



**CITY OF ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY**
Regular Meeting

**Monday, January 27, 2025, 3:30 PM
ALCAZAR ROOM**

A G E N D A

1. CALL TO ORDER

- a. Roll Call

2. ADMINISTRATIVE ITEMS

- a. Approval of Prior Meeting Minutes (October 28, 2024)

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

4. DISCUSSION, PRESENTATIONS, & UPDATES

- a. Dr. Robert B. Hayling Freedom Park Masterplan Update
Jaime D. Perkins, Neighborhood Services & CRA Manager
- b. LCRA- Fix-It-Up Critical Repair List Proposal
Jaime D. Perkins, Neighborhood Services & CRA Manager
- c. LCRA- Twine Park Proposal
Jaime D. Perkins, Neighborhood Services & CRA Manager
- d. WCCRA Draft Plan Status and Update
Jaime D. Perkins, Neighborhood Services & CRA Manager
- e. CRA 25th Anniversary Proposal
Jaime D. Perkins, Neighborhood Services & CRA Manager

5. ITEMS BY CITY ATTORNEY

6. ITEMS BY CITY STAFF

7. ITEMS BY BOARD CHAIR AND BOARD MEMBERS

8. ADJOURNMENT

NOTICES: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the 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 not later than seven days prior to the proceeding at the address given on the notice. Telephone (904) 825-1007; 1-800-955-8771 (TDB) 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
Regular Meeting
October 28, 2024

The Community Redevelopment Agency met in formal session Monday, October 28, 2024, at 3:30 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Chairwoman Nancy Sikes-Kline, and the following were present:

1. Roll Call: Nancy Sikes-Kline, Chairwoman
Roxanne Horvath
Barbara Blonder
Jim Springfield
Cynthia Garris

David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Jaime D. Perkins, Manager, Neighborhood Services and Community Redevelopment Agency (CRA) Manager
Jill Collins, Neighborhood Services & CRA Administrative Coordinator
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Jennifer Michaux, Police Chief
Elyse Wiemann, Recording Secretary

2. ADMINISTRATIVE ITEMS

- a. **Approval of Prior Meeting Minutes**
(August 22, 2024)
- b. **Approval of Prior Meeting Minutes**
(September 5, 2024)

MOTION

Ms. Horvath **MOVED** to **APPROVE** the minutes as presented for August 22, 2024, and September 5, 2024. The motion was **SECONDED** by Ms. Blonder.

VOTE ON MOTION:

AYES: Horvath, Blonder, Garris, Springfield, Sikes-Kline

NAYES: None

MOTION APPROVED UNANIMOUSLY

3. GENERAL PUBLIC COMMENT OR COMMENT ON AGENDA ITEMS NOT REQUIRING SEPARATE COMMENT PERIOD (3 Minutes per Individual)

- Cash McVay

4. Discussion, Presentations and Updates

- a. **LCRA Fix-It-Up Presentation and Update** Jill Collins, Neighborhood Services & CRA Administrative Coordinator

Jill Collins, Neighborhood Services & CRA Administrative Coordinator presented the fiscal year financial update on the Lincolnville Community Redevelopment Area (LCRA) Fix It Up Residential Repair Grant Program and provided a look into future programs.

Mr. Springfield asked if an applicant could contribute some of their own funds to help with the project. He asked if past recipients would be used as testimonials for the January meeting.

Ms. Collins replied that had not been done before; however, she could find out. She said absolutely, past recipients would be a testament for the program.

Ms. Garris said the pictures were a great way to see the work that had been done and how lives had been changed.

Ms. Blonder asked if they were aware of the "My Safe Florida Home" program through the state, and some of the work that can be done under that program she suggested it could be used in conjunction with this program.

Ms. Collins replied she was not aware of the My Safe Florida program; however, they liked to partner with other programs and would look into it.

Ms. Horvath asked how long an owner would have to stay in their property if they used the program.

Ms. Collins replied that in order to not have to pay back the grant, it would be ten years if \$50,000 was borrowed, and twenty years, if it was \$100,000, which was consistent with the Intuitional Rehabilitation Program.

Mr. Springfield agreed that having the photos in the presentation were beneficial. He said the program was great even though it was hard to explain that a lien would be placed on their home.

Ms. Collins said that was one topic at the workshop they wanted to educate more homeowners on as it was misunderstood.

Ms. Garris questioned what happened if an applicant wanted to sell their home in ten years after receiving \$100,000; would the

applicant only pay back the difference, which would be \$50,000.

Ms. Collins replied that if the applicant received the \$100,000 and sold the home after ten years, they would only have to repay \$50,000 as it would be amortized.

Ms. Sikes-Kline said the objective of the program was to keep residents in their homes to age in place and to maintain the fabric of the community.

b. LCRA Fix-It-Up Grant Award Increase Proposal Jaime D. Perkins, Neighborhood Services & CRA Manager

Jaime D. Perkins, Neighborhood Services & CRA Manager, provided a brief overview of the LCRA Fix-It-Up Residential Grant Repair Program Amended guidelines. She said the updates were based on the feedback from a previous meeting. She noted one of the changes to the program would be that the income component would be based on the net income instead of the gross income, a third-party verification form would be needed as well as any other documents as requested. She said this would have to be the owner's primary residence, and any non-standard applications would be reviewed by the City Attorney's office.

Ms. Horvath asked if a new person came to hold the title, could the new homeowner sell after five years and pay the difference.

Ms. Perkins replied that the language added was supposed to explain that if a person sold the property after a certain number of years, they would have the same responsibility as the original owners.

Ms. Lopez clarified that the City Attorney's office was not an investigative force and would be reviewing the deed at face value and any other public records as filed. She said some things would be out of her purview and those items would be brought before the board for approval.

Ms. Sikes-Kline noted the second notation on the program guidelines and criteria stated, "prior award recipients may be required to be placed on a waiting list", she asked how that would be determined.

Ms. Perkins replied that would be a decision for the Board to make as there were many returning applicants. She explained that an applicant needing a new roof would be considered more critical than a flooring situation.

Ms. Sikes-Kline felt that it would be better if that kind of decision was not a decision that was left for staff to make, and it could be standardized language. She suggested to start each situation could be brought before the board.

Ms. Lopez suggested creating a list of key features that qualify as a first-time grant recipient such as critical systems that were classified by a contractor. She said if these types of critical necessities had already been completed on the home, the applicant would be wait-listed.

Mr. Springfield said that historical building received priority. He said there could be a priority list. He said if an applicant had their roof replaced and there was another issue they should not automatically go on a waitlist, but it would depend on the ask. He thought a list could be the best way.

Ms. Perkins replied that the list could include historic buildings, roofs, mechanical, electrical repairs, plumbing and things of that nature.

Ms. Sikes-Kline said it should be clearly stated for the applicant to eliminate confusion.

Ms. Perkins replied that it could be added to the criteria. She said they work closely with St. Johns Housing Partnership, and they could help develop the list and would ensure it met the minimum qualifications for safety and health within the home.

Ms. Sikes-Kline noted on the transfer of title to surviving family members that it was shown at zero monetary but often transfers took place with a fifty dollar or a hundred-dollar monetary value and suggested that it be changed to anything under one hundred dollars.

Ms. Lopez advised that the reason was called the 'concept of consideration', and a contract was not valid unless there was consideration.

Mr. Springfield questioned how all the income was verified when an applicant applied for the program.

Ms. Perkins replied that bank statements any income documents such as statement from an employer or a profit and loss statement if self-employed.

Mr. Springfield said many people had multiple incomes and thought it would be hard to verify all sources. He said that income sources could be manipulated. He questioned the 80% low-income threshold.

Ms. Perkins replied that the 80% was based on other state department requirements and they wanted to be consistent with their programs, as well as the county's programs. She said they wanted to be consistent with the State and HUD. She noted there had been a lot of changes to the income qualifications.

Mr. Birchim said they could provide an itemized list of what would not be included in the net income.

Ms. Blonder said there had been an increase in property and flood insurance rates. She said the City was making an investment in the community with this program and was in support of the investment; however, questioned if property or flood insurance should be required to protect the investment. She said she was hesitant due to the income levels as property insurance was high and

could be out of reach for some in this program but thought it should be considered.

Mr. Birchim said that if there was a mortgage on the home then insurance would be required.

Ms. Perkins replied that there had been applicants that went through the program that did not have a mortgage and was unsure if they had insurance. She noted previously, the City Commission had opposed the requirement of insurance for the reasons mentioned by Ms. Blonder. She said they kept the grant requirement to a minimum.

Ms. Sikes-Kline said the lesser requirements was when the grant awards were much lower than \$100,000 and that was a significant investment in these properties, and thought it was a reasonable request and discussion. She felt that flood insurance for Lincolnville was necessary.

Mr. Springfield thought if a home were destroyed with a natural disaster, the property alone was probably worth enough to pay the loan back. He said it made sense for a bank to require insurance, but the City had the property that could not go anywhere, and it could satisfy the loan.

Ms. Perkins agreed, she said to keep in mind that not all applicants would receive the full amount as the program was to help homeowners age in place not for beautification.

Ms. Blonder said she did not have a strong opinion regarding the insurance but felt it needed to be discussed.

Ms. Garris felt that applicants would not apply for the program if they had the resources to do the repairs or the ability to apply for assistance with a traditional loan. She said the City should not investigate an applicant's income. She said requiring Lincolnville homeowners to obtain flood

insurance did not seem right as Lake Maria Sanchez had not been fixed. She felt an applicant would be serious about fixing their home if a lien was applied for up to twenty years. She said under the guidance of Mr. Franklin, Ms. Perkins and her team, they were capable of making the right decisions for applications instead of waiting for another meeting.

Ms. Horvath said the program was well thought out and if an heir wanted to sell the home, the loan could be paid back.

MOTION

Ms. Horvath MOVED to pass the change to \$100,000 with a twenty year pay back.

Ms. Perkins said it was clear that with the increase in funds, a twenty-year lien would be added. She asked for clarification regarding the critical priority items not being deferred to staff and allow the Board to decide. She said that could be clarified in the motion or she could return with a better outline at a future meeting.

Ms. Horvath felt it would take time to develop a list. She said by adding the additional funds, it helped keep housing stock, which helped make St. Augustine a historic City, as Lincolnville was very special.

Mr. Springfield said that the net versus the gross income could be added for approval.

The motion was SECONDED by Ms. Sikes-Kline.

Ms. Sikes-Kline reviewed the other suggestions which were:

- Net versus Gross income
- List for critical items in order for an applicant to be ranked or wait listed
- Monetary exchange of \$100.00 or less

Ms. Sikes-Kline asked to amend the motion to include the items listed.

MOTION

Ms. Horvath amended the motion to include the following items: net versus gross income, list for critical items in order for an applicant to be ranked or wait listed, and the monetary exchange of \$100.00 or less. The motion was SECONDED by Ms. Sikes-Kline.

VOTE ON MOTION:

AYES: Horvath, Sikes-Kline, Garris, Springfield, Blonder

NAYES: None

MOTION APPROVED UNANIMOUSLY

b. LCRA Projects Update Jaime D. Perkins, Neighborhood Services & CRA Manager

Jaime D. Perkins, Neighborhood Services & CRA Manager, provided a brief overview of the LCRA projects that were taking place within the Lincolnville area. She discussed the neighborhood beautification projects and the LCRA Institutional rehab projects.

Ms. Sikes-Kline commented that she appreciated the discussion and the letter sent by the Audubon society about the wildlife nest where the terrace would be located. She appreciated the consideration given regarding that issue. She was in support of leaving the pathway where it was as the community were the ones who planned this out and felt it could be left for a future stage as it was not beneficial. She said she was in support of having the Dr. B. Hayling statue in the park; however, did not want a lot of items throughout the park as it was supposed to be green space.

Ms. Blonder felt that more time was needed to discuss how the items would be phased into the park.

Ms. Sikes-Kline agreed that a discussion should take place.

c. HACRA Project Update Jaime D. Perkins, Neighborhood Services & CRA Manager

Ms. Sikes-Kline asked if there was a presentation about the HACRA or if the memo in the packet clarified what was taking place.

Ms. Perkins replied that the memo explained what was taking place in HACRA. She said they were working on Cordova Street and had retained Inspire Placemaking to assist.

d. WCCRA Plan Update Jaime D. Perkins, Neighborhood Services and CRA Manager

Jaime D. Perkins, Neighborhood Services and CRA Manager, said they would be bringing a plan for review in early 2025.

5. ITEMS BY CITY ATTORNEY

(None)

6. ITEMS BY CITY STAFF

Ms. Perkins announced that she and Ms. Collins attended the Florida Redevelopment Conference and received an award for the West City CRA and the establishment of a third in our City.

7. ITEMS BY BOARD CHAIR AND BOARD MEMBERS

(None)

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 4:47 P.M.

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

DRAFT



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: The Honorable Chair and Board Members
City of St. Augustine Community Redevelopment Agency

DATE: January 16, 2025

RE: Agenda Item for January 27, 2025, Community Redevelopment Agency Meeting;
Dr. Robert B. Hayling Freedom Park Update

In the continuous effort to develop the masterplan and ultimately design documents for Dr. Robert B. Hayling Freedom Park, we continue to receive feedback and input from stakeholders and those who have interest in the future of the recreational space.

Of the many items that are proposed for improvement, the “Marsh Overlook” situated on the northside of the park space as well as the realignment of the current pathway have been elements of concern by the St. Johns Regional Audubon. With the recent addition of the birding trail and reported sitings of endangered or rare bird species, staff is proposing modifications to the design. Regarding the marsh overlook, staff would like the board to consider a more simplified approach to seating if any in that section of the park. There would be no covered pavilion or near water access. The pathway would not be altered and would remain as its currently aligned. Attached, you will find the conceptual phasing document of Dr. Robert. B. Hayling Freedom Park, identifying the features in question with a red circle. Additionally, I have attached for your review and consideration, correspondence from Amy Koch, President of the St. Johns Regional Audubon.

Your attention to this matter is appreciated. I am available for any questions you may have. Please feel free to contact me by phone at 904.209.4254 or by email at jperkins@CityStAug.com.

Kindly Submitted,

A handwritten signature in blue ink that reads "Jaime D. Perkins".

Jaime D. Perkins
Neighborhood Services and CRA Manager

Agenda Item for January 27, 2025
Community Redevelopment Agency Meeting
Dr. Robert B. Hayling Freedom Park Update
Page **2** of **2**

cc: City Manager, Assistant City Managers, City Attorney, & Department Directors
Attachments: Dr. Robert B. Hayling Freedom Park Conceptual Phasing Document, St. Johns Regional Audubon
Correspondence



27 Fishermans Cove Rd.
Ponte Vedra Beach, FL 32082
Tele: (904) 770-5484
Email:
stjohnsaudubonsociety@gmail.com

Mayor Nancy Sikes-Kline
Commissioner Barbara Blonder
Commissioner Cynthia Garris
Commissioner Roxanne Horvath
Commissioner Jim Springfield

September 6, 2024

Re: Dr. Robert B. Hayling Freedom Park Master Plan

Dear Commissioners:

St. Johns Regional Audubon (SJRA) so appreciates what the St. Augustine City Commission has done over the past several years to improve St. Augustine generally and especially to preserve and protect habitat for birds and other wild animals.

We are particularly grateful for the Dr. Robert B. Hayling Freedom Park and generally support the proposed Master Plan for the Park. We helped to ensure that the Park was included in the Great Florida Birding and Wildlife Trail (GFBWT) established by the Florida Fish and Wildlife Conservation Commission.

As an organization, we are active users of the Park, holding two or three formal bird walks per year there. In addition, our members and other Audubon chapters visit the Park to bird, particularly during the Fall and Spring migratory seasons. According to Cornell's eBird database, over 160 species have been documented at the Park since eBird's inception. From January 1 of this year alone, 117 species have been documented at the Park and Fall migration is just starting. The Park has become recognized for its "good birding" by birders since its designation as part of the GFBWT, and now is the 10th most popular hotspot in the County according to eBird, out of 100 hotspots.

We have two concerns about the Master Plan that we would like to share with you.

First, we are concerned about the addition of the proposed Matanzas Terrace Covered Pavilion (Pavilion) that was recently added to the Master Plan on the east side of the park. The Modified Master Plan that was approved by the City Commission in Fall 2023 shows this area to be walking pathway with a few benches.

The loss of habitat is the greatest threat to birds to our declining bird populations. The Matanzas and San Sebastian Rivers lie within the Atlantic Flyway for migratory birds,

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www.stjohnsaudubon.com

which need grasslands, mudflats, and high salt marshes to survive. Given the amount of shoreline development going on in and around St. Augustine, we believe that protecting the open grass areas adjacent to the salt marsh would be very helpful to migrating and resident birds.

The location of the proposed Pavilion could result in the disturbance to birds that winter in the salt marsh, including the highly vulnerable Saltmarsh Sparrow, whose population is currently declining at 9 percent each year. Since 1987, there has been an estimated population loss of 87 percent, according to the U.S. Fish and Wildlife Service (USFWS). According to eBird, as many as eight (8) were seen on one (1) day in January 2023 in the tidal salt marsh, with the last sighting of a Saltmarsh Sparrow in March of this year – at the end of beginning of its migration season back north. The USFWS is expected to decide whether this species needs protection under the Endangered Species Act by the end of this year.

The proposed Pavilion and walkways would also disturb the much-needed open grass area for species such as Bobolinks and Killdeer. Killdeer, which breed in the Park, are ground nesters in open grass areas. Bobolinks also need open grass areas to survive their annual migration to South America. According to the E-bird, Bobolinks has been observed by birders at the Park 19 times and Killdeer 242 times.

The Park currently has several places where people can hold picnics - so the loss of the proposed Pavilion will not eliminate picnicking areas for residents and visitors - but will help our resident and migrating birds. Eliminating the Pavilion will also help to ensure that the Park has at least one contiguous section dedicated to observing nature and to support its GFBWT designation.

Second, also in the east side of the Park, we understand that a pathway realignment is proposed that would remove the existing 650+ linear feet of asphalt and replace it with a new asphalt path of approximately equal distance running through a good grassy wildlife area. We question whether this is necessary or cost-effective. We also believe that leaving the current pathway as it would be more respectful of the original intent of the Park to keep it passive under City Resolution 2014-38.

We hope that you find our comments helpful. Thank you for all that you are doing to make St. Augustine such a fine place to live and visit.

Respectfully submitted,

Amy S. Koch
President

About us

Our 800+ member chapter works to educate St. Johns County and eastern Putnam County residents and visitors about our splendid bird population and to promote the protection of the habitat necessary for our native and migratory birds to thrive.

Celebrating and protecting birds from the river to the sea

From: [President](#)
To: [Reuben Franklin](#); [Jaime D. Perkins](#); [William J. Miller](#)
Subject: The Dr. Robert B. Hayling Freedom Park
Date: Thursday, November 14, 2024 4:59:56 PM
Attachments: [SALS plan final.pdf](#)

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

All:

The St. Johns Regional Audubon (SJRA) has final recommendations on two components of the Dr. Robert B. Hayling Freedom Park project.

First, after much thought and discussion, SJRA remains opposed to the construction of a pavilion overlooking the Matanzas River. Our justifications are laid out in the letter we sent to the St. Augustine City Commission on September 6, 2024.

Second, in an effort to preserve the continuity of winter habitat we question whether the pathway realignment is necessary. Given the rapid pace of development along our shorelines in St. Johns County, the SJRA continues to believe that protecting the open grass areas adjacent to the salt marsh would be very helpful to migrating and resident birds.

J.B. asked if there was any way to determine exactly what areas the highly vulnerable Saltwater Sparrows use at the Park. eBird does not provide that information, but I was able to contact James Hill who informed me that he has viewed Saltmarsh Sparrows, as well as Nelson's and Seaside Sparrows, "all along the east side of the Park from north to south." More recently, he observed them "near the point where the path veers to the right." James also indicated that he has never seen them on the west side of the park.

Attached for your review is the 2020 *Saltmarsh Sparrow Conservation Plan* put together by the Atlantic Coast Joint Venture, a consortium of agencies, including the U.S Fish and Wildlife Service and U.S. Corps of Engineers. The report notes that conservation efforts are needed to ensure that winter habitat loss does not become a limiting factor affecting the Saltmarsh Sparrow's population dynamics (at 69).

Given that the Saltmarsh Sparrow has had a population loss of 87 percent since 1987 and is under consideration for protection under the Endangered Species Act, we believe that it would be very prudent to eliminate the proposed eastern pavilion and pathway realignment from your plans. Elimination of these items would follow the Conservation Plan guidance and Best Management Practices.

Please note, we have absolutely no objection to the proposed construction of a pavilion on the

west side of the Park.

We would very much be interested in being a part of further discussions and public meetings with respect to the development of the Park. Is there a mailing list that I could be added to?

We very much appreciate your willingness to engage with us regarding these issues. We value our relationship with the City and appreciate all that its Staff has done to help us at the native plant garden, but more generally we also appreciate your efforts to conserve land in St. Augustine.

We look forward to the renovation and upgrading of this special Park so that the community and wildlife can enjoy and flourish in it for years to come.

Kind regards,
Amy Koch

Amy S. Koch
President
St. Johns Regional Audubon
Cell: 202-251-2017
SJRA: 904-770-5484

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from the river to the sea!**

Phasing Legend

- A Gathering Plaza
- B New Pathway
- C Sunset Terrace
- D Dr. Hayling Statue and Plaza
- E Matanzas Terrace and Path
- F Restroom Pavilion

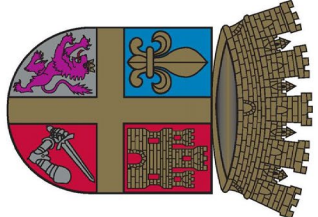
**BENCHES**

**TRASH RECEPTACLES / DOG WASTE STATIONS**

**WATER FOUNTAINS**

**HISTORIC SIGNAGE**

 Proposed Changes



ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK
MASTER PLANNING **Dr. Robert B Hayling Freedom Park Plan Phasing**
City of St. Augustine + Lincolnville CRA | St. Augustine, Florida
ML+H Project No. 22.10.0

Celebrating Our Story + Looking Ahead

05.18.23



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CITY OF ST. AUGUSTINE

MEMORANDUM

TO: The Honorable Chair and Board Members
City of St. Augustine Community Redevelopment Agency

DATE: January 14, 2025

RE: Agenda Item for January 27, 2025, Community Redevelopment Agency Meeting;
LCRA Fix-It-Up Critical Repair List Proposal

During the Monday, October 28, 2024, Regular Community Redevelopment Agency (CRA) meeting, modifications to the Fix-It-Up Residential Repair Program were proposed and discussed. All the modifications were adopted via a motion and unanimous vote; however, the Agency directed staff to return with a more definitive critical repair list prior to implementing a waitlist for qualified, returning applicants.

Staff coordinated with Bill Lazar; Executive Director of the St. Johns Housing Partnership, who helped to make a professional determination regarding critical repair items. Should the Board be amendable to these items, staff will use the critical repair list to determine the urgency in initiating repairs for returning applicants, if there is a mitigating circumstance with allotted funding and/or new applicants have submitted their application during the same time-period of a returning applicant requesting repair assistance.

The list is attached. Your attention to this matter is appreciated. I am available for any questions you may have. Please feel free to contact me by phone at 904.209.4254 or by email at jperkins@CityStAug.com.

Kindly Submitted,

A handwritten signature in blue ink that reads "Jaime D. Perkins".

Jaime D. Perkins
Neighborhood Services and CRA Manager

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

Attachments: Fix-It-Up Residential Grant Program Critical Repair List



Lincolnville Community Redevelopment Area

Fix-It-Up Residential Repair

Critical Item Repair List

Note: The items identified on this list shall determine if a qualified applicant's residential repair is deemed urgent or a priority repair. This list will only be implicated in the event that a returning applicant and a first-time applicant submits their application during the same time period, or if a wait list as been implemented due to funding challenges.

List is not in order of priority.

Critical Repair Items:

- Roofing repair or new installation
- HVAC repair or new installation
- Plumbing issues related to water access, quality, sanitation, or high utility bills
- Plumbing issues causing residential damage; leaks, broken pipes, damage to foundation
- Electrical issues that cause immediate danger to the homeowner and/or risk of fire
- Accessibility; relative to medical equipment, medical condition, or security
- Emergency repairs as a result of a natural disaster, causing immediate danger or displacement

Applicant may have the critical item repaired and still be placed on the waitlist for additional non-critical or priority repairs. Repairs may be short term resolutions until funding is available to complete the critical repair, i.e. placing a tarp on a roof to prevent leaks until a vendor is mobilized and materials are acquired.



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: The Honorable Chair and Board Members
City of St. Augustine Community Redevelopment Agency

DATE: January 14, 2025

RE: Agenda Item for January 27, 2025, Community Redevelopment Agency Meeting;
LCRA Twine Park Proposal

During the Monday, January 6, 2025, Lincolnville Community Redevelopment Area (LCRA) Steering Committee meeting, the advisory board asked staff to pursue steps in continuing the improvement of Twine Park. This matter was not brought to a formal vote; however, the Twine Park improvements did receive advisory board consensus.

Attached please find pages 20 through 24; the Concepts and Schematic Pocket Parks section of the Lincolnville Landscape Master Plan Schematic Design Booklet, which was completed on January 15, 2018. While the booklet provides many schematic designs for areas of improvement throughout the Lincolnville community and LCRA, the pages of reference specifically highlight Twine Park. Staff is asking for Agency consensus and directives to proceed with improvement efforts at Twine Park.

Your attention to this matter is appreciated. I am available for any questions you may have. Please feel free to contact me by phone at 904.209.4254 or by email at jperkins@CityStAug.com.

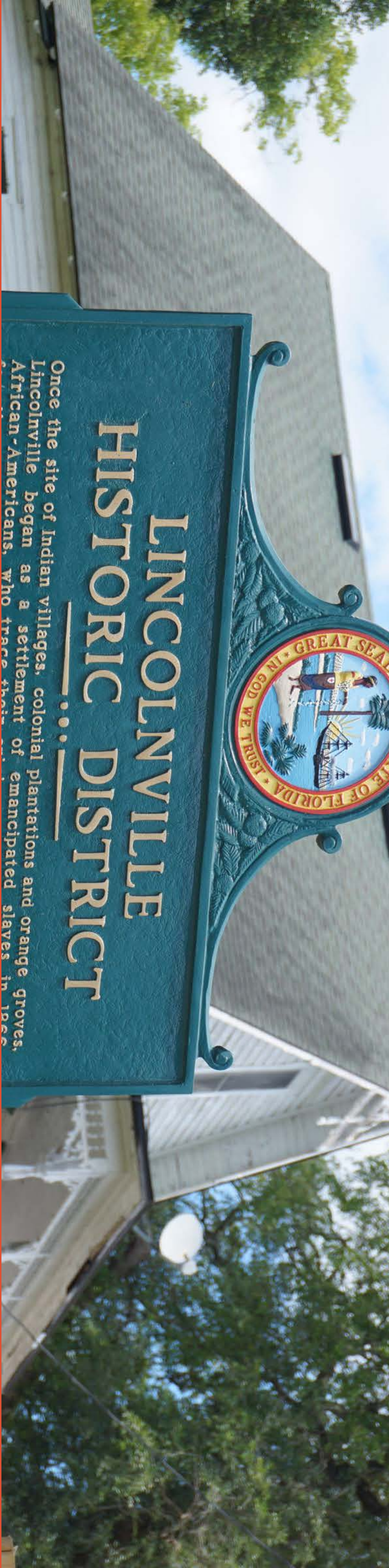
Kindly Submitted,

A handwritten signature in blue ink that reads "Jaime D. Perkins".

Jaime D. Perkins
Neighborhood Services and CRA Manager

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

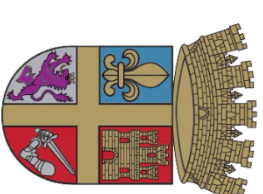
Attachments: Lincolnville Landscape Master Plan Schematic Design Booklet



Lincolnville Landscape Master Plan Schematic Design Booklet

City of St. Augustine
Lincolnville Community Redevelopment Area
ML+H Project No. 17.29.0

Version 3



CITY OF
ST. AUGUSTINE
EST. 1565



Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING



City of St. Augustine
Planning & Building Department

75 King Street

St. Augustine, Florida 32084

Honorable Nancy Shaver

Mayor

Mr. John Regan, P.E.

City Manager

Mr. David Birchim, AICP

Director, Planning & Building

Mrs. Amy McClure Skinner

Deputy Director, Planning & Building



Lincolnville CRA Steering Committee

Nicholas Noloboff

Chair

Nathan Baer

Vice Chair

Rev Rory Hermann

Carolyn O. Wright

Anita Dalton



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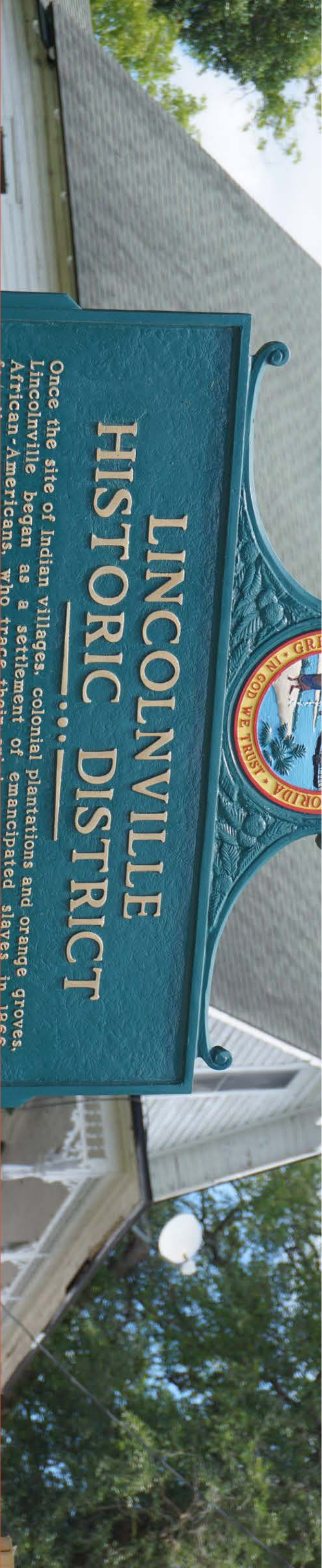
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Carter Gresham, Associate ASLA

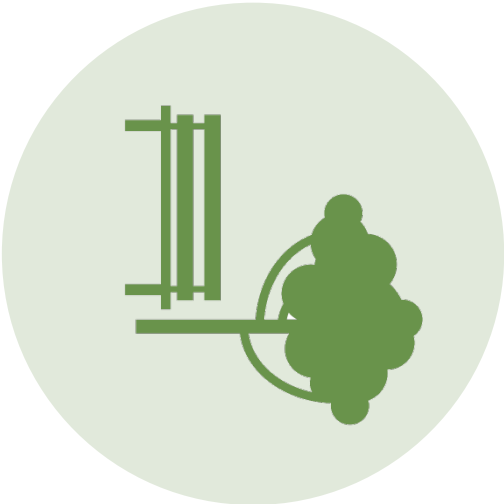
Project Manager

Lincolnville Landscape Master Plan
Schematic Design Booklet

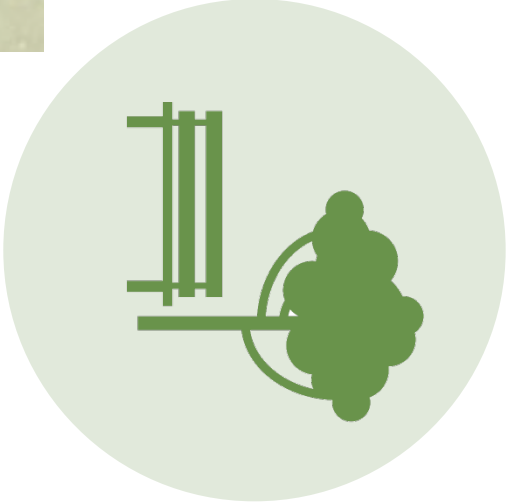
Last updated January 15, 2018.



Concepts + Schematic Pocket Parks

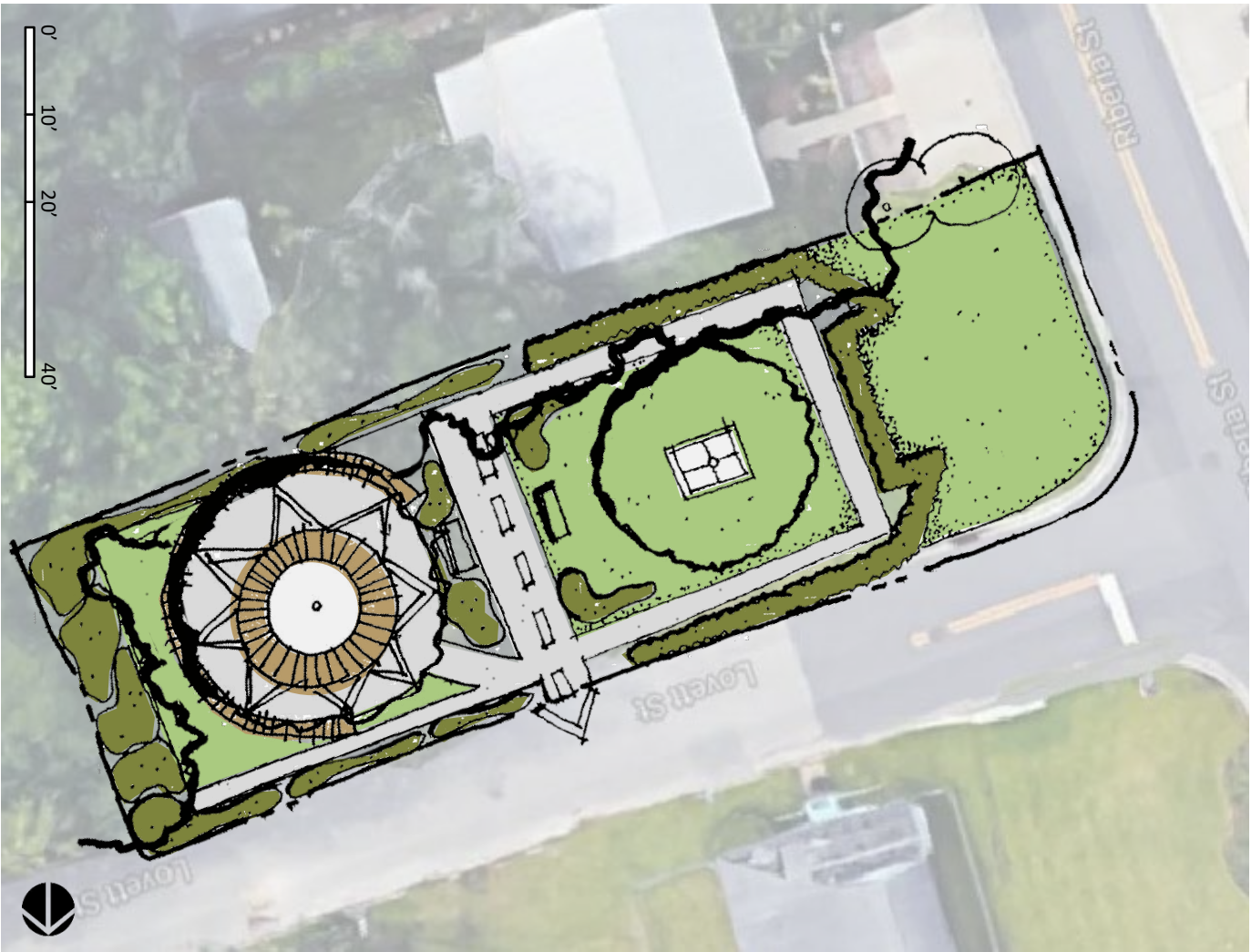


Twine Park Concepts



POCKET PARK

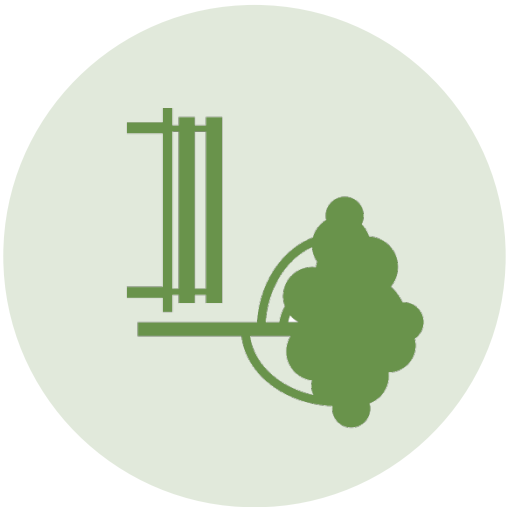
Concept A
*Two circular lawns
Extended pergola with
vines*



Concept B
*Interior courtyard
'Fort Mose' hedge
Freedom Hat Garden and
Circular Bench*

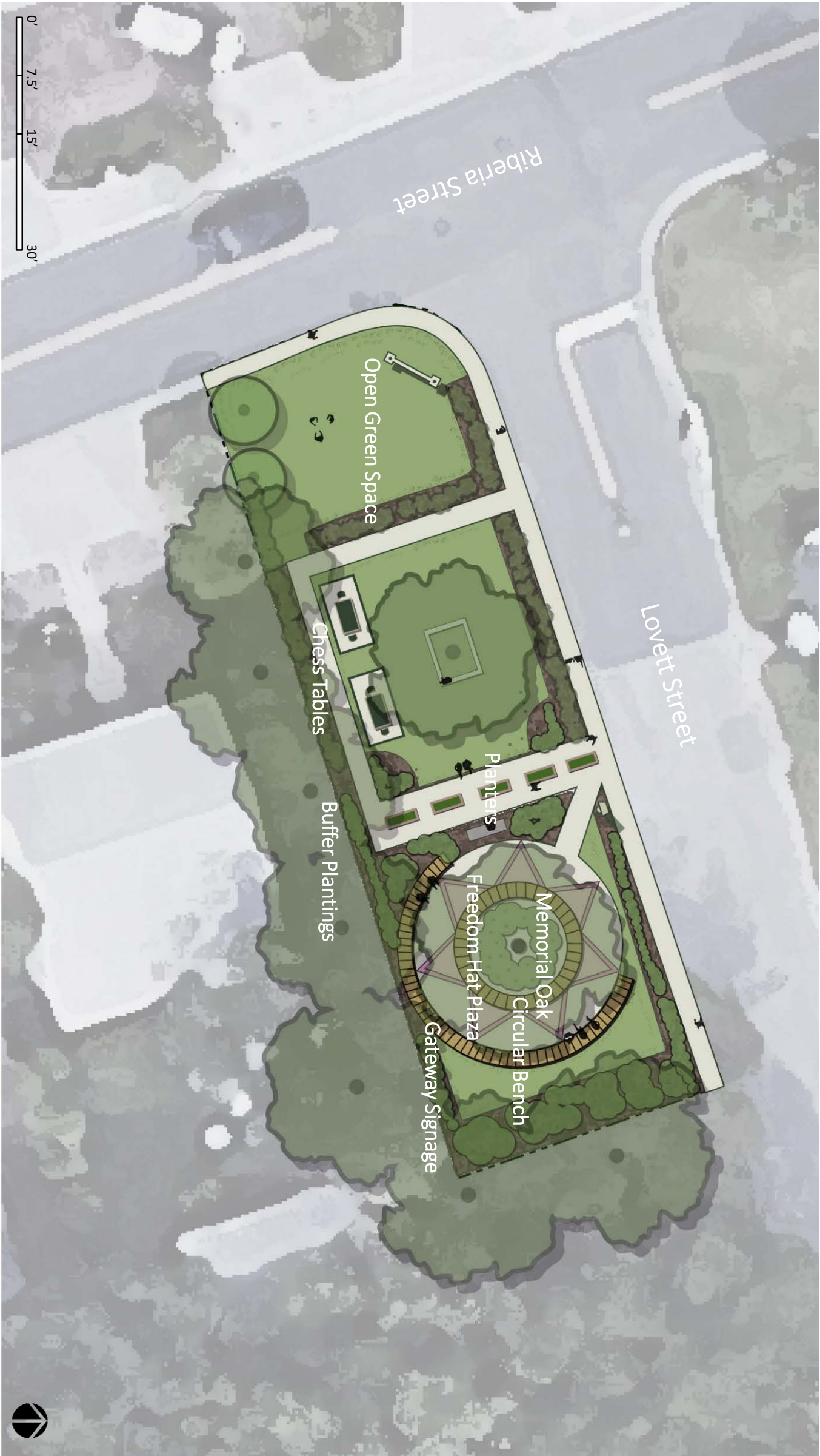


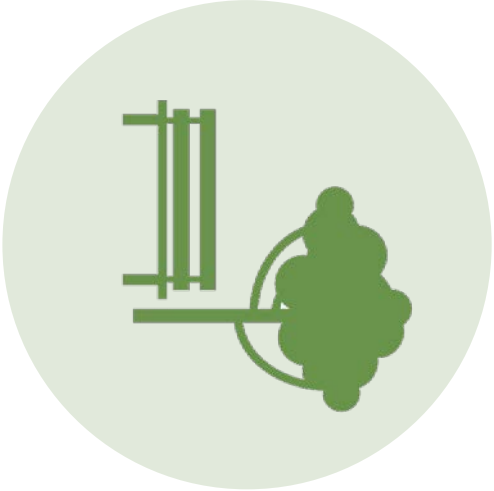
Developed into Schematic
(see next page)



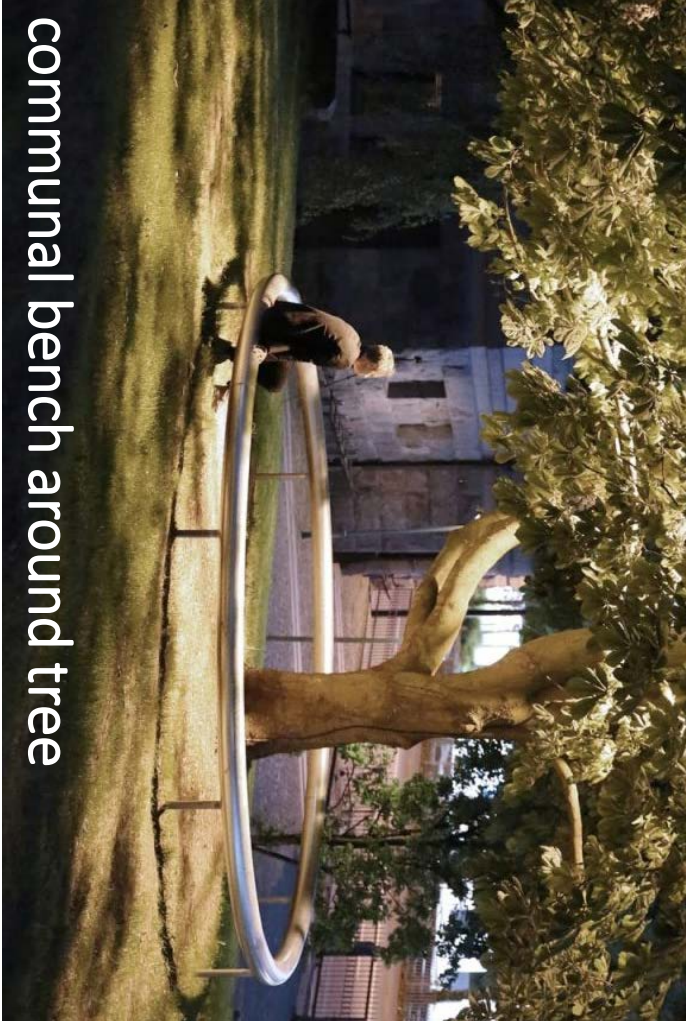
Twine Park Illustrative Master Plan

Twine Park will serve as a gathering space, rooted in the legacy of a local woman, a pillar in the civil rights movement in St. Augustine, Kat Twine. Existing trees help create a shade canopy, while understory hedge plantings define the interior spaces. A large oak on the east side of the park is situated in the center of a new public space, dotted by the forms of Ms. Twine’s ‘Freedom Hat,’ a lasting monument to this trail-blazing woman.





Twine Park Theme & Character



communal bench around tree

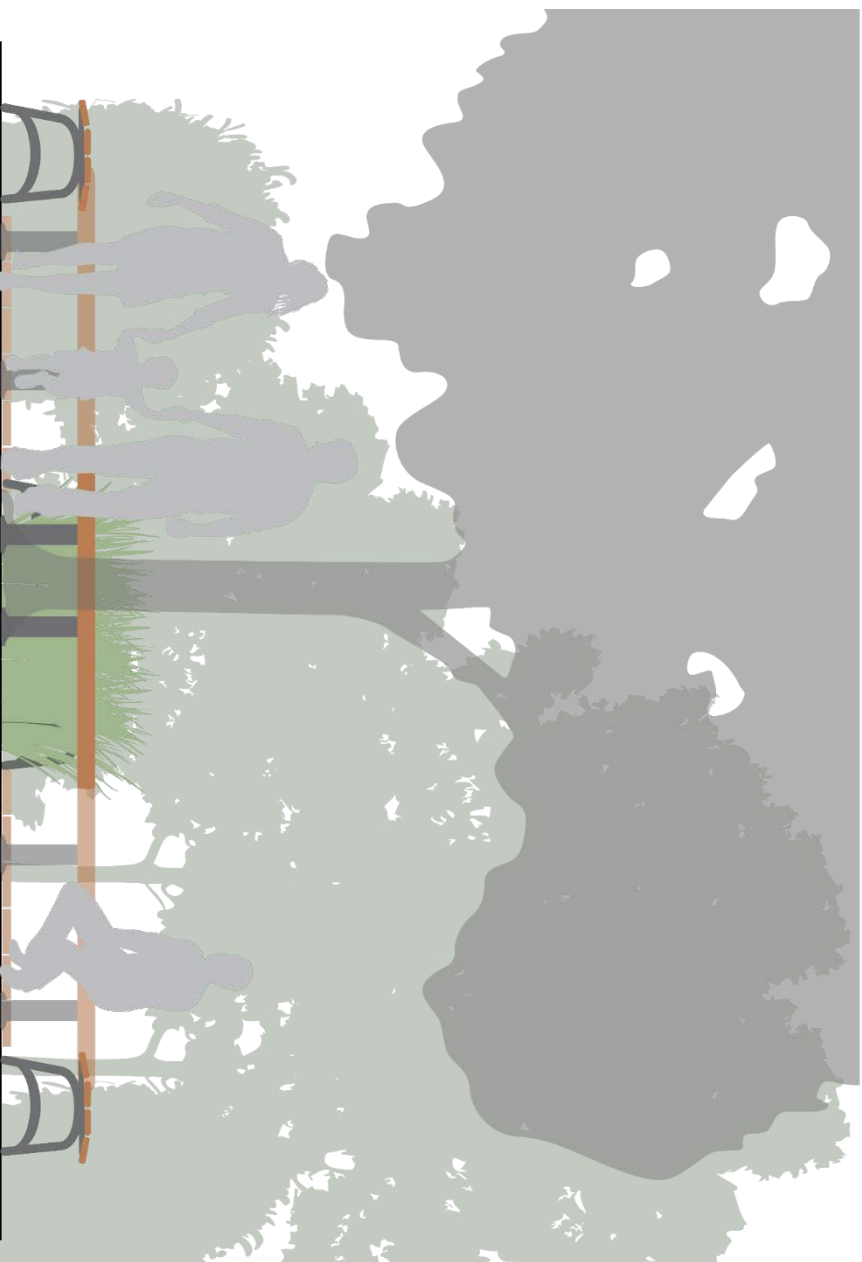


chess



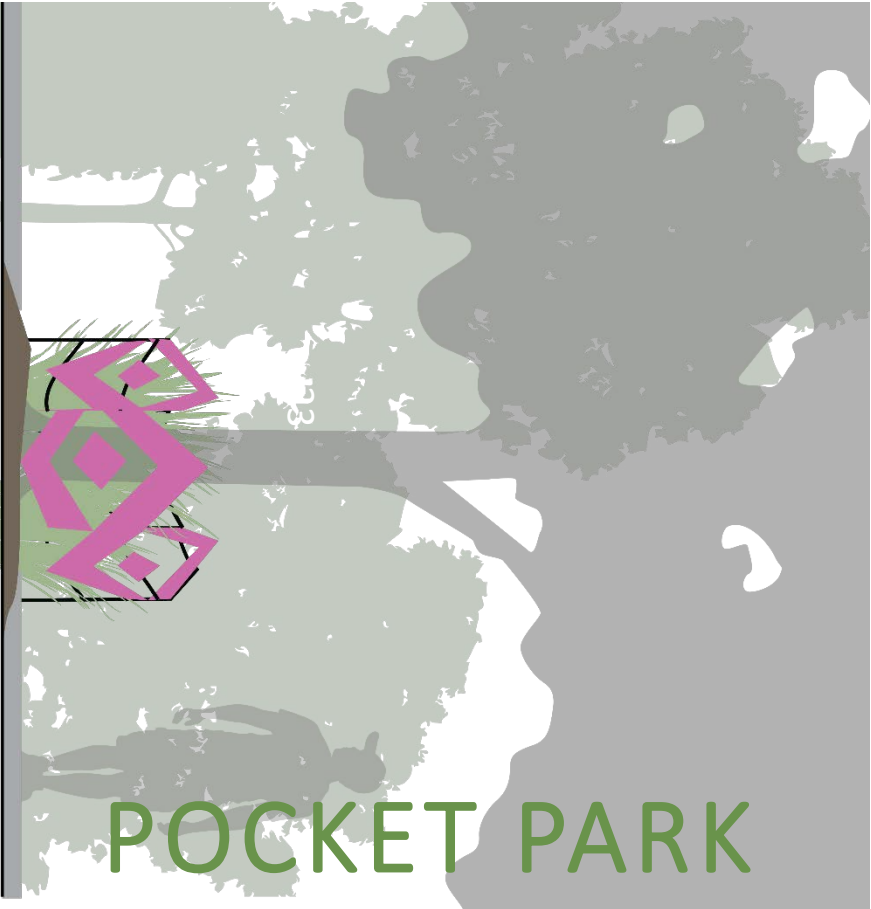
Kat Twine's Freedom Hat

(images above by others)



Communal Bench

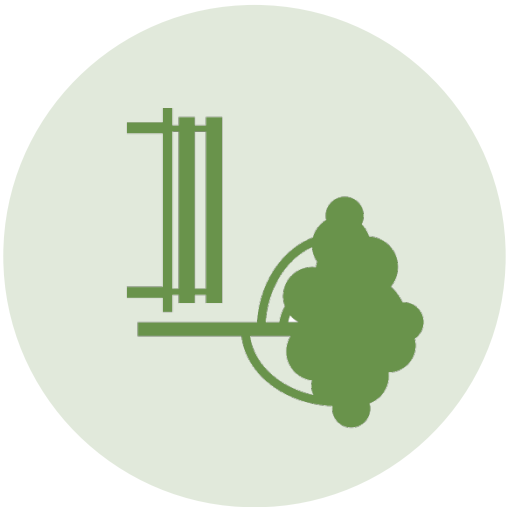
In tribute to the spirit of Kat Twine, the concentric benches around the memorial oak tree create a community space that invites dialogue and comradery.



POCKET PARK

Freedom Hat Sculpture

A kite-like sculpture around the base of the Memorial Oak provides a simple, artistic representation of Kat Twine's famous Freedom Hat. The pink color will provide a pop of color amidst the greens of the surrounding landscape.



Twine Park Photorealistic

POCKET PARK





CITY OF ST. AUGUSTINE

MEMORANDUM

TO: The Honorable Chair and Board Members
City of St. Augustine Community Redevelopment Agency

DATE: January 14, 2025

RE: Agenda Item for January 27, 2025, Community Redevelopment Agency Meeting;
WCCRA Draft Plan Status and Update

Attached please find the most recent iteration of the West City Community Redevelopment Area (WCCRA) Plan Draft. As we continue to develop the strategic Community Redevelopment Plan (CRP) for the newly formed WCCRA, staff continues to seek input from internal and external stakeholders.

During the Thursday, January 9, 2025, WCCRA Steering Committee meeting, there was a unanimous vote to conduct a future and tentatively final meeting of the WCCRA Steering Committee. The meeting is scheduled for Thursday, March 27, 2025. The Steering Committee agreed there was a need to review the CRP after city staff has completed their review and offered preliminary comments. The attached draft is an opportunity for the Agency to begin its review process ahead of the authorizations and adoption of the plan that is to succeed the dissolution of the WCCRA Steering Committee.

Next Steps and Preliminary Schedule are as Follows:

- Thursday, March 27, 2025- West City CRA Steering Committee Meeting
- Monday, April 28, 2025- CRA Meeting Referral to Planning and Zoning Board (Local Planning Agency)
- Tuesday, May 6, 2025- Planning and Zoning Board Meeting
- Monday, May 26, 2025- Special CRA Meeting, Reading of Resolution
- Monday, May 26, 2025- City Commission Meeting, First Reading of Ordinance
- Monday, June 9, 2025- City Commission Meeting, Second Reading of Ordinance

This is a tentative schedule and can be modified as necessary.

Your attention to this matter is appreciated. I am available for any questions you may have as it relates to the WCCRA Draft plan or any other CRA matters. Please feel free to contact me by phone at 904.209.4254 or by email at jperkins@CityStAug.com.

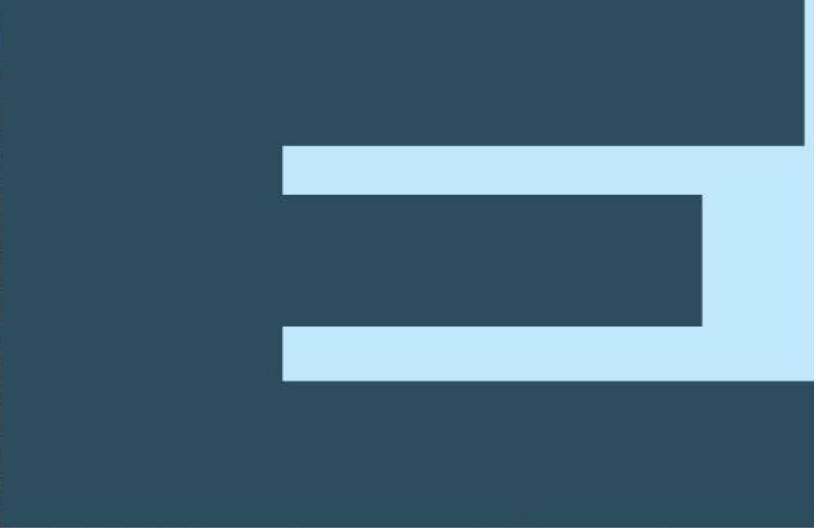
Kindly Submitted,



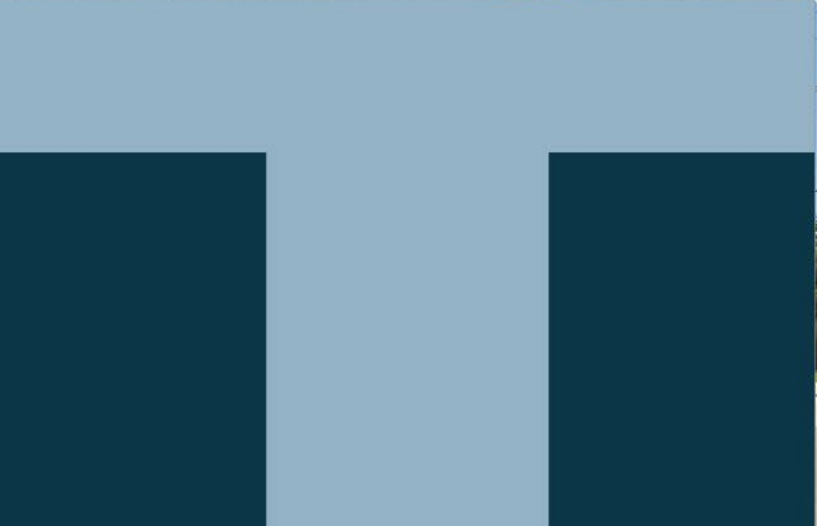
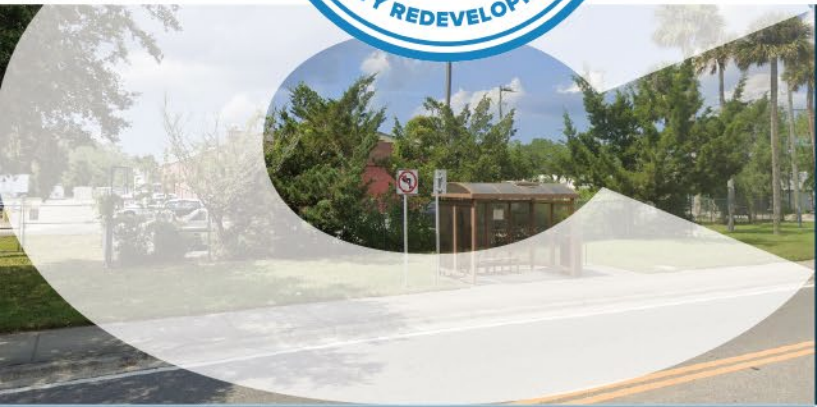
Jaime D. Perkins
Neighborhood Services and CRA Manager

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

Attachments: West City CRA Plan Draft



COMMUNITY REDEVELOPMENT PLAN 2024



PLAN CONTRIBUTORS

COMMUNITY REDEVELOPMENT AGENCY

Mayor Nancy Sikes-Kline
Vice Mayor Barbara Blonder
Commissioner Cynthia Garris
Commissioner Jim Springfield
Commissioner Jon DePreter

WEST CITY CRA STEERING COMMITTEE

Arthur Culbert, Chair
Diana Markovits, Vice-Chair
Brooke Bohall
BJ Kaladi
Wanda Sams
Jeffrey Kempf
Jean Moeller

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, FRA-RA Neighborhood Services & CRA Manager



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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.

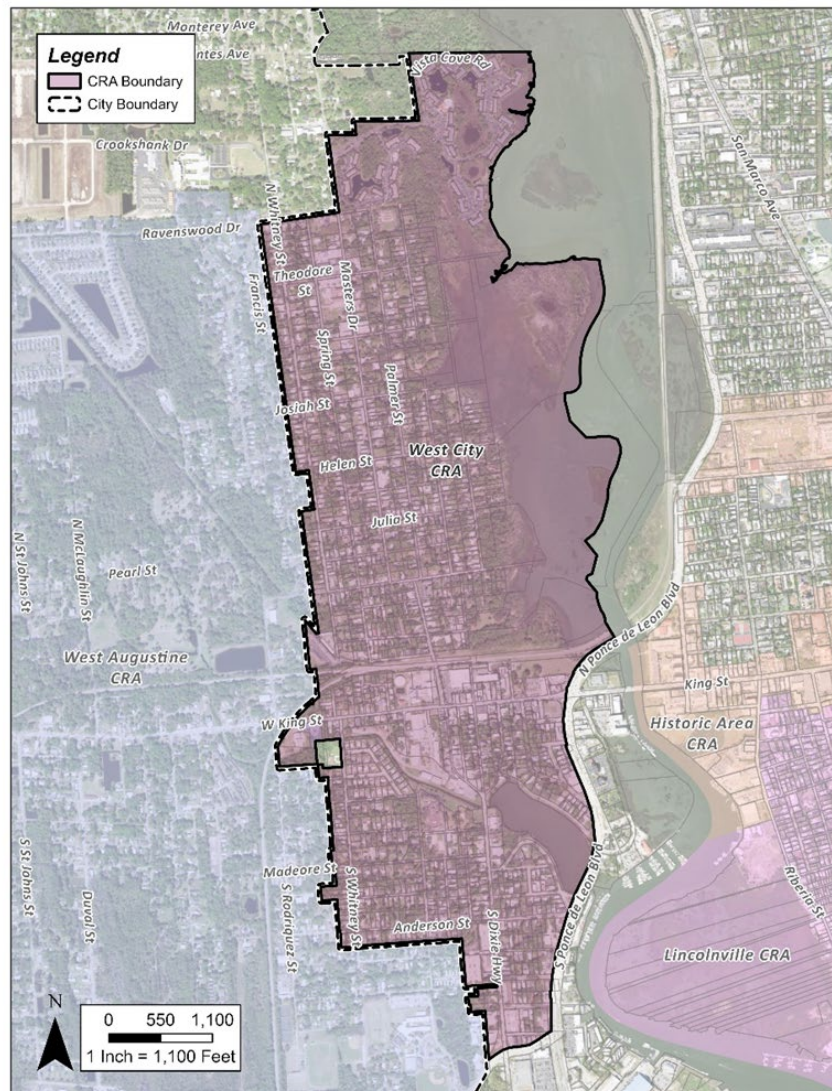
STATEMENT OF PROJECT AND PROGRAM IMPLEMENTATION

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

West City Community Redevelopment Area and the larger West Augustine spatial area has a rich history relative to its location, early development, its evolution as New Augustine, and ultimately its annexation into the City of St. Augustine.

West Augustine or, as it was earlier called, New Augustine, developed in the late 19th and 20th centuries as a suburb to the City of St. Augustine and was not incorporated into the municipality of St. Augustine until 1922. A record of New Augustine's incorporation by Act of the Florida Legislature can be found in the State of Florida Laws dated 1889. A list of head of households from the 1907-1908 City of New Augustine Directory indicates a population of a few hundred residents. New Augustine was referred to as the "Baby City" in the pages of the St. Augustine Evening Record at the turn of the 20th century.

New Augustine's first African American resident was Joseph Rivers who moved there from St. Augustine in 1880. A fisherman and farmer, Rivers built a one room gabled house at 281 West King Street, about 75 feet west of Whitney Street.

The area west of San Sebastian River, called New Augustine, was a thriving, upscale business community . Reportedly, some residents felt as though it would eclipse St. Augustine.

In its early days, the New Augustine area was the end of the line for stagecoaches, bringing travelers from the boat landings on the St. John's River at Picolata. At the turn of the century, it became a popular summer home or vacation spot, and by the 1920's, it would boast some 80 businesses and a population of roughly 3,500 residents.

Approximately a century ago, King Street was the main artery through new Augustine. Four major grocery stores thrived, along with dime stores, an icehouse, drug stores, a furniture store, and a shoe store.

In 1925, Carlton O'Neal's father purchase Carlton's Interior building and like many other families in the area, the O'Neal's lived above their shop.

In the 1920's, most customers came by foot and the buildings lined the road because there was no need for automobile parking and parking lots.

The construction of US Highway 1 in 1957 had an effect that defines the destiny of many more urbanized business areas. The transportation improvement drew businesses away from West King Street to the southern portion of the City. These areas had opportunities for larger business footprints and the parking lots that would serve them.

Catering to national retail tenants also resulted in business challenges for the West King Street businesses. Several businesses closed.

Of course, attracting national retailers also had it's positive side as noted by Rob DiPiazza, owner of Screen Arts at 239 West King Street, "a national retailer doesn't just arbitrarily choose a business location for it operation" suggesting that the demographics of the area were supportive of market activity.

In the 1980's, the ebb and flow of the business activity on West King Street led City leaders to consider establishing the area as blighted to potentially pursue Industrial Development Bonds for redevelopment efforts.

As recounted by Linda Murray in her St. Augustine Record neighbors column, dated August 19, 2004 and entitled, "A trip down the West Side's Memory Lane": West City has been a very vital urban center in the more recent past as well showcasing a number of uses inclusive of retail, entertainment and educational.

Back in the day, there was a hamburger joint where Kings Auto Repair shop stands; there was Broudy's Grocery, Shingler's Drug Store, Andrew's Market, Carlton's Interiors, and Zoric Laundry located between US 1 and Palmer Street.

Pantry Pride Grocery store was on the corner of Palmer and King Streets; there was a little greasy spoon called Joe-Joe's across the tracks and the Sputo's had a little corner store on the corner of Palmer and Evergreen.

On the corner of Masters and Evergreen was Albritton's Feed store. On the corner of King and Palmer Streets there was the Ernest Wells barber shop and a little bar called Mac's.

These recounts are clear indicators that the West City CRA was once a thriving district. The establishment of the special district hopes to encourage the area to once again become a center of commerce, community interaction, and a vibrant part of the City of St. Augustine.

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

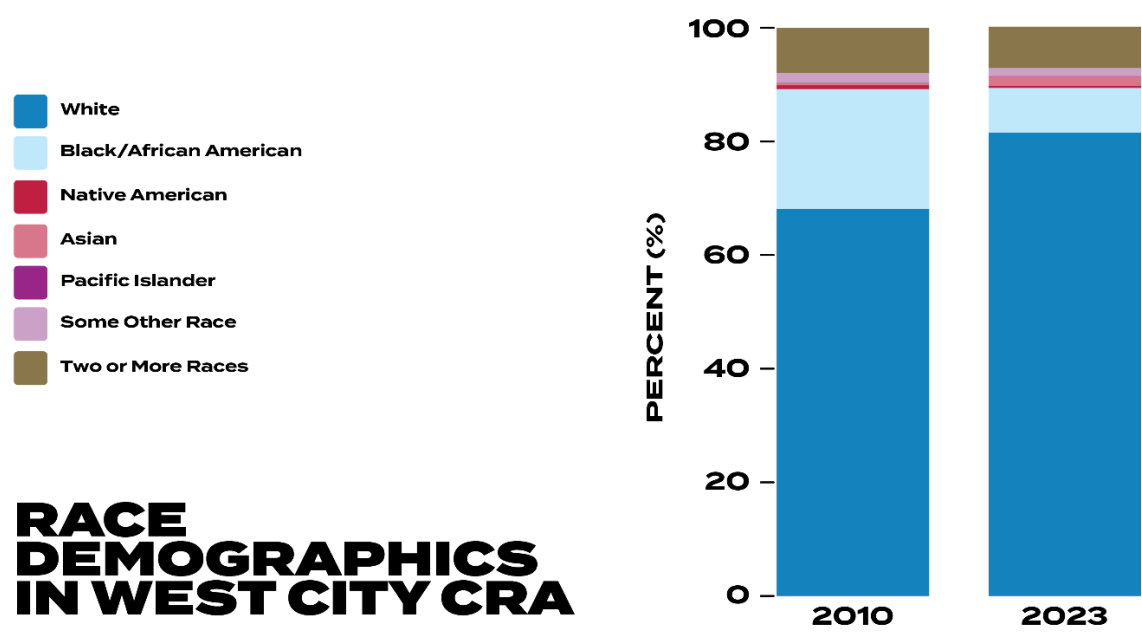
The current population of the West City CRA is estimated to be 2,684 people, according to the American Community Survey estimates for 2023. Compared to the estimated population in 2010, the area has increased in population by 5.8% over the 13-year period. In this same time period, the City has grown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

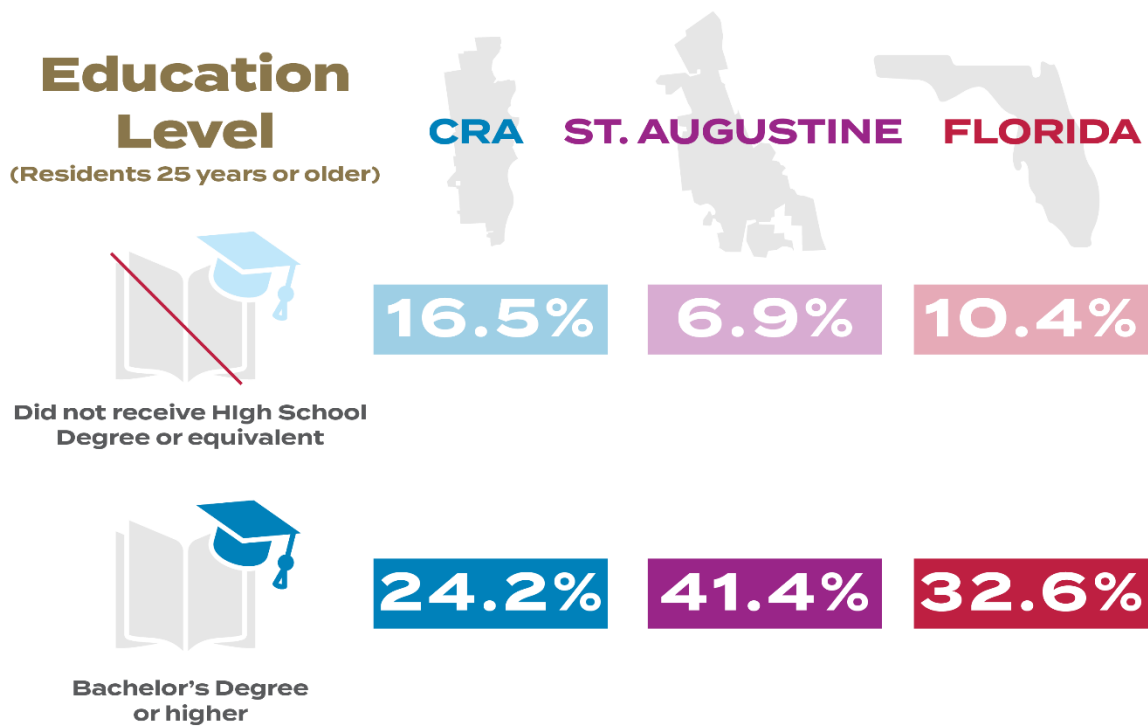


Source: American Community Survey, 2024

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



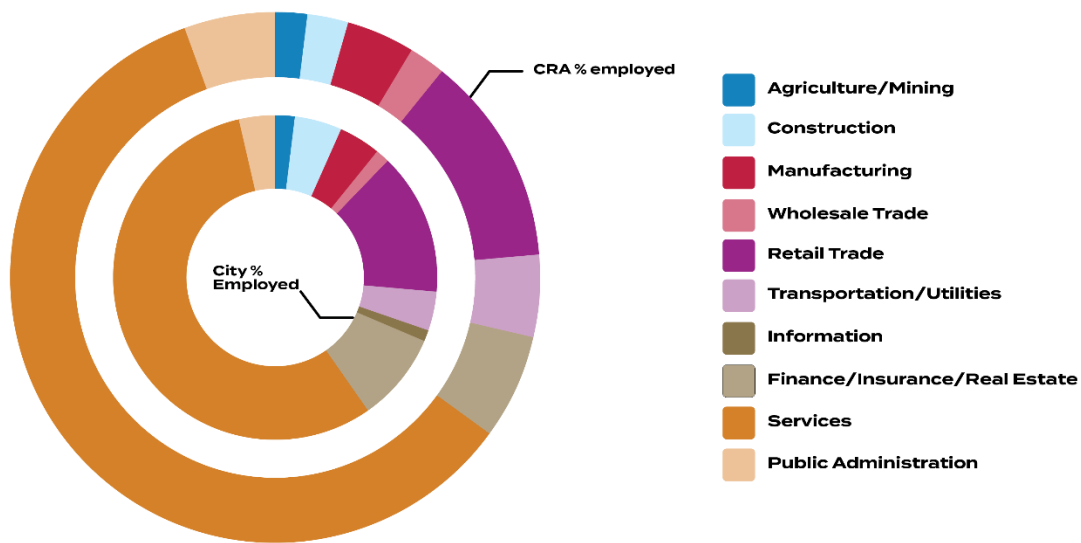
Source: ESRI BAO, 2023

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

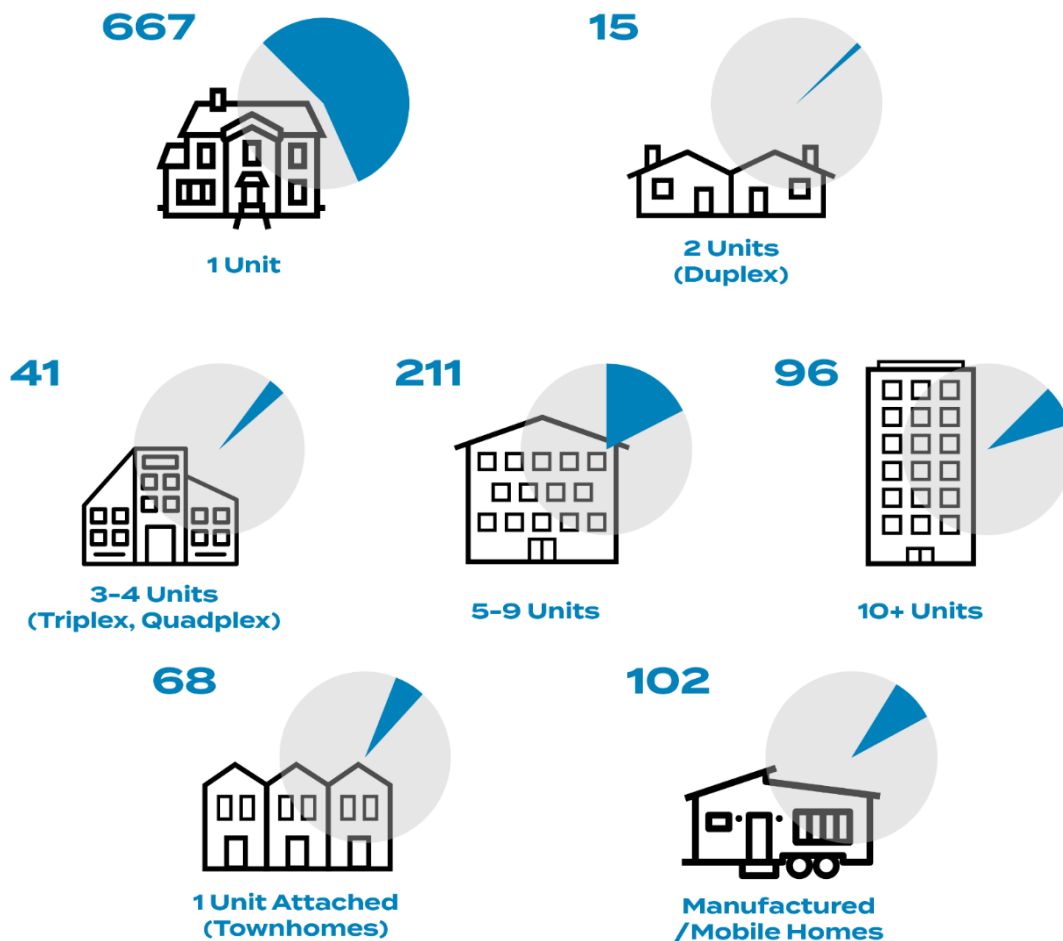


Source: ESRI BAO, 2023

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.

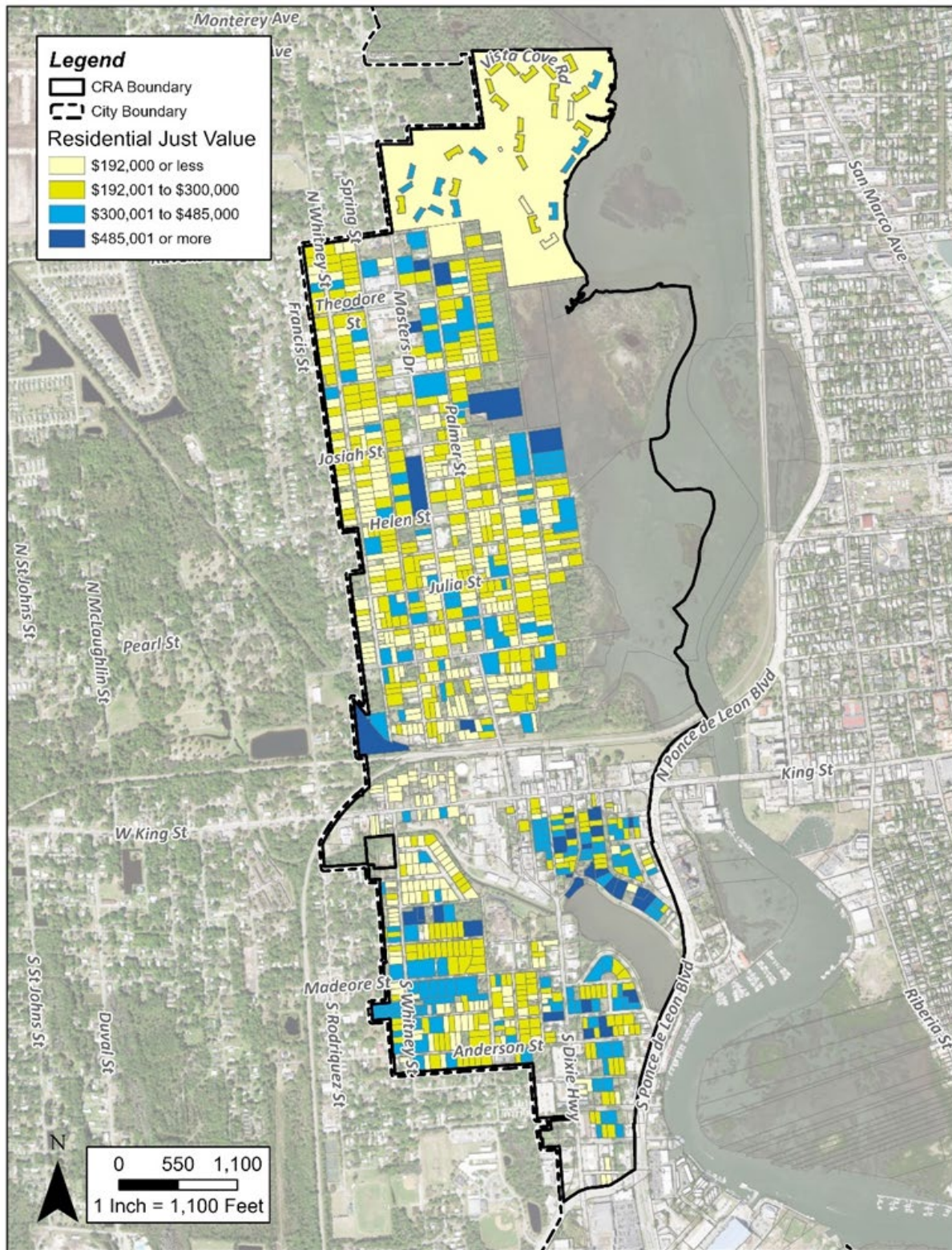
Table 4. Year of Construction for Residential Structures

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

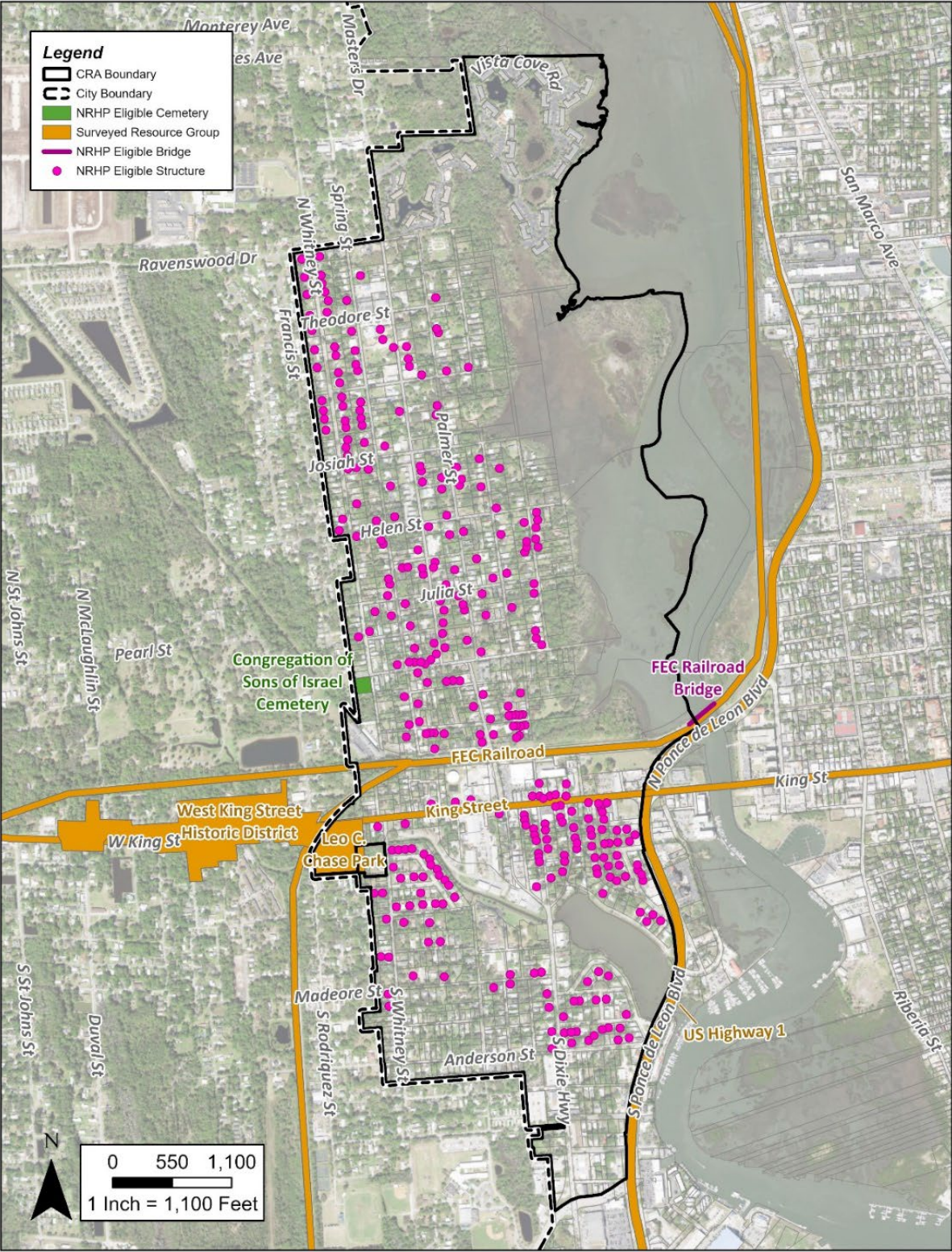
The West City CRA has 883 structures which have been surveyed by the State Historic Preservation Office (SHPO), and of these structures, 317 structures were determined to be eligible for the National Register of Historic Places (NRHP). There is one bridge which has been evaluated, the FEC Railroad Bridge, 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 IIC 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%
Total Acreage	585.31	
<i>1 Some areas within the CRA Boundary are not accounted for within the data above, specifically water bodies.</i>		

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

CURRENT LAND USE PATTERNS

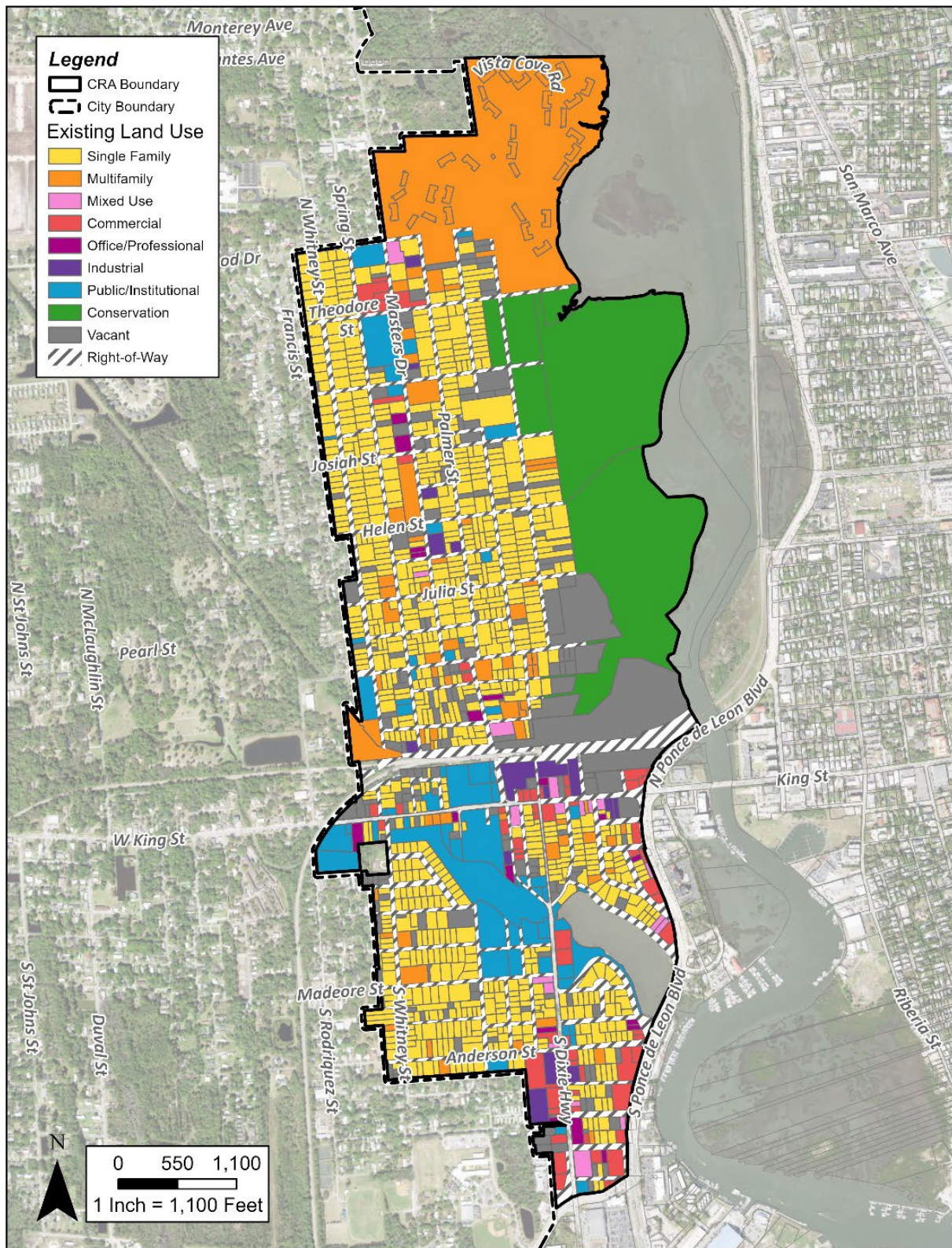
Current land use patterns show how parcels within an area are being used, whether for residential, commercial, industrial, or institutional uses. Understanding land use patterns can help direct future development needs or improvements for CRA. These current land use categories are derived from the Department 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

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.

Figure 5. Current Land Use Map

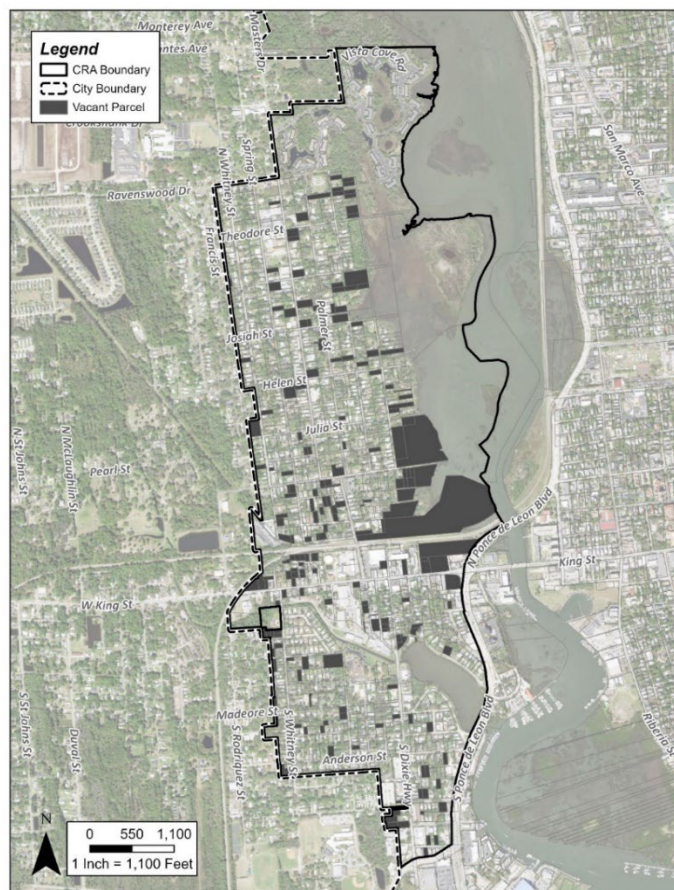


Sources: City of St. Augustine, St. Johns County Property Appraiser, 2023

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

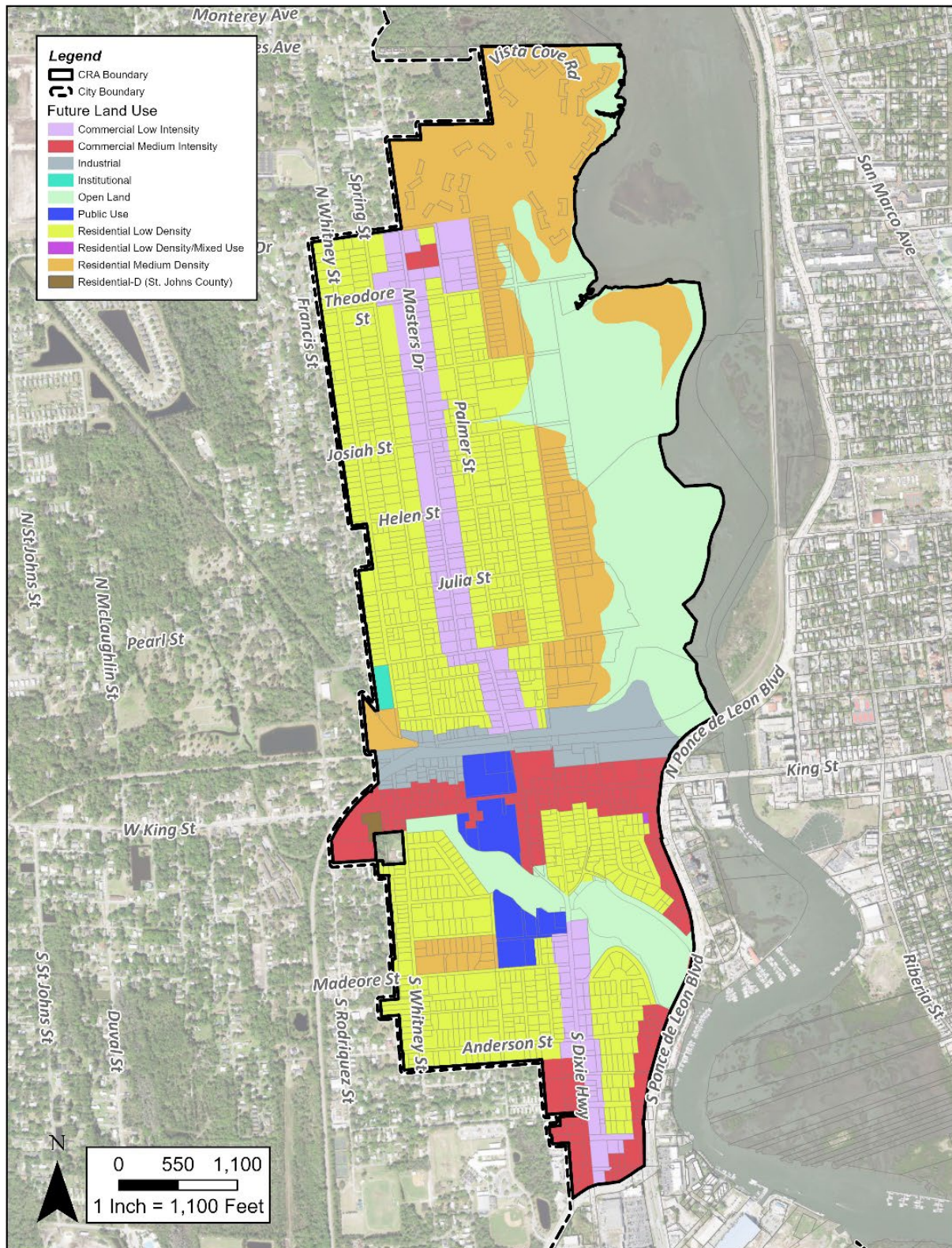
Future Land Use	Acre	Percent (%)
Residential Low Density	210.6	34.9%
Open Land	129.9	21.5%
Residential Medium Density	112.0	18.5%
Commercial Low Intensity	56.9	9.4%
Commercial Medium Intensity	49.8	8.2%
Industrial	26.2	4.3%
Public Use	15.8	2.6%
Institutional	1.4	0.2%
Residential-D (St. Johns County)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

Sources: City of St. Augustine, 2023

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

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.

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,

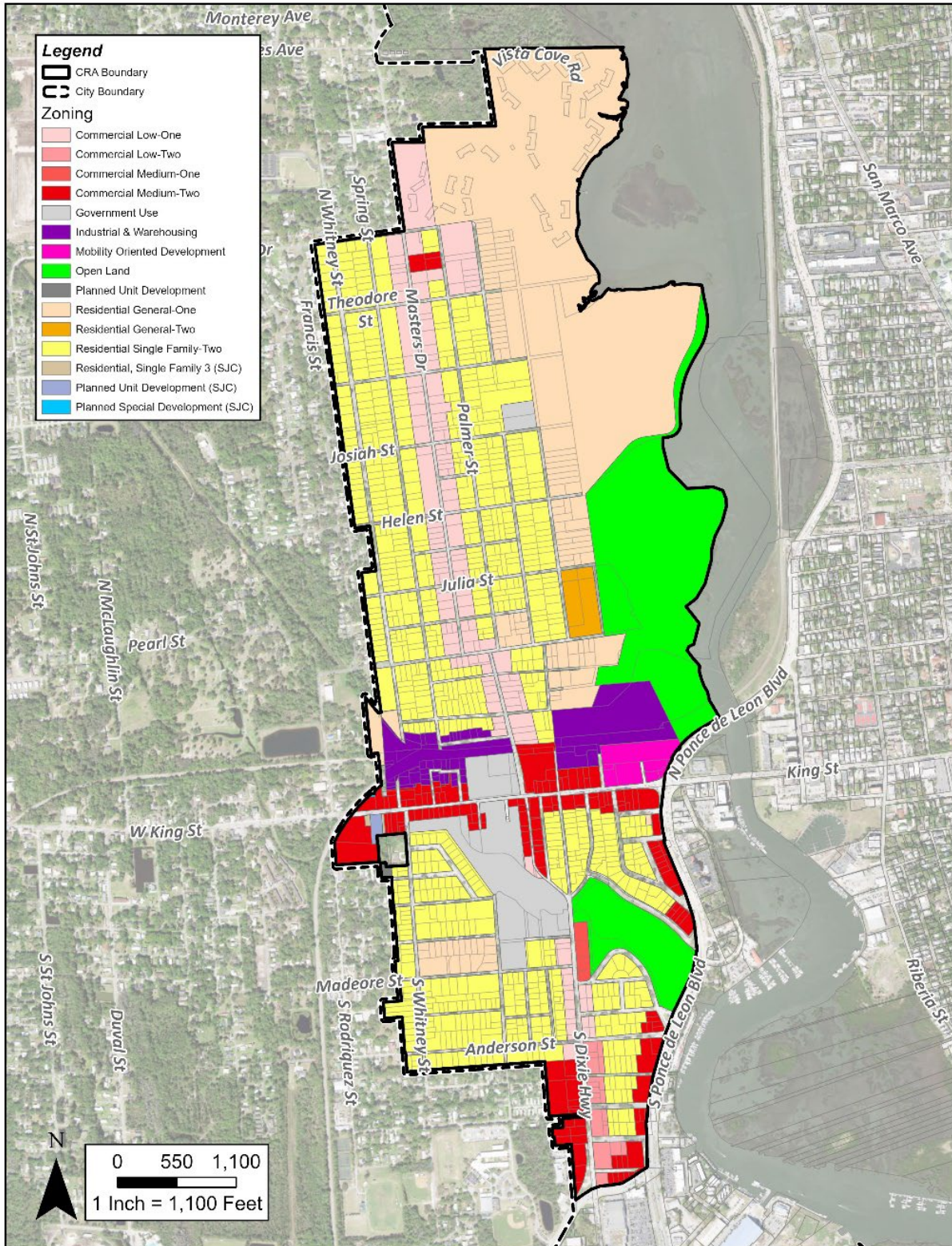
Table 9. Zoning

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%
Total Acreage	541.9 *	
<i>*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.</i>		

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

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).

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

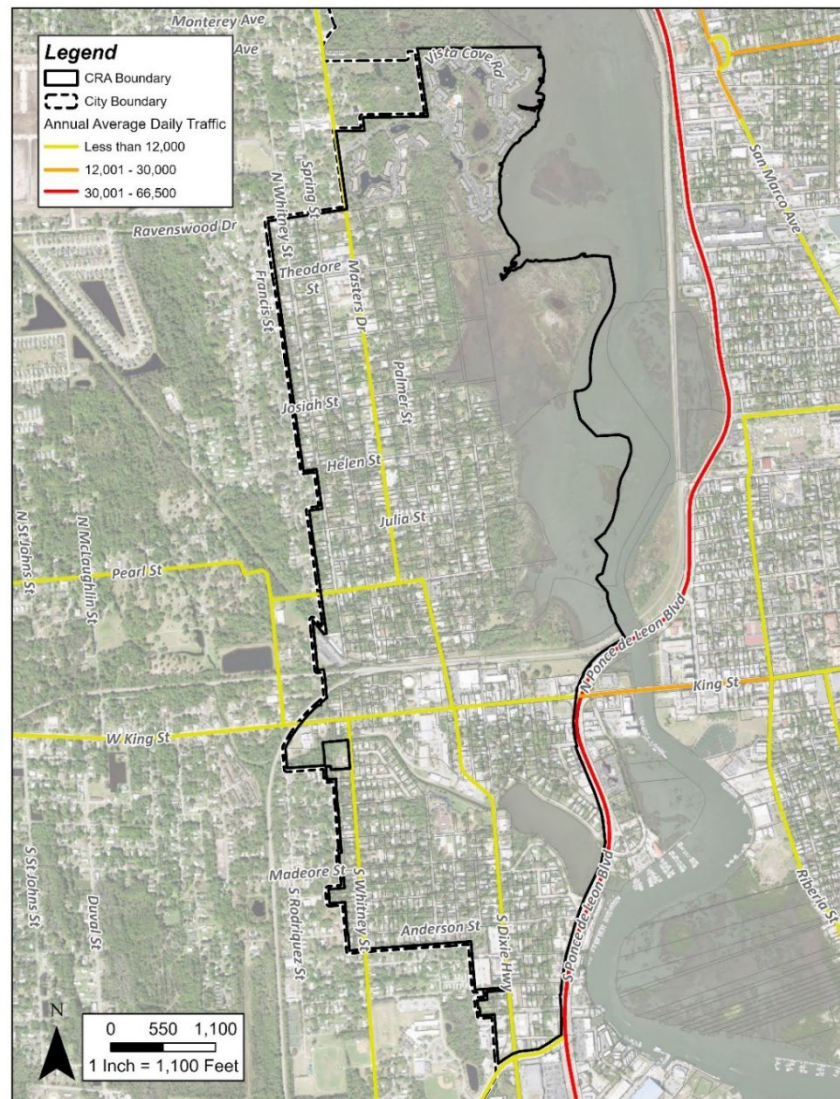
The main roadway through the CRA is W King Street which connects unincorporated St. Johns County with St. Augustine's Historic W. Downtown and US Highway 1 (Ponce de Leon Boulevard). W. King Street has an average daily traffic count of less than 12,000 vehicle trips within the CRA, but once the roadway 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.

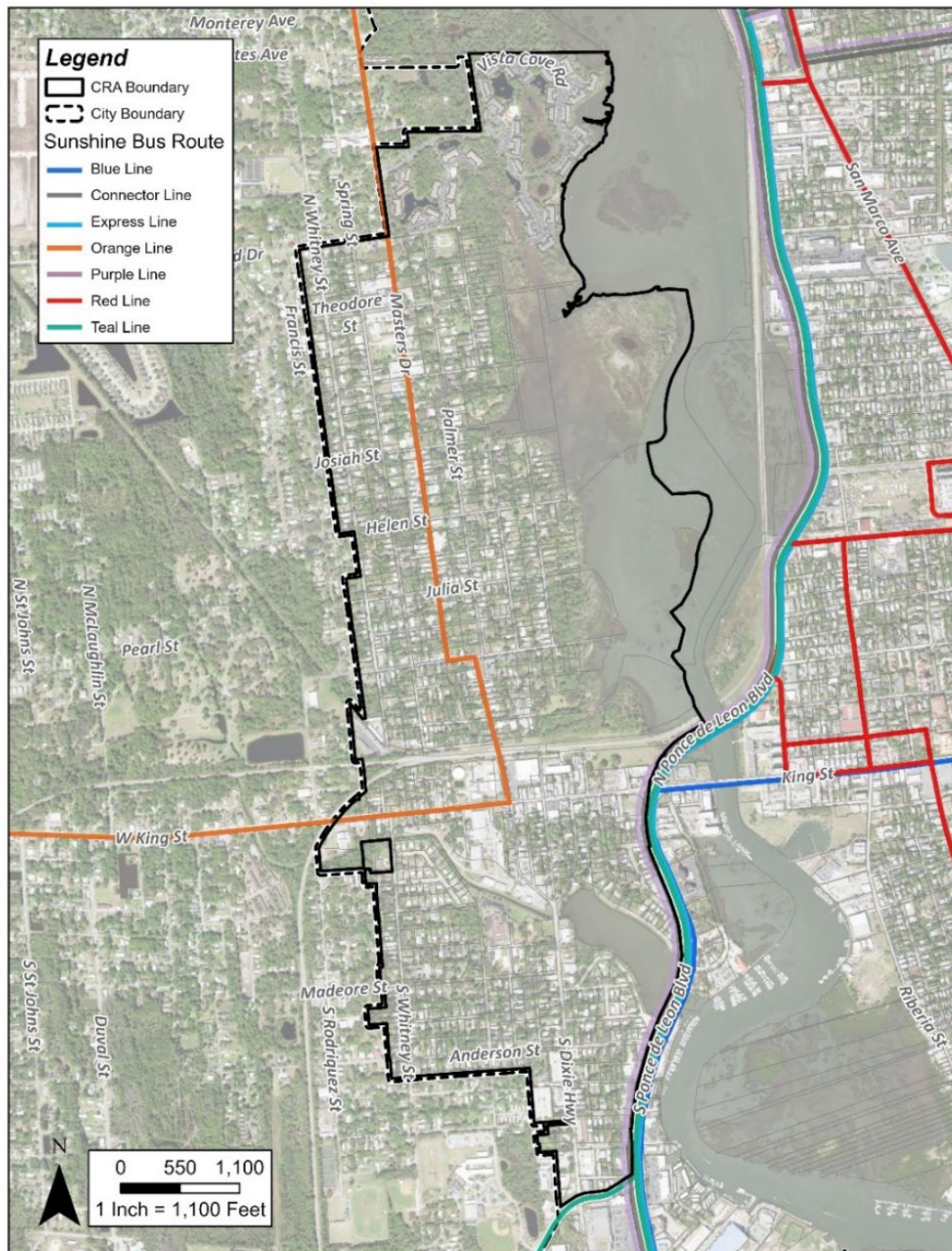
Figure 10. Traffic Map



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 and Other Relative Stabilization Efforts

Action Strategy 2: Public Space Enhancement/Beautification

Action Strategy 3: Locally Oriented Business Development and Acquisition

Action Strategy 4: Mobility/Connectivity, Infrastructure Improvements

Action Strategy 5: Branding/Signage

Action Strategy 6: Continue and Enhance Efforts regarding Historic Preservation

***Note:** Action Strategies are not necessarily in order of priority.*

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 options for neighborhood residents
- Provide opportunities for new home-buyers to explore down-payment assistance programs
- Develop strategies to encourage vibrant aging in place, place savings and place-making alternatives
- Research and implement additional stabilization options; i.e., heirs property program

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



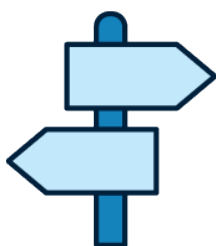
- Explore development of a match contribution building façade program
- Assist local business community with marketing and opportunities designed to build customer base
- Create short term transitional business incubation space
- Increase parking supply in strategic locations
- Continue to evaluate opportunities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

MOBILITY/CONNECTIVITY



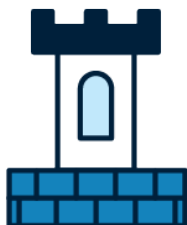
- Provide multimodal infrastructure improvements to enhance walkability
- Identify opportunities for improving and connecting sidewalks, paths, trails, and bike lanes
- Improve Streetscapes (lighting, stormwater improvement, and utilities)
- Explore opportunities to create public transportation systems
- 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/efforts
- Create a historic preservation grant program for private or institutionally owned properties
- Explore National Register District Designation

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

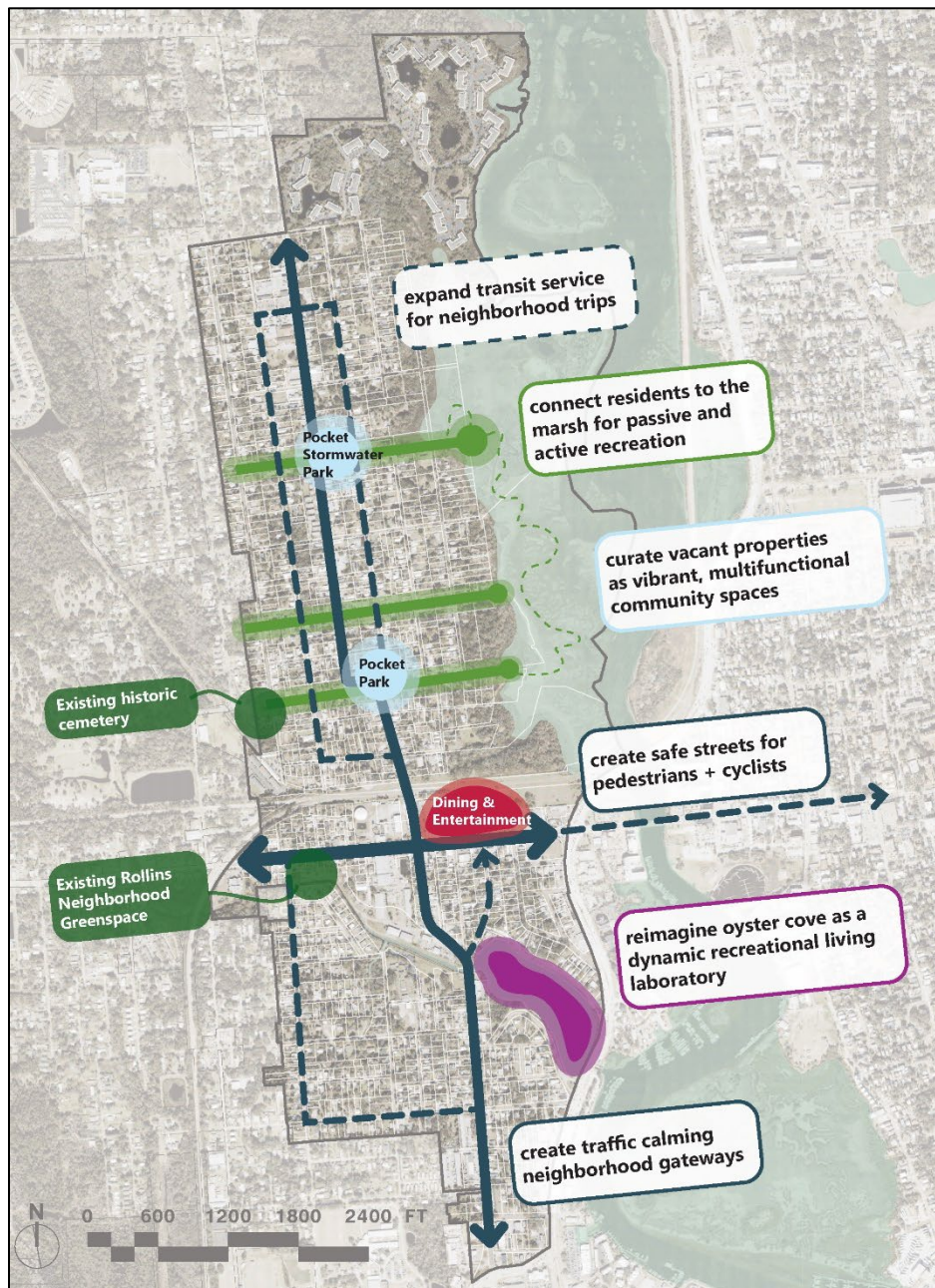


Figure 15. Community Interaction



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

		Taxable Valuation	Estimated Increment Value	County Contribution @ 95%	City Contribution @ 95%	Total TIF CRA
BASE	2024	\$229,000,405				
	2024	\$229,000,405	\$0	\$0	\$0	\$0
	2025	\$234,725,415	\$5,725,010	\$37,128	\$40,791	\$77,918
	2026	\$240,593,551	\$11,593,146	\$75,184	\$82,601	\$157,785
	2027	\$246,608,389	\$17,607,984	\$114,191	\$125,457	\$239,648
	2028	\$252,773,599	\$23,773,194	\$154,173	\$169,384	\$323,557
	2029	\$259,092,939	\$30,092,534	\$195,155	\$214,409	\$409,565
	2030	\$265,570,262	\$36,569,857	\$237,162	\$260,560	\$497,722
	2031	\$272,209,519	\$43,209,114	\$280,219	\$307,865	\$588,084
	2032	\$279,014,757	\$50,014,352	\$324,352	\$356,352	\$680,704
	2033	\$285,990,126	\$56,989,721	\$369,588	\$406,052	\$775,640
	2034	\$293,139,879	\$64,139,474	\$415,956	\$456,994	\$872,949
	2035	\$300,468,376	\$71,467,971	\$463,482	\$509,209	\$972,692
	2036	\$307,980,085	\$78,979,680	\$512,197	\$562,730	\$1,074,927
	2037	\$315,679,588	\$86,679,183	\$562,130	\$617,589	\$1,179,719
	2038	\$323,571,577	\$94,571,172	\$613,311	\$673,820	\$1,287,130
	2039	\$331,660,867	\$102,660,462	\$665,771	\$731,456	\$1,397,227
	2040	\$339,952,388	\$110,951,983	\$719,543	\$790,533	\$1,510,076
	2041	\$348,451,198	\$119,450,793	\$774,659	\$851,087	\$1,625,746
	2042	\$357,162,478	\$128,162,073	\$831,153	\$913,155	\$1,744,308
	2043	\$366,091,540	\$137,091,135	\$889,060	\$976,774	\$1,865,834
	2044	\$375,243,828	\$146,243,423	\$948,414	\$1,041,984	\$1,990,399
	2045	\$384,624,924	\$155,624,519	\$1,009,252	\$1,108,825	\$2,118,077
	2046	\$394,240,547	\$165,240,142	\$1,071,611	\$1,177,336	\$2,248,947
	2047	\$404,096,561	\$175,096,156	\$1,135,529	\$1,247,560	\$2,383,089
	2048	\$414,198,975	\$185,198,570	\$1,201,045	\$1,319,540	\$2,520,585
	2049	\$424,553,949	\$195,553,544	\$1,268,199	\$1,393,319	\$2,661,518
	2050	\$435,167,798	\$206,167,393	\$1,337,032	\$1,468,943	\$2,805,974
	2051	\$446,046,993	\$217,046,588	\$1,407,585	\$1,546,457	\$2,954,042
	2052	\$457,198,168	\$228,197,763	\$1,479,902	\$1,625,909	\$3,105,811
	2053	\$468,628,122	\$239,627,717	\$1,554,028	\$1,707,347	\$3,261,375
	2054	\$480,343,825	\$251,343,420	\$1,630,006	\$1,790,822	\$3,420,828
	County Millage		0.0068265			\$46,751,878
	City Millage		0.0075			
	Total County Contribution (2024-2054)			\$22,277,018		
	Total City Contribution (2024-2054)			\$24,474,860		
	Total TIF Estimated (2024-2054)			\$46,751,878		

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.

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 the time-frame in which projects and programs will be implemented in the defined special district.

Table 11. Phase 1

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

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

Table 12. Phase 2

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

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



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: The Honorable Chair and Board Members
City of St. Augustine Community Redevelopment Agency

DATE: January 14, 2025

RE: Agenda Item for January 27, 2025, Community Redevelopment Agency Meeting;
CRA 25th Anniversary Proposal

On November 29, 2000, Resolution 2000-22 was enacted by the City Commission, creating the Community Redevelopment Agency (CRA) of the City of St. Augustine. The current calendar year marks 25 years of esteemed success and industry appropriate challenges of the Community Redevelopment Agency. Staff proposes to recognize the establishment and accomplishments of this very necessary component of city government with individualized branding and quarterly community engagement efforts, branded as *Redevelopment 25*. To celebrate this milestone, staff is proposing engagement activities in each individual Community Redevelopment Area.

Preliminary Schedule is as Follows:

- West City CRA- Wednesday, April 16, 2025
- Lincolnville CRA- Friday, July 18, 2025
- Historic CRA- Thursday, October 9, 2025
-

This is a tentative schedule that can be modified as necessary. In addition to the community engagement efforts, staff hopes to offer additional celebratory opportunities throughout each special district. Attached you will find a draft flyer for proposed upcoming engagement dates. The flyer is inclusive of logo branding designed specifically for *Redevelopment 25*. Staff is asking for Agency consensus to proceed with celebratory initiatives and use of the staff designed *Redevelopment 25* logo.

Your attention to this matter is appreciated. I am available for any questions you may have. Please feel free to contact me by phone at 904.209.4254 or by email at jperkins@CityStAug.com.

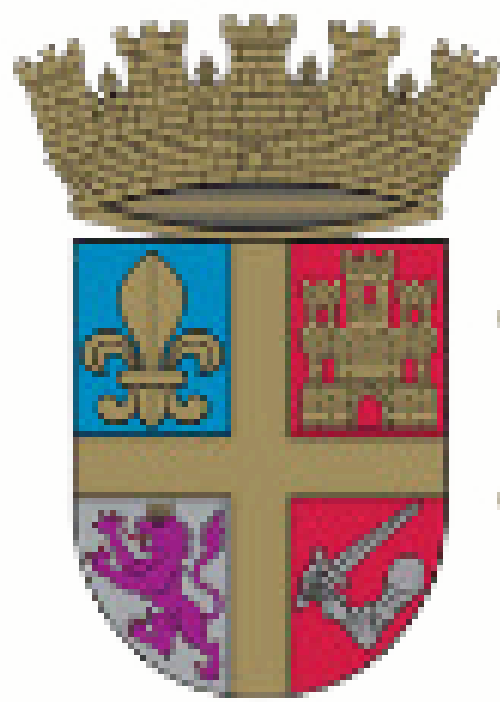
Kindly Submitted,



Jaime D. Perkins
Neighborhood Services and CRA Manager

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

Attachments: Redevelopment 25 Community Engagement Flyer



REDEVELOPMENT 25!

*Celebrating 25 Years of Community Redevelopment
in the City of St. Augustine*



APRIL 16, 2025



JULY 18, 2025



OCT 9, 2025

Additional Details Coming Soon

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