of these vacant parcels are owned by private owners and may provide opportunities for reinvestment in the community. Figure 6 shows these vacant parcels.

**Figure 6. Vacant Parcels Map**



Sources: City of St. Augustine, St. Johns County Property Appraiser, 2023

## FUTURE LAND USE

The City of St. Augustine's Comprehensive Plan establishes Future Land Use (FLU) designations within the City to guide future growth to match a shared community vision. The City's Future Land Use Map as well as its goals and policies provide a direction for economic growth and development in certain areas, while preserving and protecting environmental and cultural resources. Table 8 provides the breakdown of acreage and proportion of the land use in the CRA, and Figure 7 shows the future land use designations in the CRA.

Residential Low Density is the most common FLU category in the CRA and accounts for 35% of the land area. This Future Land Use Category allows for single-family dwellings and other uses compatible with low density single-family, such as public and institutional uses, child care centers, recreation, and schools. The maximum density allowed for residential uses is 8 dwelling units per acre (du/ac). The Residential Low Density designation is located throughout the CRA, as shown in Figure 6. Open Land is the second most common FLU category in the Neighborhood (22%) and is intended to separate dense urban activity from environmentally sensitive areas. The Open Land FLU category allows for single-family dwellings at up to 2 du/ac, as well as passive recreation activities and water related activities. The Open Land designation in the CRA is located along the San Sebastian River (where a conservation area is located, as discussed in a following section) and near Oyster Creek.

**Table 8. Future Land Use Designations**

Future Land Use	Acres	Percent (%)
Residential Low Density	210.6	34.9%
Open Land	129.9	21.5%
Residential Medium Density	112.0	18.5%
Commercial Low Intensity	56.9	9.4%
Commercial Medium Intensity	49.8	8.2%
Industrial	26.2	4.3%
Public Use	15.8	2.6%
Institutional	1.4	0.2%
Residential-D (St. Johns County)	0.9	0.2%
Residential Low Density / Mixed Use	0.1	<0.1%
<b>Total Acreage</b>	<b>603.6*</b>	

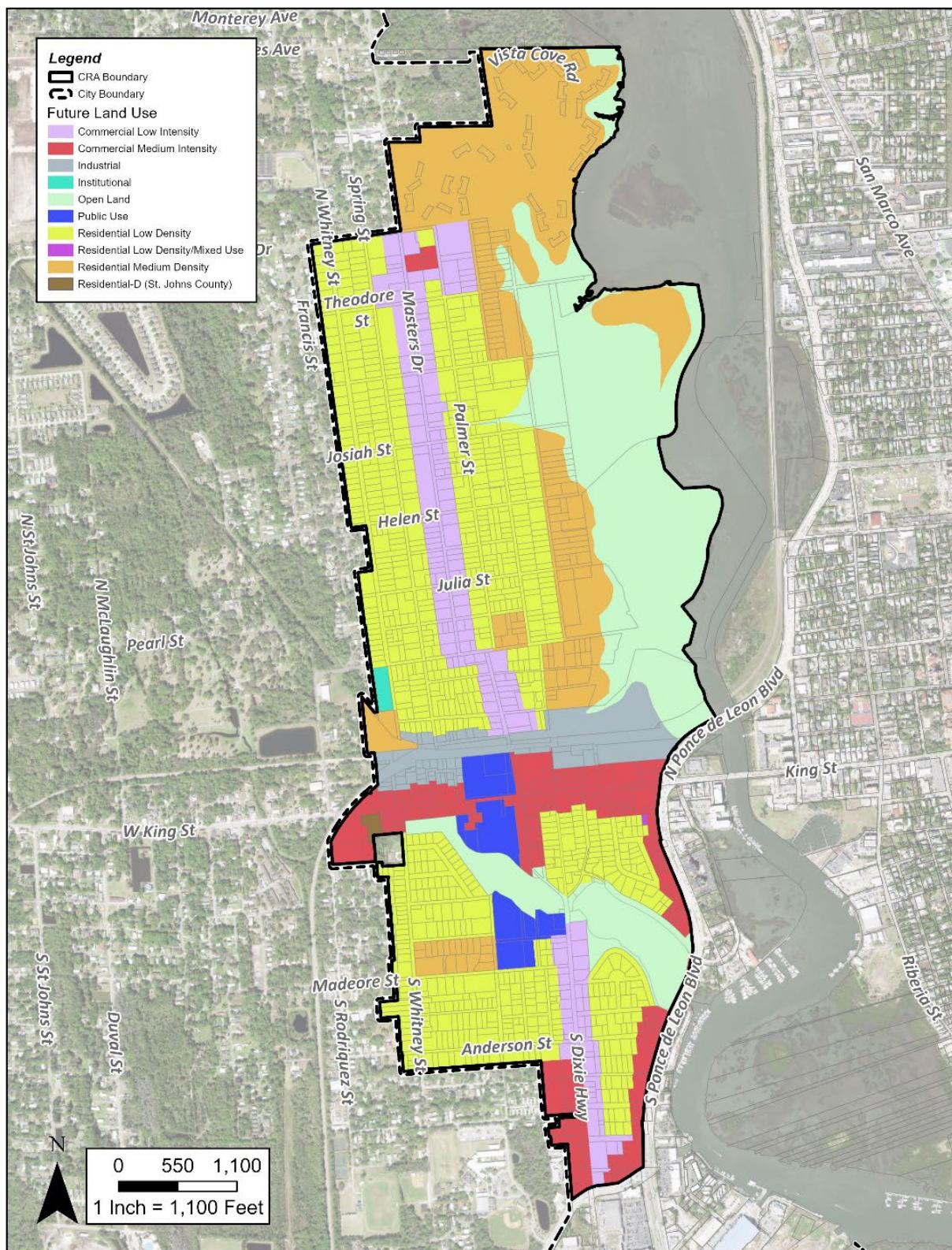
\*Note: This total acreage is different from the Existing Land Use total acreage due to the differences in parcel data. All roads and waterways are included in the Future Land Use but not in the Existing Land Use.

Sources: City of St. Augustine, 2023

service-related uses to serve local neighborhoods. Recreation, institutional, and residential uses are also permitted within the FLU category, and a mix of uses is encouraged. The Commercial Low Intensity designation is primarily found along Masters Drive and South Dixie Highway.

The Residential Medium Density and Commercial Low Intensity FLU categories account for 19% and 10% of the total CRA, respectively. The Residential Medium Density FLU category allows for a mix of single-family and multifamily residential uses, as well as nonresidential uses (a maximum of 30% of an area). The maximum density for the category is 16 du/ac and is primarily found along Florida and Nesmith Avenues, as well as in the Vista Cove condominium development. Commercial Low Intensity allows for low traffic generating commercial uses such as retail and

**Figure 7. Future Land Use Map**



Sources: City of St. Augustine, St. Johns County, 2023

## Zoning

Zoning districts are found in the City of St. Augustine's Land Development Code and assist in implementing the Comprehensive Plan by adopting development standards for each of the districts. Zoning districts guide permitted, prohibited, and conditional uses of the land, as well as site development criteria, building footprints, and public realm aspects (signage, landscaping, design, etc.). Table 9 lists the zoning districts and their associated acreage, and Figure 8 shows the district locations within the Community Redevelopment Area.

The Residential Single-Family Two (RS-2) zoning district is the most prominent in the CRA and accounts for 33% of the land area. The purpose of the RS-2 district is to allow for single-family dwellings and compatible uses, including home-based businesses and recreation facilities. Residential General One (RG-1), the second most prominent zoning designation in the CRA, allows for higher densities than RS-2 and permits nonresidential uses which are complementary. RG-1 is primarily located on the eastern edge of the CRA,

near the river, and accounts for approximately 27% of the land area. Open Land (OL) is located in the Oyster Creek and Spengler Island Conservation areas and is intended to protect environmentally sensitive areas. The OL designation accounts for 13% of the CRA. Other zoning districts are present in the CRA including CL-1, CM-2, GU, IW, MOD, CL-2, RG-2, CM-1, PUD, and a few County designations (PUD, PSD, and RS-3).

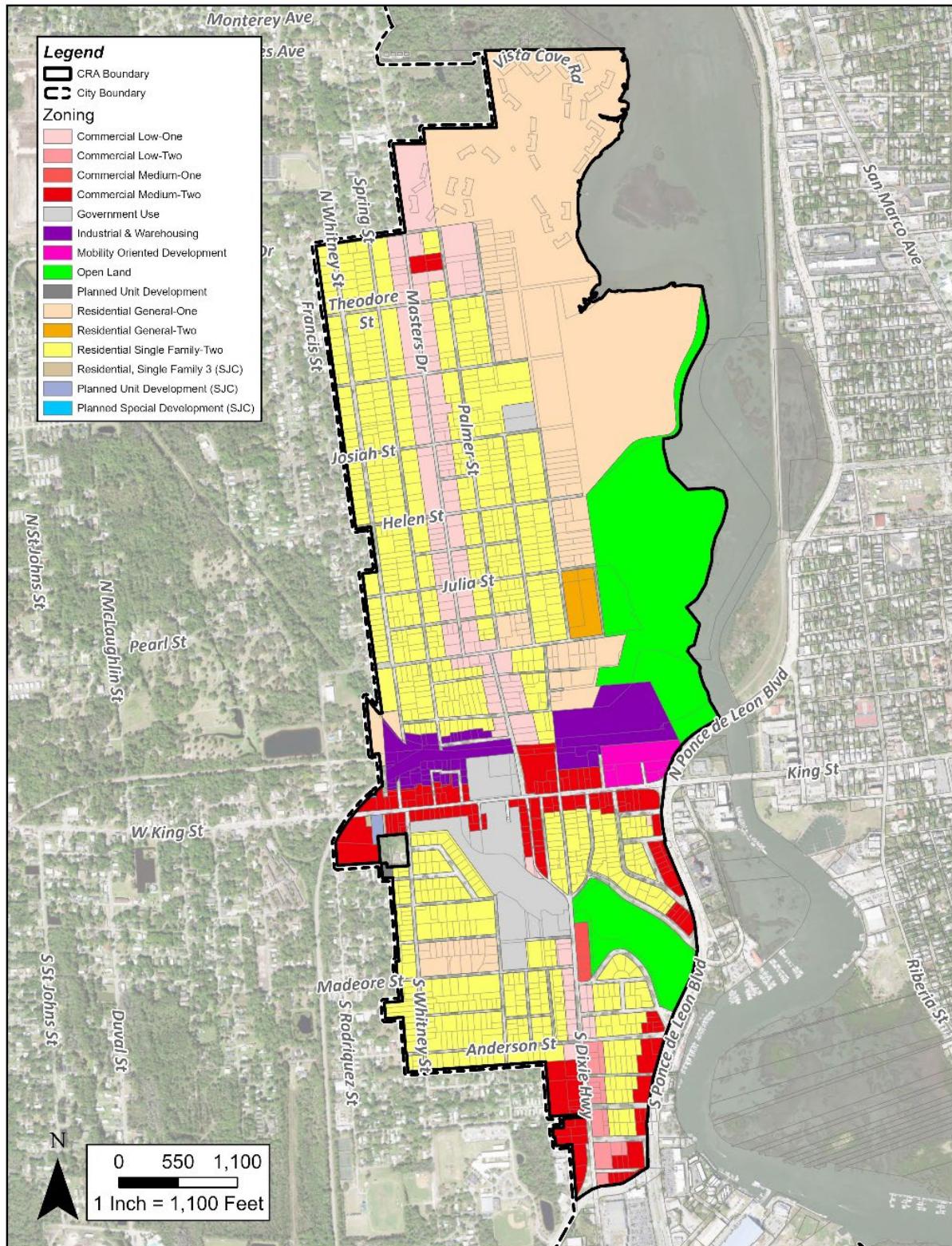
**Table 9. Zoning**

Zoning	Acres	Percent (%)
RS-2 (Residential Single Family-Two)	180.2	33.3%
RG-1 (Residential General-One)	144.6	26.7%
OL (Open Land)	68.5	12.6%
CL-1 (Commercial Low-One)	46.7	8.6%
CM-2 (Commercial Medium-Two)	37.4	6.9%
GU (Government Use)	24.7	4.5%
IW (Industrial & Warehousing)	22.8	4.2%
MOD (Mobility Oriented Development)	5.5	1.0%
CL-2 (Commercial Low-Two)	4.7	0.9%
RG-2 (Residential General-Two)	4.3	0.8%
CM-1 (Commercial Medium-One)	1.6	0.3%
PUD (Planned Unit Development)	0.3	0.1%
PUD (Planned Unit Development - St. Johns County)	0.6	0.1%
RS-3 (Residential, Single Family 3 – St. Johns County)	0.2	<0.1%
PSD (Planned Special Development – St. Johns County)	0.0	<0.1%
<b>Total Acreage</b>	<b>541.9 *</b>	

\*Note: This total acreage is different from the Existing Land Use and Future Land Use total acreages due to the differences in parcel data. Some roadways and waterways are included in the Future Land Use acreages, some are included in the Existing Land Use, and no roadways are included in the Zoning districts.

Sources: City of St. Augustine, St. Johns County, 2023

**Figure 8. Zoning Map**



Sources: City of St Augustine, St. Johns County, 2023

## Parks & Conservation Areas

There are three parks within the Community Redevelopment Area: Chase Field, Gary Lee Park, and Oyster Creek Park. Chase Field is located at the western boundary of the CRA, south of West King Street, and is approximately 3.2 acres. The park is part of the Boys and Girls Club facilities and is owned by the City of St. Augustine. Gary Lee Park is located at the intersection of West King Street and Palmer Street and is less than a tenth of an acre. Rollins Neighborhood Green Space is a neighborhood green space for community use. Oyster Creek Park is located on the northwestern side of Oyster Creek along Davis Street and is approximately 0.2 acres. Spengler Island Conservation Area, a 43-acre conservation area with estuaries and marshes, is in the northeast corner of the CRA and managed by St. Johns County.

**Figure 9. Parks & Conservation Areas Map**



Sources: City of St. Augustine, Florida Geographic Data Library, 2023

## ***Transportation System and Mobility Analysis***

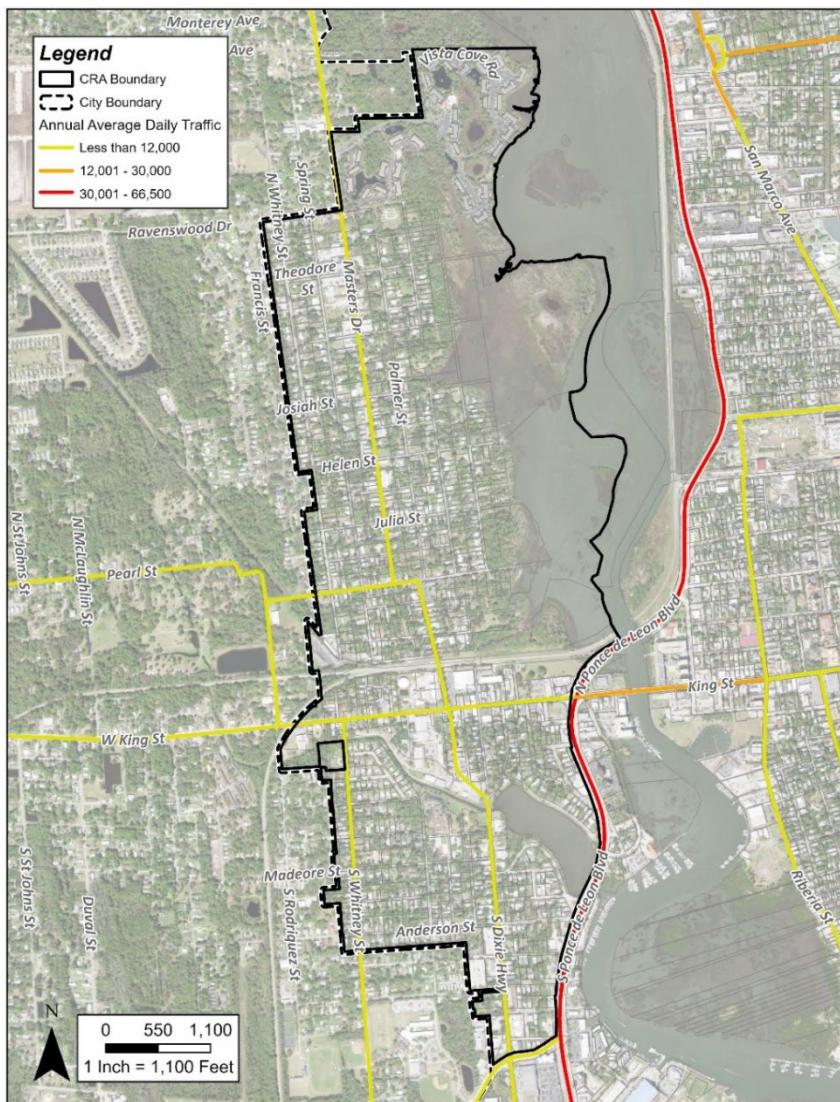
The main roadway through the CRA is W King Street which connects unincorporated St. Johns County with St. Augustine's Historic W. Downtown and US Highway 1 (Ponce de Leon Boulevard). W. King Street has an average daily traffic count of less than 12,000 vehicle trips within the CRA, but once the roadway crosses US 1, it becomes more heavily traveled (up to 30,000 daily trips). Figure 10 shows the annual average daily traffic counts for some of the roadways within the CRA based on Florida Department of Transportation (FDOT) data. W King Street is a County-maintained roadway, so the City of St. Augustine and the Community Redevelopment Agency will collaborate with St. Johns County for any potential roadway improvements.

## **MOBILITY PLAN**

The City of St. Augustine updated their Transportation and Mobility Element of the Comprehensive Plan in 2020 to incorporate a multimodal transportation system and its funding mechanisms. The City has made an effort to coordinate multiple transportation options to meet the needs of its residents through public transportation, on-street parking, satellite parking areas, walking, biking, and other non-motorized types of mobility. The funding mechanism for this effort is mobility fees which are applied to new development or redevelopment which results in an increase in travel demand.

Within the CRA, Masters Drive, Palmer Street, Pellicer Lane and S Dixie Highway are proposed to become complete streets, which includes multimodal transportation options such as walking, biking, driving, and public transportation. S Leonard Street, south of W King Street, is proposed to become a shared street, which indicates local and residential streets with lower speeds and multimodal options. A new pedestrian and cyclist trail is proposed to extend along W King Street into the Historic Downtown. A parking garage, a park and ride, and an aerial tram are also proposed within the CRA, as well as a future rail station. These transportation improvements will allow for people to travel more easily within the CRA, as well as from the CRA to other areas of the City and County. This can lead to redevelopment and new development opportunities for residential and nonresidential buildings.

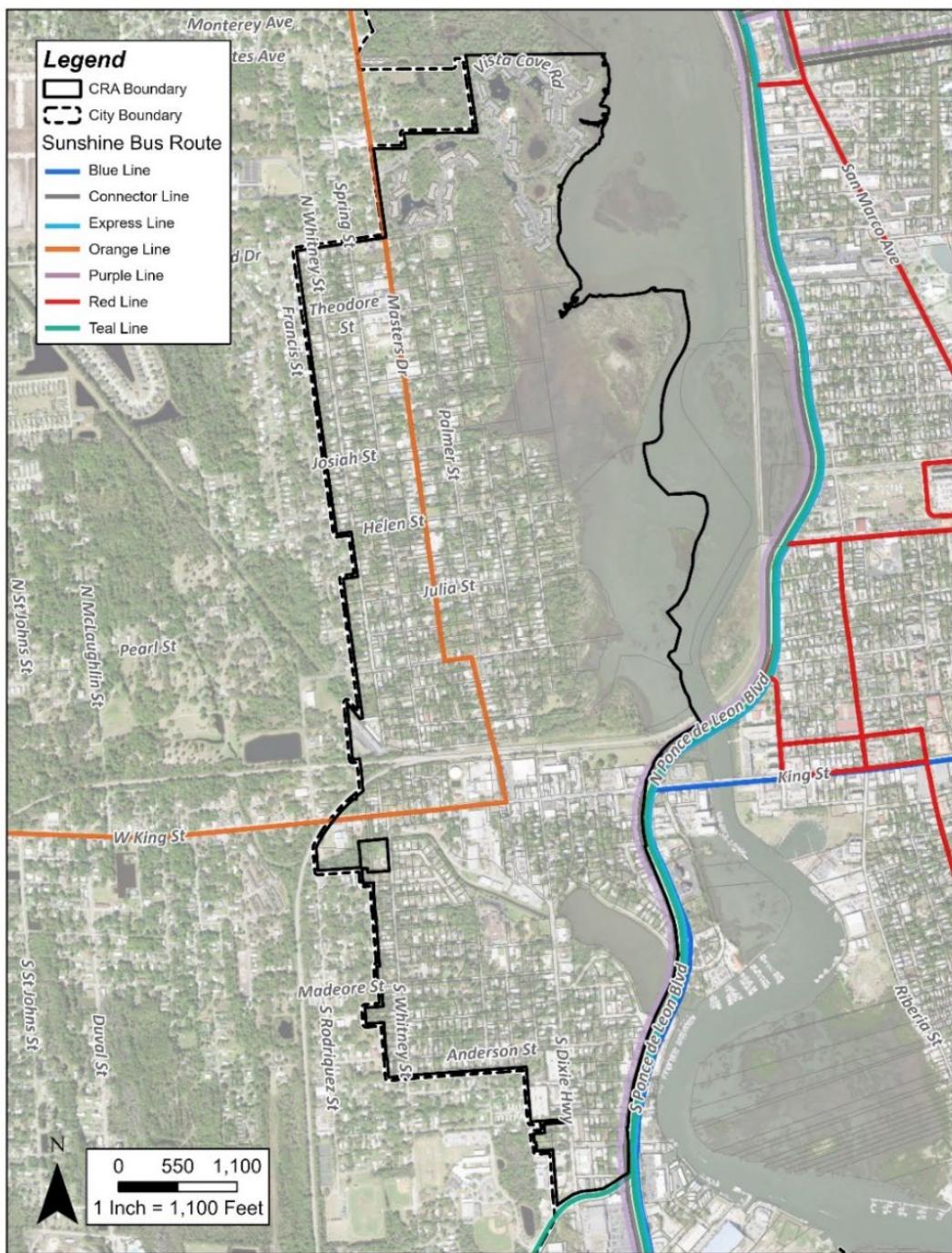
**Figure 10. Traffic Map**



Sources: City of St. Augustine, FDOT, 2023

The Sunshine Bus Company provides fixed-route public transportation within St. Johns County, with some connections to neighboring counties. Several Sunshine Bus Routes serve the Community Redevelopment Area, though only one (the Orange Line) runs through the center of the area along W King Street and Masters Drive. The Blue, Purple, Teal, Express, and Connector Lines all run along Ponce de Leon Boulevard with connections to the Historic Downtown area. Community members voiced concerns over the reliability of the Sunshine Bus system with long headways and irregular schedules. St. Johns County has plans to improve the bus system in conjunction with the City of St. Augustine, including potentially repurposing and renovating existing bus shelters.

**Figure 11. Public Transportation Map**



Sources: City of St. Augustine, St. Johns County, 2023

## ***Coastal Vulnerability Assessment***

The City of St. Augustine assessed its coastal vulnerability in a 2016 study. This assessment showed vulnerabilities within the CRA area, specifically in the eastern part of the area near Oyster Creek and the San Sebastian River. Currently there is flooding in these areas, and with sea level rise, there are projected flooding hazards. The roadway and bridge network connecting the CRA to the Historic Downtown are at highest risk with up to three feet increase in sea level, with the W King Street bridge becoming non-functioning with 1.5 feet of sea level rise. The City has created an Adaptation Plan to combat these vulnerabilities and hazards. Some of the adaptation measures are green infrastructure, stormwater infrastructure improvements, and policy tools to assist with the protection of existing and new development.

# COMMUNITY ENGAGEMENT & PUBLIC INPUT



## COMMUNITY ENGAGEMENT & PUBLIC INPUT

The 2024 West City Community Redevelopment Plan was developed using a robust public input and public engagement process. Four different public input mechanisms were used to provide the community multiple opportunities to participate in the development of the plan: stakeholder interviews, an interactive project website, a few community engagement sessions and a community open house sponsored by the West City CRA Steering Committee.

### STAKEHOLDER INTERVIEWS

Inspire coordinated with CRA/City staff to develop a diverse and comprehensive list of stakeholders. Over the course of two weeks, the Inspire team conducted virtual and phone interviews with these stakeholders to gain insight into West City's past and the community's vision for its future.

### INTERACTIVE PROJECT WEBSITE

An interactive project website was developed to provide the public with information about the West City Community Redevelopment Plan Update process, schedule, public meeting information and to provide an online platform for public input. The website included a community input survey as well as an interactive map of West City where visitors could leave comments and view comments.

Over the course of several months, the project site received hundreds of views and 167 survey responses and Redevelopment Area map comments.

**Figure 12. Inspire Community Engagement Website**



The West City CRA was established in 2024 after assessing conditions within the neighborhood. Now, the City of St. Augustine wants your help in developing the Community Redevelopment Plan based on how you'd like to enhance your community. Below, you will find several ways to share your ideas!



*Source: West City CRA, Inspire, 2024. Project Website*

## COMMUNITY ENGAGEMENT SESSIONS

On May 15, 2024, CRA staff and Inspire attended the West King Wednesday market event and engaged with community members about the West City CRA effort. A greeting area was set up on West King Street, proximate to the market. A map of the area was shared, and attendees were encouraged to provide their insights into the current status and future direction of the West City.

On September 10, 2024, a community engagement event was hosted by CRA/City staff at Remnant Outreach (Shiloh) Church located on West King Street. The event was structured to seek community input into strategic focus areas that had been previously endorsed by the West City Steering Committee at their first meeting on August 8, 2024.

## STEERING COMMITTEE OPEN HOUSE

A Steering Committee for the West City Community Redevelopment planning effort was appointed by the City Commission on July 8, 2024. Following a preliminary meeting on August 8, 2024, a review of the draft Plan was sponsored by the Steering Committee on November 14, 2024 at a City Hall publicly noticed meeting.

This meeting included a presentation regarding the proposed draft West City Community Redevelopment Plan and allowed for input on the draft Plan's contents from the Steering Committee and the public.

**Figure 13. Photographs of Workshops**



# STRATEGIC GOALS & 6-POINT ACTION PLAN



## STRATEGIC GOALS AND 6-POINT ACTION PLAN

The 2024 St. Augustine West City Community Redevelopment Plan proposes the following Strategic Goals to guide the St. Augustine Community Redevelopment Agency's decision-making process and redevelopment activities.

***The Strategic Goals are addressed through a 6-point Action Plan.***

**Action Strategy 1:** Community Stabilization Through Housing Policy

**Action Strategy 2:** Public Space Enhancement/Beautification

**Action Strategy 3:** Locally Oriented Business Development

**Action Strategy 4:** Mobility/Connectivity

**Action Strategy 5:** Branding/Signage

**Action Strategy 6:** Continue and Enhance Efforts regarding Historic Preservation

## COMMUNITY STABILIZATION



- Foster a stable housing stock through establishment of a residential rehabilitation and repair programs
- Work with existing property owners on providing affordable housing alternatives for neighborhood residents
- Provide opportunities for new homebuyers to explore downpayment assistance programs
- Work on strategies to encourage vibrant aging in place, place savings and placemaking alternatives

## PUBLIC SPACE ENHANCEMENT/BEAUTIFICATION



- Improve Oyster Creek and Rollins Neighborhood and other green spaces
- Enhance the hardscape and landscape consistent with the historic designation and setting
- Utilize open spaces to provide additional public amenities including signage and facilities/restroom improvements that promote a multimodal system
- Create a curb appeal program

## LOCALLY ORIENTED BUSINESS DEVELOPMENT



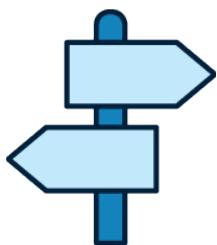
- Explore development of a match contribution building façade program
- Assist local business community with marketing and opportunities designed to build customer base
- Create short term transitional business incubation space
- Increase parking supply in strategic locations
- Continue to evaluate opportunities for shared parking (public/private parking partnerships and agreements)
- Partner with business organizations/associations to build community ownership of the Plan

## MOBILITY/CONNECTIVITY



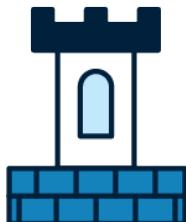
- Provide multimodal infrastructure improvements to enhance walkability
- Identify opportunities for improving and connecting sidewalks, paths, trails, and bike lanes
- Improve Streetscapes (lighting, stormwater improvement, and utilities)
- Explore opportunities to create public transportation systems
- Provide micro transit and tech-enabled shared transportation for first/last mile mobility
- Create a park-once environment and define ride share locations
- Identify sites and improvements for implementing dynamic parking strategies

## BRANDING/SIGNAGE



- Fund wayfinding/navigational system to identify mobility alternatives and locations (i.e., pick up electronic bikes here, water taxi here)
- Provide West City themed special district branding and wayfinding signage that directs visitors to various public amenities

## HISTORIC PRESERVATION



- Identify specialized alternatives for preserving historic assets and infrastructure from increased wear and tear caused by commercial vehicles (dedicated delivery zones and designated areas for large trucks traveling within West City)
- Guide resources/technical expertise towards existing historic buildings/properties located throughout the West City Redevelopment area
- Showcase the historic assets in the community by publicizing their existence and featuring historical resources in community capacity building forums/events
- Create a historic preservation grant program for private or institutional

# CAPITAL PROJECTS/ CONCEPTUAL MASTER PLAN



## CAPITAL PROJECTS/CONCEPTUAL MASTER PLAN

Figure 12 shows the location of the proposed capital improvements within West City. The following capital project descriptions present the proposed public realm improvements to implement the redevelopment strategies identified within the West City Redevelopment Plan and to address issues and concerns identified during public engagement activities. Any proposed capital projects will be evaluated and prioritized by the Community Redevelopment Agency and reviewed/approved by the Historic Architecture Review Board (HARB).

### ***Streetscape Projects***

- W. King Street-Streetscape; Areas immediately west of the intersection of US 1 and W. King Street and associated with anticipated redevelopment projects

### ***Branding/Wayfinding Signage***

- Design approach to Branding/Wayfinding associated with the West City CRA.

### ***Mobility/Connectivity/Access Improvements***

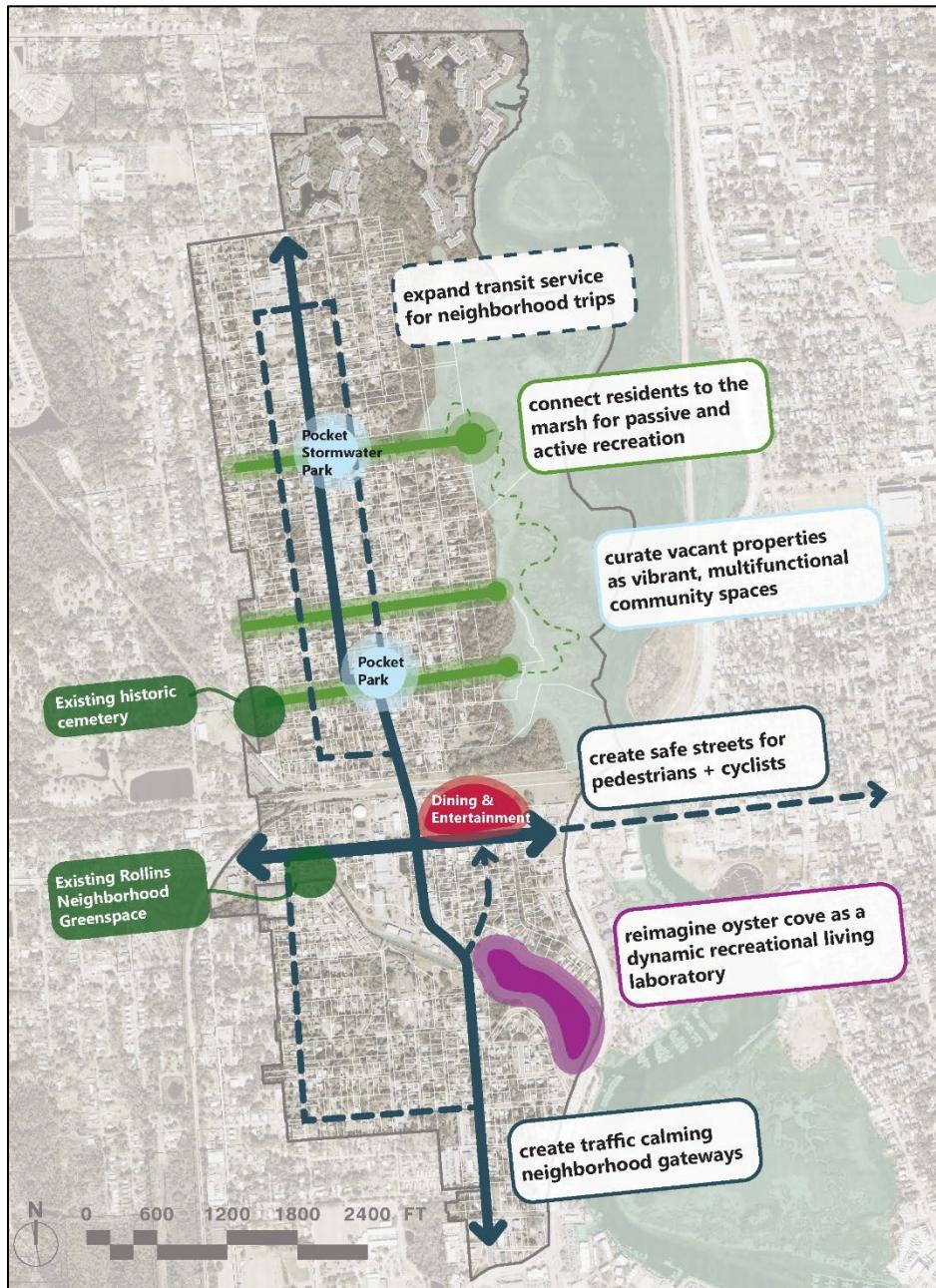
- Investigate access/connectivity to parks and open spaces.
- Implement Pedestrian/Cycling improvements.
- Shuttle and circulator stop and improvements.

### ***Open Space and Park Improvements***

- Oyster Creek/Marsh
  - Provide enhanced access/connectivity to the Creek and Marsh through completion of a connectivity study
  - Beautification of existing amenities.

- Landscape and Trees: Upgrade existing landscaping, canopy and understory trees.
- Rollins Neighborhood Green Space
  - Improve existing amenities in the green space.
  - Consider additional features that drive green space utilization.
  - Improved lighting and site furnishings.
  - Improve access/wayfinding to green space.
  - Create pocket parks on existing non-conforming lots

**Figure 14. Conceptual Master Plan – Proposed Capital Projects**



**Figure 15. Community Interaction**



*Sources: Inspire Placemaking*

**Figure 16. Oyster Creek Park**



*Sources: Inspire Placemaking*

**Figure 17. Marsh**



*Sources: Inspire Placemaking*

**Figure 18. Streetscape**



*Sources: Inspire Placemaking*

# TIF PROJECTIONS



## TAX INCREMENT FINANCING PROJECTIONS

The following Tax Increment Financing (TIF) revenue projections show the anticipated TIF revenue for the period of 2024-2054. The projections utilize the base year value (2024), the current (2024 Preliminary Taxable Values) taxable values, and 2024 City and County millage rates as a base. Taxable values are projected to increase at 2.5% per year from 2024. The TIF collection rate for City and County taxes is 95%. The cumulative TIF revenue projected to be collected through 2054 from County and City participation is **\$22,277,018** and **\$24,474,860** respectively for a total cumulative TIF revenue of **\$46,751,878**.

**Table 10. Tax Increment Fund Projections – 2.5% Growth**

	<b>Taxable Valuation</b>	<b>Estimated Increment Value</b>	<b>County Contribution @ 95%</b>	<b>City Contribution @ 95%</b>	<b>Total TIF CRA</b>
<b>BASE</b>	<b>2024</b>	<b>\$229,000,405</b>			
	<b>2024</b>	\$229,000,405	\$0	\$0	\$0
	<b>2025</b>	\$234,725,415	\$5,725,010	\$37,128	\$40,791
	<b>2026</b>	\$240,593,551	\$11,593,146	\$75,184	\$82,601
	<b>2027</b>	\$246,608,389	\$17,607,984	\$114,191	\$125,457
	<b>2028</b>	\$252,773,599	\$23,773,194	\$154,173	\$169,384
	<b>2029</b>	\$259,092,939	\$30,092,534	\$195,155	\$214,409
	<b>2030</b>	\$265,570,262	\$36,569,857	\$237,162	\$260,560
	<b>2031</b>	\$272,209,519	\$43,209,114	\$280,219	\$307,865
	<b>2032</b>	\$279,014,757	\$50,014,352	\$324,352	\$356,352
	<b>2033</b>	\$285,990,126	\$56,989,721	\$369,588	\$406,052
	<b>2034</b>	\$293,139,879	\$64,139,474	\$415,956	\$456,994
	<b>2035</b>	\$300,468,376	\$71,467,971	\$463,482	\$509,209
	<b>2036</b>	\$307,980,085	\$78,979,680	\$512,197	\$562,730
	<b>2037</b>	\$315,679,588	\$86,679,183	\$562,130	\$617,589
	<b>2038</b>	\$323,571,577	\$94,571,172	\$613,311	\$673,820
	<b>2039</b>	\$331,660,867	\$102,660,462	\$665,771	\$731,456
	<b>2040</b>	\$339,952,388	\$110,951,983	\$719,543	\$790,533
	<b>2041</b>	\$348,451,198	\$119,450,793	\$774,659	\$851,087
	<b>2042</b>	\$357,162,478	\$128,162,073	\$831,153	\$913,155
	<b>2043</b>	\$366,091,540	\$137,091,135	\$889,060	\$976,774
	<b>2044</b>	\$375,243,828	\$146,243,423	\$948,414	\$1,041,984
	<b>2045</b>	\$384,624,924	\$155,624,519	\$1,009,252	\$1,108,825
	<b>2046</b>	\$394,240,547	\$165,240,142	\$1,071,611	\$1,177,336
	<b>2047</b>	\$404,096,561	\$175,096,156	\$1,135,529	\$1,247,560
	<b>2048</b>	\$414,198,975	\$185,198,570	\$1,201,045	\$1,319,540
	<b>2049</b>	\$424,553,949	\$195,553,544	\$1,268,199	\$1,393,319
	<b>2050</b>	\$435,167,798	\$206,167,393	\$1,337,032	\$1,468,943
	<b>2051</b>	\$446,046,993	\$217,046,588	\$1,407,585	\$1,546,457
	<b>2052</b>	\$457,198,168	\$228,197,763	\$1,479,902	\$1,625,909
	<b>2053</b>	\$468,628,122	\$239,627,717	\$1,554,028	\$1,707,347
	<b>2054</b>	\$480,343,825	\$251,343,420	\$1,630,006	\$1,790,822
	<b>County Millage</b>	0.0068265			<b>\$46,751,878</b>
	<b>City Millage</b>	0.0075			
	<b>Total County Contribution (2024-2054)</b>		<b>\$22,277,018</b>		
	<b>Total City Contribution (2024-2054)</b>		<b>\$24,474,860</b>		
	<b>Total TIF Estimated (2024-2054)</b>		<b>\$46,751,878</b>		

# IMPLEMENTATION SCHEDULE



## IMPLEMENTATION SCHEDULE

The following tables propose a Three-Phase approach to implementation of the capital projects contained in the West City Community Redevelopment Plan. The evaluation of the Community Redevelopment Agency's accomplishments, findings from the existing conditions analysis, and the input received from residents and businesses during the update of the West City Community Redevelopment Plan identified opportunities and capital improvement projects. However, common obstacles to implementation of these types of plans are financial limitations or satisfaction of any pending funding obligations.

The operational timeframe of the West City Community Redevelopment Plan is until sunset in 2054. The projects and programs identified for each of the Phases address the Plan's six redevelopment strategies: **Community Stabilization through Housing Policy; Public Space enhancement/Beautification; Locally Oriented Business Development; Mobility/Connectivity; Branding/Signage; Continue and enhance efforts regarding Historic Preservation.**

These funding levels are conceptual and in alignment with priorities established during formulation of the plan and consistent with the community engagement component of the effort. It is anticipated that these projects and their respective conceptual funding levels will be refined and endorsed in future budget considerations by the City of St. Augustine Community Redevelopment Agency (CRA) and the City of Augustine City Commission.

**Table 11. Phase 1**

<b>PHASE 1 (1-10 Years)</b>		
<b>Project</b>	<b>Scope</b>	<b>Funding Level</b>
<b>King Street Streetscape and Infrastructure Improvements</b>	TIF sourced funds used for initial design.	\$2,000,000
<b>Area-wide Branding and Wayfinding Improvements</b>	Pledge funding for design and implementation of City-approved wayfinding branding/wayfinding plan throughout West City CRA.	\$500,000
<b>Oyster Creek and Rollins Greenspace Improvements</b>	Initial design for access, beautification, and additional landscape improvements.	\$1,000,000
<b>Community Stabilization</b>	Enhance housing improvement/rehabilitation programs applicable to surrounding neighborhoods.	\$500,000
<b>Local Business Development Assistance</b>	Consider a few incentive programs; assist with support for community events designed to increase exposure and business opportunities; assist with parking solutions.	\$500,000

Proposed Phase 1 capital projects/programs are designed to begin to implement the Strategic Vision and associated policy direction.

**Table 12. Phase 2**

<b>PHASE 2 (11-20 Years)</b>		
<b>Project</b>	<b>Scope</b>	<b>Funding Level</b>
<b>King Street Streetscape and Infrastructure Improvements</b>	Additional design/preliminary implementation associated with roadway resurfacing, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.	\$7,500,000
<b>Area-wide Branding and Wayfinding Improvements</b>	Implementation/maintenance associated with branding/wayfinding.	\$500,000
<b>Oyster Creek and Rollins and future identified Greenspace Improvements</b>	Improvement of existing access and amenities as well as other identified public spaces.	\$2,500,000
<b>Marsh Access Improvements</b>	Design associated with marsh access.	\$500,000
<b>Circulator Investigation and Transit Enhancements</b>	Improvement of stops/signage improvements for circulators/transit.	\$500,000
<b>Community Stabilization</b>	Implementation of housing stabilization efforts.	\$1,500,000
<b>Local Business Development Assistance</b>	Implementation of local business development assistance.	\$1,500,000

Proposed Phase 2 capital projects/programs continue efforts at incrementally implementing the Plan's redevelopment strategies while kicking off a few additional public/open space and mobility efforts.

**Table 13. Phase 3**

<b>PHASE 3 (21-30 Years)</b>		
<b>Project</b>	<b>Scope</b>	<b>Funding Level</b>
<b>King Street Streetscape and Infrastructure Improvements</b>	Fully implement streetscape improvements within the King Street Corridor and continue additional infrastructure work.	\$7,500,000
<b>Oyster Creek and Rollins and future identified Greenspace Improvements</b>	Fully implement amenity and beautification upgrades to these public/open spaces as well as other identified spaces.	\$5,000,000
<b>Marsh Access Improvements</b>	Implement access to marsh adjacent to east on West City CRA.	\$2,500,000
<b>Circulator Investigation and Transit Enhancements</b>	Implement range of improvements to provide additional connectivity to downtown via enhanced transit options.	\$2,500,000
<b>Community Stabilization</b>	Continue community stabilization assistance programs.	\$5,000,000
<b>Local Business Development Assistance</b>	Continue local business development assistance programs.	\$2,500,000
<b>Public Parking</b>	Increase public parking supply in strategic locations.	\$2,500,000

Proposed Phase 3 capital projects/programs continue efforts at enhancing and improving overall conditions in the West City CRA.

# COMPREHENSIVE GOALS, OBJECTIVES AND POLICIES



## COMPREHENSIVE GOALS, OBJECTIVES AND POLICIES

The vision for the West City CRA is to preserve the historic authenticity of the area, stabilize the community through local business and home improvement programs, improve and beautify public spaces for use by residents and visitors, enhance mobility and connectivity options and guide residents to community assets through wayfinding/branding opportunities.

The following Comprehensive Goals and Policies of the West City Community Redevelopment Plan provide for the projects that can be funded by the CRA. The focus areas for these Goals and Policies include: Administration; Mobility/Connectivity; Branding/Signage; Public Space enhancement/Beautification; Community Stabilization through Housing Policy; Locally Oriented Business Development; Continue and enhance efforts at Historic Preservation. These Goals, Policies and associated projects, tasks and activities are presented to provide the Community Redevelopment Agency flexibility when developing Annual Work Plans and Budgets during the West City operational period. All projects and funding will be considered and prioritized by the Community Redevelopment Agency on an annual basis as part of the West City Community Redevelopment Plan implementation.

## ADMINISTRATION

***GOAL 1.1 Maintain cost-effective operations of the Community Redevelopment Agency in accordance with the requirements of the Florida Statutes.***

### POLICIES

- Continue to utilize funding derived from TIF revenues and other sources where appropriate, to fund capital improvements and programs identified in the West City Community Redevelopment Plan through the 2054 operational timeframe of the Community Redevelopment Area.
- Utilize TIF revenue generated within the West City CRA as a funding source for the administration of the Community Redevelopment Agency and the Agency's redevelopment projects and capital improvements.
- Administer and coordinate the implementation of the West City Community Redevelopment Plan.
- The Community Redevelopment Agency will maintain a current digital map of the West City Redevelopment Area and post the map on the CRA website.
- Staff will provide an annual report to the City Commission annually

### ACTION STRATEGIES/PROJECTS

- Provide updates on projects in West City to the CRA Board at regularly scheduled meetings
- Create and implement programming reflective of the goals identified in the West City CRA Plan inclusive of grant programming and rehabilitation, culture and historic preservation efforts
- Conduct public engagement for each identified individual project

***GOAL 1.2 Identify community stakeholders, to assist in the implementation of the West City Community Redevelopment Plan Goals, Action Strategies, and Projects/Activities.***

### POLICIES

- Coordinate with local business associations, merchant groups, Chambers of Commerce and other organizations to facilitate regularly scheduled community briefing and "informational sessions" to provide project updates and identify potential needs and opportunities.

- Contract with professional firms or organizations to implement specific West City CRA Goals, Policies, Projects/Activities.
- Collect public input from stakeholders, residents and business owners/operators located within and outside of the West City for use in the preparation of materials for presentation to the Community Redevelopment Agency.

### **ACTION STRATEGIES/PROJECTS**

- Schedule community briefings and information sessions
- Utilize targeted messaging for key stakeholders, business representatives, faith-community representatives, neighborhood associations, and residents.

## **PUBLIC AND OPEN SPACES**

***GOAL 2.1 Evaluate opportunities for public and open space improvements to implement the Goals, Action Strategies and Projects of the West City Community Redevelopment Plan.***

### **POLICIES**

- Evaluate and facilitate improvements to public and open spaces which further implementation of the West City Community Redevelopment Plan.
- Identify adaptive use opportunities for properties within the West City CRA to assist the implementation of the West City Community Redevelopment Plan.

### **ACTION STRATEGIES/PROJECTS**

- GIS inventory of vacant and publicly owned properties within the West City CRA
- Inventory and prioritize opportunity sites
- Inventory and prepare an asset location map of existing pedestrian (benches, shade-stops, water fountains, restrooms, etc.) and bicycle amenities (paths/trails/route signage, bicycle racks, repair/air/ tool facilities) within all public parks and spaces and City-owned parcels within the West City CRA and their connections to the West City CRA.
- Contract with professional firms to develop a community/neighborhood master plan

## ***GOAL 2.2 Provide access to and promote the use of public spaces.***

### **POLICIES**

- Identify and evaluate opportunities to improve access to public and open spaces within the West City CRA.
- Coordinate with the Public Works Department and other relative agencies to support improvements, renovations, upgrades, and expansions of park and public space access located within the West City CRA.

### **ACTION STRATEGIES/PROJECTS**

- Inventory and map of all public and City-owned access to public and open space facilities within the West City CRA.
- Inventory and prepare an enhanced access and wayfinding plan to West City park and open spaces

## **INFRASTRUCTURE**

### ***GOAL 3.1 Give priority to infrastructure improvements and amenity installation that will improve mobility within the West City CRA.***

### **POLICIES**

- Annually evaluate and prepare applications for potential grant funding opportunities and other alternative funding opportunities to assist in the implementation of transportation and mobility improvements that are located within or connect to and serve the West City CRA.
- Evaluate opportunities to construct amenities and facilities aligned with the City of St. Augustine's 2040 Mobility Plan, including the acquisition of land to do so.

### **ACTION STRATEGIES/PROJECTS**

- Inventory of available parking
- Multimodal infrastructure improvements

***GOAL 3.2 Assist the City in providing multimodal infrastructure improvements that create a park-once environment.***

**POLICIES**

- Provide parking improvements in the West City CRA that support the areas objectives regarding economic/business development and community stabilization
- Evaluate and support the improvement and management of public, private and shared parking facilities in the West City CRA to better manage the impacts of various special events.

***GOAL 3.3 Support the City's efforts to address stormwater issues within the West City CRA.***

**POLICIES**

- Include stormwater system improvements when designing and constructing streetscape improvements, retrofits, and other public improvements within the West City CRA.
- Coordinate with the Public Works Department and the St. Johns River Water Management District (SJRWMD) to identify and prioritize potential stormwater improvements for inclusion in the Community Redevelopment Agency's Annual Work Plan and Budget.

***GOAL 3.4 Evaluate and prioritize streetscaping, street lighting, and pedestrian safety improvement opportunities throughout the West City CRA.***

**POLICIES**

- Coordinate with the City's Public Works Department to prioritize pedestrian related improvements located within the West City CRA such as streetscape projects, trail connections, crosswalks, street lighting, and sidewalk installations/expansions.
- Coordinate with the City's Public Works Department to identify, evaluate and prioritize potential locations within the West City CRA for existing streetscape updates, streetlighting improvements, sidewalk repair and gap connections (new sidewalk connections) and improvements to other existing pedestrian ways and paths for inclusion in the West City CRA's Annual Budget.

- Improve multimodal connections throughout the West City CRA, with prioritization given to connecting neighborhoods adjacent to the adjacent neighborhoods and to public facilities, employment areas, schools, institutions, and public parks located within and adjacent to the West City CRA.
- Coordinate with the City's Public Works Department and other local agencies and governments to prioritize and implement multi-purpose paths, bike-lanes, sidewalks and other connections and improvements to provide safe, lighted, pedestrian and non-automobile connections to and from the neighborhoods, city facilities and parks within and adjacent to the West City CRA.
- Contingent on the availability of funding sources, include at least one streetscape, sidewalk, crosswalk, street lighting or neighborhood connection improvement project in each years' Annual Budget.

## ACTION STRATEGIES/PROJECTS

- Conduct coordination meetings with the City's Public Works Department to identify streetscape / sidewalk / crosswalk / streetlighting / neighborhood connection improvement project street within the West City CRA
- Inclusion of a streetscape / sidewalk / crosswalk / streetlighting / neighborhood connection improvement project in Annual Work Plan and Budget
- Engage the Historic Area Review Board (HARB) on streetscaping improvements located in applicable Historic Preservation districts.
- Coordinate with other agencies and establish inter-local agreements for improvement opportunities.

## CONNECTIVITY/ACCESS – BRANDING/WAYFINDING

***GOAL 4.1 Leverage the regional destination of the West City CRA with improved connections, linkage to trail networks, and access to supportive uses and public amenities.***

### POLICIES

- Improve roadway safety through design, engineering, and evaluation.
- Expand public transportation systems and alternatives.
- Promote connectivity by providing safe pedestrian and bicycle connections.
- Interconnect public spaces and amenities to improve convenience, enjoyment, and comfort.
- Create and implement a branding/wayfinding approach in the West City CRA to promote mobility, provide information, and guide visitors.

- Coordinate with the City's Public Works Department to prioritize potential locations to address gaps in connections to existing pedestrian ways and paths within the West City CRA. Projects identified will be included in the Community Redevelopment Agency's Work Plan and Budget.

## ACTION STRATEGIES/PROJECTS

- Evaluation of roadway conditions in the West City CRA to prioritize streetscape improvements
- Application and installation of a West City Branding/Wayfinding approach in the West City CRA.

## ***GOAL 4.2 Promote a sense of place, safety, and walkability.***

### POLICIES

- Promote a pedestrian-friendly and safe public realm and environment.
- Design pedestrian-friendly streetscapes to encourage new development and redevelopment projects to provide additional pedestrian-oriented amenities and enhancements that would encourage walking.
- Provide inclusive public amenities and improvements that promote walkability for everyone, regardless of age, ability, and circumstance.
- Enhance pedestrian-oriented street lighting to increase the sense of safety and reduce the impact of light pollution.
- Utilize trees and other landscaping to visually enhance public spaces and provide shade. Native species should be encouraged within the West City CRA.

### ACTION STRATEGIES/PROJECTS

- Establishment of pedestrian and transit-oriented districts
- Establishment of design guidelines with walkability standards that promote enhanced pedestrian amenities, comfort, and safety
- Survey of the West City CRA to identify poorly lit areas or areas where streetlighting needs to be improved
- Inclusive design of public amenities and improvements
- Pursue community policing initiatives

# COMMUNITY STABILIZATION AND LOCAL BUSINESS DEVELOPMENT

## ***GOAL 5.1 Foster Local Business Development balanced with Community Stabilization.***

### **POLICIES**



- Foster a stable housing stock through existing residential rehabilitation and repair programs
- Work with existing property owners on providing affordable housing alternatives for neighborhood residents
- Provide opportunities for new homebuyers to tap into existing downpayment assistance programs
- Work on strategies to encourage vibrant aging in place alternatives
- Explore development of a building façade program
- Assist local business community with marketing and events designed to build customer base
- Increase parking supply in strategic locations
- Continue to evaluate opportunities for shared parking (public/private parking partnerships and agreements)
- Develop capacity for business community ownership of the Plan



### **ACTION STRATEGIES/PROJECTS**

- Identify and market existing residential repair and rehabilitation programs that can be utilized to stabilize West City's neighborhood housing stock
- Explore and implement additional housing programs that can be utilized to improve West City neighborhood affordability and stability
- Work with senior organizations on developing a viable approach to assisting with aging in place strategies
- Explore a building improvement facade program (to include a lien provision) for West City business owners to upgrade/improve aesthetics of the W. King Street corridor
- Explore a community partnership grant program to assist in fostering community events supported by the CRA
- Continue to work on provision of adequate parking inventory in order to assist with local community economic development
- Work on building capacity for a West City entity that can champion future implementation of the West City CRA Plan

# APPENDIX



## APPENDIX

### NEIGHBORHOOD IMPACT ELEMENT

Florida statutes require that the West City CRA address low or moderate income housing if the West City area contains this category of housing. The existing data for the area does indicate a housing stock that is primarily single family residential and older. If the West City CRA has low or moderate income housing, the West City Plan's infrastructure improvements will not cause population relocation or impact school populations, will improve traffic and mobility circulation, will enhance the environmental quality of West City, and will improve the availability of facilities and services.

The implementation of the West City Community Redevelopment Plan will foster positive impacts to the quality of life for West City residents and businesses and surrounding communities. Neighborhoods will benefit from implementation of the Plan, through improvements to the public realm, improved community facilities, and infrastructure improvements. These activities are to address conditions of transportation and parking infrastructure, pedestrian and vehicular safety issues and other statutory conditions that were found present in the community.

Successfully addressing these conditions will improve the quality of life for residents and visitors, while also improving the economic environment for business owners, employers and workers within West City, St. Augustine and St. Johns County.

While all impacts cannot be determined without site-specific proposals for which to evaluate impacts, the following section presents the range of potential impacts that can be anticipated to occur in the categories required by Chapter 163 Part III of the Florida Statutes, Section 163.360.

## STATUTORY CRITERIA

### *Consistency with the Comprehensive Plan*

The West City CRA Plan conforms to the City of St. Augustine Comprehensive Plan 2040, and any activity occurring during the Plan's horizon will conform to the City's Comprehensive Plan as amended from time to time.

### *Completeness of the Plan*

The West City CRA Plan is sufficiently complete and provides that any possible land acquisition will conform with the City's municipal code, real estate acquisition procedures, section 2-2 and established Florida law. Any rehabilitation of structures, facilities, or landscapes will be consistent with the City's Historic Preservation Master Plan, Comprehensive Plan, and land development regulations.

### *Affordable Housing*

The West City CRA area consists primarily of a residential environment surrounding a small-scale commercial core lying to the west of the City's historic core. The primary housing units are single family and multi-family. For housing structures within the CRA, the median year built is 1969. Over 50% of all housing units were built prior to 1969, and a quarter of housing units were built after 2000 and as a result, there may be a need for assistance for homeowners to rehabilitate their structures in light of an aging housing stock. Generally, the residential parcels south of West King Street have higher just values than the residential parcels north of West King Street. Residential parcels lining West King Street have lower just values than the median home value for the CRA, which is \$217,192. Compared to the City's overall median home value of \$429,219, many of the residential parcels within the CRA are estimated at lower just values.

The West City CRA Plan does not include demolition of existing housing or displacement of individuals or families. Overall existing land use and zoning in the West City CRA is essentially residential and a mix of commercial and mixed use and does not prohibit residential uses, and the West City CRA Plan is not proposing any zoning or land use changes.

### *Conformity of the Plan*

The West City CRA Plan conforms to the general plan of the City as a whole, and incorporates existing Comprehensive Plan, Mobility Plan, Historic Preservation Master Plan, and land development regulations of the City.

## ***Community Policing Innovations and Public Parks***

The West City CRA Plan considered innovative community policing, as that term is defined in Chapter 163.340(23), Florida Statutes. The City's only police station is currently already located within the boundary of the historic downtown, and assigning specific officers to patrol only within the West City CRA or otherwise provide for accounting of their time to conform with the Florida Auditor General's requirements was determined to be infeasible. Infrastructure improvements to the built environment contemplated in the West City CRA Plan is intended to be one focus TIF funds to capital projects that will have the secondary effect of reducing crime. The West City CRA Plan includes improvements to public parks and other community facilities available to visitors and residents, including children residing in the general vicinity of the West City CRA.

## ***Community Redevelopment***

The West City CRA Plan supports community redevelopment by private enterprise. The planned public infrastructure improvements and business development program for the West City CRA will create a built environment that will enhance the resident and visitor experience and provide prospective funding for furthering local business development opportunities. Improvements in mobility and other infrastructure will create an attractive environment for private investment in redevelopment consistent with the City's Historic Preservation Master Plan, Comprehensive Plan, and land development regulations.

## ***Coastal Tourist Area Resiliency***

The West City CRA Plan incorporates the City's adopted Resilient Heritage in the Nation's Oldest City guidelines for flood mitigation design, floodproofing, and other resilient heritage construction techniques.

## ***Environmental Quality***

### **DRAINAGE**

Drainage improvements along West King Street are proposed within the West City CRA. These improvements are to be provided concurrently with streetscape improvements and will be consistent with low-impact design techniques to minimize and mitigate potential drainage impacts upon the overall area stormwater drainage system.

### **VEGETATION**

No loss of vegetation is expected due to the implementation of the West City CRA Plan. Additional street trees, open spaces, and refreshed green spaces are proposed within the West City Community Redevelopment Plan. Native and/or native friendly plantings will be utilized and prioritized in implementation of any future West City CRA projects.

## **NOISE**

It is anticipated that construction activities may cause a temporary increase in local noise levels, however, these activities will occur during normal working hours and should not create a hardship for residents and businesses.

## **WATER QUALITY**

Improvements to the infrastructure serving the West City CRA, including potable water delivery infrastructure, are proposed throughout the redevelopment area. As development and redevelopment occurs, a new and upgraded transmissions system will be constructed, thereby improving potable water supply and quality. Upgrading deficient sanitary sewer systems and water systems during the course of redevelopment activities will also improve the water supply system. Individual projects will be analyzed by the Community Redevelopment Agency and the City Public Works Department to determine their impacts on water flow. Improvements to the stormwater drainage system infrastructure during the redevelopment process will be consistent with low-impact design techniques to minimize and mitigate potential drainage impacts upon the overall stormwater drainage system.

## **AIR QUALITY**

The implementation of the West City Community Redevelopment Plan does not involve the addition of any anticipated point sources of air pollution that would require State or Federal permits. Proposed construction activities that occur as a part of project development or redevelopment activities will be a source of airborne dirt and dust. Dust control mitigation measures may be employed during these activities. Traffic circulation and pedestrian mobility improvements should provide long-term benefits for the air quality in the West City CRA by increasing the efficiency of traffic flow and decreasing dependency on the automobile for short trips in town.

## ***Transportation***

The West City Community Redevelopment Plan proposes streetscape improvements, pedestrian improvements and improved bicyclist amenities throughout the West City CRA. These projects are intended to maintain or improve traffic circulation and parking as well as the flow of regional through traffic while enhancing the pedestrian character and safety of the district.

The West King Street streetscaping project will emphasize the provision of enhanced pedestrian facilities and bicycle facilities. While regional traffic is maintained, the pedestrian environment will be enhanced, and bicycle facilities expanded. Neighborhood revitalization and stabilization enhancing local employment is expected to provide some

relief to traffic congestion in the community by fostering the development of traditional neighborhood characteristics and access. The closer proximity between various land uses encourages pedestrian, rather than automobile, trips. The West City CRA in close coordination with the City will utilize maintenance of traffic (MOT) and maintenance of business (MOB) plans to manage traffic flow and to ensure easy access to local businesses during construction periods.

### ***Police and Fire Services***

The West City Community Redevelopment Plan supports the use of Community Oriented Policing (COPs) programs and Crime Prevention Through Environmental Design (CPTED) planning and design principles during neighborhood planning and when reviewing new private sector development. The St. Augustine Police and Fire Departments currently provide high quality police and fire service. The West City Community Redevelopment Plan endorses the use of improved street lighting and sidewalks in residential areas to address residents' concerns of potential crime of opportunity. As new potential multi-story construction occurs, the City, the Community Redevelopment Agency, City of St. Augustine Public Works Department and Fire Department should plan for increased demand on the water system and ensure sufficient flow for fire suppression systems.

### ***School Population***

Potential housing development and population growth within West City are not anticipated to significantly increase the amount of school age children. The population growth of St. Augustine has been relatively flat. The City of St. Augustine's population grew annually at less than 1% and the West City CRA population grew at a rate lower than the City overall. While significant increases in the population of school age children are not anticipated within West City, population trends should be monitored for potential changes in this trend.

### ***Employment***

The long-term implementation of the West City Community Redevelopment Plan is anticipated to facilitate employment activities within the West City CRA and increase employment opportunities for the residents of the Redevelopment Area. Small business development is a key factor to providing a stronger, more diverse employment base that is more resistant to fluctuating economic cycles and decisions regarding capital mobility. The West City Community Redevelopment Plan supports the establishment and revitalization of neighborhood commercial, retail, hospitality and office use in appropriate locations throughout West City.

## **Amended Community Redevelopment Plan Approval Process**

In accordance with Chapter 163.360, Florida Statutes, the St. Augustine Community Redevelopment Agency shall submit its Community Redevelopment Plan for the West City CRA to the City's Planning and Zoning Board ("PZB") for review and recommendations as to its conformity with the comprehensive plan for the development of the municipality. The PZB shall submit its written recommendations with respect to conformity of the proposed Community Redevelopment Plan to the CRA within 60 days after receipt of the Plan for review. Upon receipt of the recommendations the CRA may proceed with its consideration of the proposed Community Redevelopment Plan for the West City CRA. The CRA shall submit its recommended West City CRA Plan with its written recommendations to the governing body (the City Commission) and to each taxing authority that levies ad valorem taxes on taxable real property contained within the geographic boundaries of the West City CRA. The City Commission shall hold a public hearing on the West City Community Redevelopment Plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the county or municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the Redevelopment Area covered by the Plan, and outline the general scope of the amended Community Redevelopment Plan under consideration.

Following such a hearing, the City Commission may approve the Community Redevelopment Plan if it finds that:

- 1.0 A feasible method exists for the location of families who will be displaced from the Community Redevelopment Area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families. The WCCRA Plan focuses on public infrastructure improvements and community stabilization through housing rehabilitation and preservation to prevent displacement.
- 2.0 The West City Community Redevelopment Plan conforms to the overall Goals, Policies and Objectives of the City's adopted Comprehensive Plan;
- 3.0 The West City Community Redevelopment Plan provides due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the West City Community Redevelopment Plan; and,
- 4.0 The West City Community Redevelopment Plan will afford the maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the West City CRA by private enterprise.

5.0 The West City CRA Plan will ensure protection of property against exposure to natural disasters consistent with the City's adopted Resilient Heritage in the Nation's Oldest City guidelines.

Upon approval by the St. Augustine City Commission, the 2024 West City Community Redevelopment Plan shall be considered in full force and effect for the West City CRA and the City may then cause the Community Redevelopment Agency to carry out the implementation of the West City Community Redevelopment Plan. Furthermore, pursuant to Chapter 163.362, Florida Statutes, the following findings are incorporated by reference:

- 1.0 The West City CRA Plan contains a legal description of the boundaries of the West City CRA and the reasons for establishing these boundaries as included in the original area and plan. No changes to the existing boundaries of the West City CRA are included in this Plan.
- 2.0 The amount of open space, parks, street layout, public utilities, and public improvements, as well as the number of dwellings and the limitations on the type, size, height, number, and use of buildings are shown on figures and diagrams in the West City CRA Plan.
- 3.0 The West City CRA Plan describes any low- or moderate-income housing in the West City CRA and the positive impacts of the Plan on those residents.
- 4.0 The West City CRA Plan identifies specifically any publicly funded capital projects to be undertaken by the West City CRA.
- 5.0 The work of the West City CRA Plan will be conducted consistent with the adopted Plan, the City's Comprehensive Plan, Mobility Plan, Historic Preservation Master Plan, land development code regulations, and Florida law as interpreted by the courts, Florida Attorney General opinions, and the Auditor General. The safeguards for compliance include generally administrative challenges pursuant to Chapter 163.3243, Florida Statutes, the oversight of required audits, including by the Florida Auditor General, as well as compliance with Florida's Public Records law and Government in the Sunshine Act.
- 6.0 Any restrictions or covenants for private use as may be imposed will be provided pursuant to the West City CRA Plan.
- 7.0 The West City CRA Plan does not include displacement and relocation of persons within the West City CRA area.
- 8.0 The West City CRA Plan will not negatively affect existing residential zoning or land use.

9.0 The West City CRA Plan includes a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects and any indebtedness of the Community Redevelopment Agency or City incurred for the redevelopment to be repaid with TIF revenues.

10.0 The West City CRA Plan duration will be 30 years after the fiscal year in which the Plan is amended.

### ***Duration of Plan***

The provisions of the 2024 West City Community Redevelopment Plan shall remain in effect and serve as a guide for the St Augustine Community Redevelopment Agency's future redevelopment activities in the designated St. Augustine West City Community Redevelopment Area with sunset date anticipated in 2054.

### ***Amendment of Plan***

The 2024 West City Community Redevelopment Plan may be modified, changed, or amended consistent with Florida law.

### ***Safeguards and Retention of Control***

The 2024 West City Community Redevelopment Plan is the guiding document for future development, redevelopment and ancillary programs, projects and activities in and for the West City CRA. To assure that redevelopment will take place in conformance with the projects, goals and policies expressed in this plan, the St. Augustine Community Redevelopment Agency will utilize the regulatory devices, instruments and systems used by the City of St. Augustine to permit development and redevelopment within its jurisdiction. These regulatory devices, etc., include but are not limited to the adopted Comprehensive Plan, the Land Development Code, the Zoning Code, adopted design guidelines, performance standards and City authorized development review, permitting, and approval processes. In accordance with Florida Statutes, the St. Augustine City Commission retains the vested authority and responsibility for:

- 1.0 The power to grant final approval to Community Redevelopment Plans and modifications.
- 2.0 The power to authorize issuance of revenue bonds as set forth in Section 163.385, F.S. and the power of eminent domain
- 3.0 The power to approve the acquisition, demolition, removal or disposal of property as provided in Section 163.370(4), F.S. and the power to assume the responsibility to bear loss as provided in Section 163.370(4), F.S.

The Community Redevelopment Agency shall be fully subject to the Florida Sunshine Law and will convene, at a publicly noticed meeting consistent with Florida law.

The St. Augustine Community Redevelopment Agency shall comply with all auditing, disclosure, notice, posting, and filing requirements of Florida law as may be amended from time to time for the duration of the West City CRA Plan.

### **Severability**

Should any provision, section, subsection, sentence, clause, or phrase of this 2024 West City Community Redevelopment Plan be declared by the courts to be invalid or unconstitutional, such declaration shall not affect validity of the remaining portion or portions of 2024 West City Community Redevelopment Plan.

## WEST CITY CRA LEGAL DESCRIPTION

A portion of Section 12 Township 7 South, Range 29 East, a portion of the Avice & Viel Grant in Township 7 South, Range 29 East, a portion of the Antonio Huertas Grant in Township 7 South, Range 29 East and a portion of Sections 7, 37, 38 and 39 in Township 7 South, Range 30 East, City of St. Augustine, St. Johns County, Florida; being more particularly described as follows:

Begin at the point of intersection of the West line of the City Limits of the City of St. Augustine, Florida, with the centerline of Ravenswood Drive (George Street), said point lying 137.5 feet West of the West Right of Way Line of Whitney Street, and run thence East, along the centerline of said Ravenswood Drive, 840 feet, more or less, to a point on the southerly extension of the East Right of Way line of Masters Drive (Savage Street); thence North, along said southerly extension, 15 feet to the North Right of Way line of said Ravenswood Drive; thence continue North, along said East Right of Way line of Masters Drive, 822.44 feet to the northwest corner of Parcel One as described in Official Records Book 1311, page 516 of the Public Records of St. Johns County, Florida; thence East, along the North line of said Parcel One, a distance of 300.00 feet; thence North, along said North line, 142.22 feet; thence East, along said North line and along the South line of land conveyed to Eugene I. Howard, as per Deed Book 11, page 184 of said Public Records, 690.00 feet; thence North, along said North line and along the East line of said land conveyed to Eugene I. Howard and the northerly extension thereof, 723.56 feet; thence East, along said North line, along the North Line of Government Lot 8 of said Section 12 and the easterly extension thereof, 1003.00 feet to the meander line along the East side of Government Lot 4 of said Section 7; thence southeast, along said meander line, 21.00 feet to a point on the Mean High Water Line on the West side of the San Sebastian River; thence easterly, southerly and westerly, along said Mean High Water Line, 685 feet, more or less, to a point on said meander line along the East side of Government Lot 4; thence South 22° East, more or less, along said meander line, 367 feet, more or less; thence South 38° West, more or less, along said meander line, 594.00 feet; thence South, more or less, along said meander line, 264.00 feet; thence South 76° East, more or less, along said meander line, 10 feet, more or less, to the Westerly bank of said San Sebastian River; thence southerly and easterly along said Westerly bank, 410 feet, more or less, to the mouth of a creek; thence southerly, along the centerline of said creek, 355 feet, more or less, to a point on the easterly extension of the North Right of Way line of Theodore Street; thence East, along said easterly extension of the North Right of Way line of Theodore Street, 750 feet, more or less, to a point on the West bank of the San Sebastian River; thence southerly, along said West bank, 5000 feet, more or less, to a point on the West Right of Way line of South Ponce de Leon Boulevard (State Road No. 5); thence southerly, along said West Right of Way of Ponce de Leon Boulevard, 4350 feet, more or less, to a point on the northerly Right of Way line of State Road No. 207; thence westerly, along said northerly Right of Way line of State Road No. 207, a distance of 725 feet, more or less, to a point on the West line of the City Limits of St. Augustine, Florida; thence north, along said West line of the City Limits of St. Augustine, to the Point of Beginning