



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

**Monday, April 28, 2025, 3:00 PM
ALCAZAR ROOM**

AGENDA

1. CALL TO ORDER

- a. Roll Call

2. ADMINISTRATIVE ITEMS

- a. Approval of Prior Meeting Minutes (January 27, 2025)

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

4. DISCUSSION, PRESENTATIONS, & UPDATES

- a. WCCRA Draft Plan Review and PZB Authorization
Jaime D. Perkins, Neighborhood Services & CRA Manager
- b. St. Paul AME Institutional Rehab Application Recommendation
Jaime D. Perkins, Neighborhood Services & CRA Manager
- c. Cordova Street Design Update
Jaime D. Perkins, Neighborhood Services & CRA Manager
- d. CRA 2024 Annual Report Update
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 January 27, 2025

The Community Redevelopment Agency met in a formal session Monday, January 27, 2025, 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 (arrived at 3:38 p.m.)

Barbara Blonder
Jim Springfield
Cynthia Garris
Jon DePreter

David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Jaime D. Perkins, Manager, Neighborhood Services and Community
Redevelopment Agency Manager
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Elyse Wiemann, Recording Secretary

2. Administrative Items

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

MOTION

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

The Commissioners heard from the following members of the public:

- Arthur Culbert
- Cash McVay
- Gloria Lelaidier
- David Nolan
- Cassandra Johnson
- Madeline Wise (email sent; read into record)

- Regina Gail Philips (email sent; read into record)
- BJ Kalaidi
- Amy Koch
- Karen Semmelman

4. DISCUSSION, PRESENTATIONS, & UPDATES

a. Dr. Robert B. Hayling Freedom Park Masterplan Update Jaime D. Perkins, Neighborhood Services & CRA Manager

Jaime D. Perkins, Neighborhood Services & CRA Manager, provided an update on the Dr. Robert B. Hayling Freedom Park Masterplan. She said staff were proposing several changes to the masterplan based on recent feedback received from the community. She said the changes were to make a pathway realignment change and remove the marsh overlook. She said

everything in the master plan prior the new proposal was from community engagement. She said she was asking for feedback and directives. She said since the plan was adopted in July 2024 a motion would be required if the changes were approved.

Ms. Blonder asked if the realignment of the pathway could still be considered; however, she agreed to the removal of the overlook.

Ms. Perkins replied in the affirmative.

Mr. Springfield noted on the map shown the light blue section was the proposal but questioned the dark purple section.

Ms. Perkins replied that section (E) had a lot of infill to have those who use the park higher up for a better view. She said this location was an additional walkway. She said this area had received positive feedback and the agency could consider it too. She said the two items that had received the most feedback on were the marsh overlook and the pathway realignment on the north side of the park.

Mr. Springfield stated the section (E) was sort of taking the place of the marsh overlook since this walkway would be elevated for park users.

Ms. Perkins replied that it was a great way of looking at it.

Mr. DePreter said some sort of structure would be installed for the new improvements and asked how this would tie into the new permeable paver resolution considering the material being used.

Ms. Lopez replied that it would, but the construction details would work out and take place further along in the development.

Mr. Birchim said that was correct, and currently this was just the conceptual phase of the project. He said the City had

made a commitment to using permeable pavers.

Ms. Garriss commented that there had been many emails regarding birds and the history of the site, which was formerly a community dump. She said she was impressed when the Commission decided to make the location a park and named it after Dr. Robert B. Hayling for all the things he did for the community. She asked if the pathway that was present stayed, would another pathway be constructed to get to the plaza with Dr. Hayling's statue.

Jeremiah Marquis, Landscape Architect, Marquis, Latimer, and Halback, replied that the arcing pathway to Hayling plaza could be extended into the existing pathway.

Mr. Springfield said he was in favor of modifying the pathway and removing the overlook and picnic tables were appropriate. He said additional trees could be added to the plan.

Ms. Blonder said her profession was a Coastal Ecologist with peer reviewed scientific research publications on Coastal Organism, and in her judgement, the proposed improvements that included the realignment of the pathway, planting more trees, and possibly adding benches would not damage the marsh or the uplands. She said Hayling Park was built on a capped landfill, and this was an environmental justice issue. She said this would be a minor improvement to the habitat, not destruction, and the addition of shade trees would encourage the urban adaptive wildlife to use the passive park as the plans intended. She said she was in favor of removing the marsh overlook and keeping the realignment as approved in the fall.

Mr. DePreter felt any trees that could be planted would be welcome, but it was difficult due to the physical limitations of the site. He agreed to remove the marsh overlook. He said moving the pathway could provide more habitat for the animals.

Ms. Sikes-Kline said since the agency was moving in this direction, she thought it would be best if the Audubon Society were brought in for the documentation. She asked for more surveys on the area. She felt if the pathway were realigned there needed to be a well thought out plan and agreed with the removal of the marsh overlook.

MOTION

Ms. Blonder MOVED to support the staff proposal to remove the marsh overlook and put back in the realignment of the path and move the project forward with the recommendations included. The motion was SECONDED by Mr. Springfield.

Mr. Springfield asked if the path that led to the picnic tables should remain or be removed.

Ms. Blonder said she was in support of the removal as they encroached into the habitat.

Ms. Sikes-Kline said the walkway and tables should be removed.

Ms. Blonder modified the motion to include the removal of the walkway that led to the picnic tables and the removal of the tables. The motion was SECONDED by Mr. Springfield.

Ms. Garris asked if the restrooms would remain.

Ms. Perkins replied that the restrooms would be located closer to the parking area and not where they were shown in the current design. She said it would be closer to the ADA parking.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

b. LCRA- Fix-It-Up Critical Repair List Proposal Jaime D. Perkins, Neighborhood Services & CRA Manager

Jaime D. Perkins, Neighborhood Services & CRA Manager, said the memo indicated that staff coordinated with Bill Lazar, Executive Director of the St. Johns Housing Partnership, to help create a list of critical repair items. She said the list would be used to determine the urgency of repairs for applicants.

The agency was in support of the list prepared by staff.

c. LCRA- Twine Park Proposal Jaime D. Perkins, Neighborhood Services & CRA Manager

Jaime D. Perkins, Neighborhood Services & CRA Manager said at the last Lincolnville Community Redevelopment Area (LCRA) meeting there was unanimous support for the development of plans for Twine Park. She said the plans presented were concepts and schematic plans from 2018. She asked for approval to move forward with developing the park.

Mr. Springfield said that when parks were developed, maintenance should be a concern and as little maintenance as possible would be best.

Mr. DePreter asked if the design was being approved or only a concept for the park.

Ms. Perkins replied that Twine Park was already established in Lincolnville; however, the LCRA was asking for additional improvements. She said the designs presented in 2018 and the LCRA were requesting for them to be incorporated in the park.

Mr. DePreter said he thought the design was a little intense for the amount of space. He said for a neighborhood park it seemed very institutional.

Ms. Perkins stated that the designs were conceptual, and they could work with the landscape architect and present other alternatives. She said the new designs would be presented to the LCRA and then to the Agency for final approval.

Ms. Blonder was in support of the design, specifically the 'Freedom Hat Garden and Circular Bench'.

Mr. DePreter agreed that it was a clever idea.

Ms. Sikes-Kline said she was happy that Twine Park was being celebrated. She said Henry Twine was very caring, diligent, and a conscientious commissioner.

**d. WCCRA Draft Plan Status and Update
Jaime D. Perkins, Neighborhood
Services & CRA Manager**

Jaime D. Perkins, Neighborhood Services & CRA Manager stated she provided an updated tax increment funding sheet and noted that the plan was under staff review; however, she wanted to provide it to them prior to the April timeframe when it would be authorized to be presented to the Planning and Zoning Board (PZB). She noted the Tax Increment Financing (TIF) dollars for expected funds and a statement added by the Steering Committee regarding the debt service. She said the concern was that TIF dollars would be used to pay for the debt of the currently proposed project in West City.

Mr. Birchim asked for clarification regarding the debt service statement included in the plan. He said the CRA plan was not to place limitations on what the agency could use the TIF dollars for in the future.

Ms. Perkins agreed, which was why she pointed it out to the agency.

Mr. Birchim recommended not limiting themselves and future agencies from using

TIF dollars in any way they believed was appropriate for the community.

Ms. Sikes-Kline said she believed that statutorily for projects already in progress or projects in the Capital Improvement Plan, not be funded by the CRA.

Ms. Lopez said the idea of the debt service language was that committee members did not want the future parking facility on Broudy's site to use TIF dollars at any point within the 30-year span of the CRA.

Mr. Birchim pointed out the TIF money did not have to be used for debt service regarding the Broudy parking garage; however, that decision should not be made now as it could change for future commissions in the next thirty years.

Ms. Sikes-Kline thanked Ms. Perkins for pointing that out. She said this was only for review now and it would not be approved until April 2025.

Ms. Blonder pointed out Memorial Day was Monday, May 26, 2025, which was listed in the schedule.

Ms. Perkins replied that the schedule would be amended.

Ms. Blonder said she loved the implementation of the elements and the local business assistance program. She felt it was important to keep the people who were there now continuing to own their businesses.

Ms. Sikes-Kline felt the development of spill over parking needed to be addressed to protect the neighborhoods from commuter parking and felt this was an important component, which should be added.

Ms. Blonder commented that there was support for staff's recommendation regarding the debt service and TIF funds.

Mr. Springfield said he thought there would be arguments over what had been approved and the auxiliary cost that came with the parking garage. He said either the language needed to be more specific or should be eliminated altogether. He asked in the future, could the plan be changed by the CRA.

Ms. Lopez replied that it could be changed but it would have to go through a formal amendment process. She said that was why Mr. Birchim highlighted that restricting themselves or preempting themselves was unusual, and typically CRA's were given the ability to use the funds as they saw fit.

Ms. Blonder thanked the West City CRA Steering Committee for all their hard work.

Mr. DePreter asked if the Steering Committee would be dissolved.

Ms. Perkins said the Agency approved a Steering Committee during the process of developing a Community Redevelopment Plan, which would be dissolved after approval of the Plan and that should take place on March 27, 2025.

Ms. Garris said she came to a West City CRA meeting and thought it was good to address this area and thought it was well thought out. She agreed that how the TIF funds were used should not be established now. She said being able to help more residents and businesses in the community was very important.

**e. CRA 25th Anniversary Proposal
Jaime D. Perkins, Neighborhood
Services & CRA Manager**

Jaime D. Perkins, Neighborhood Services & CRA Manager, said this was a community engagement effort for the CRA to celebrate the achievements throughout the past 25 years. She said the Historic Community Redevelopment Agency (HACRA), which was established in 2000, and the first project was building the Visitors Information Center (VIC) and

Parking Garage. She said the CRA was proposing celebrating the success throughout 2025. She said community outreach would take place in the three CRA's on the following days:

- WCCRA- April 16, 2025
- LCRA-July 18, 2025
- HCRA-October 9, 2025

She asked for approval for the celebratory logo and outreach dates.

Ms. Sikes-Kline said she was in support of the ideas and what would take place.

There was an agency consensus to use the celebratory logo and outreach dates.

5. ITEMS BY CITY ATTORNEY

(None)

6. ITEMS BY CITY STAFF

(None)

**7. ITEMS BY BOARD CHAIR AND
BOARD MEMBERS**

(None)

8. Adjournment

There being no further business, the meeting was adjourned at 4:36 P.M.

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK



CITY OF ST. AUGUSTINE

MEMORANDUM

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

DATE: April 15, 2025

RE: Agenda Item for April 28, 2025, Community Redevelopment Agency Meeting;
WCCRA Draft Plan Review and PZB Authorization

Attached please find the most recent iteration of the West City Community Redevelopment Area (WCCRA) Plan for your review. During the Thursday, March 27, 2025, West City Community Redevelopment Area Steering Committee meeting, Staff provided a detailed review and update of the draft plan. The review and update highlighted language modifications and updates to the six-point strategic plan, following input from stakeholders, City staff, and the CRA Board.

The WCCRA Steering Committee made a motion to progress the plan to its next steps in the adoption process. The motion passed with all committee members, with the exception of one voting favorably of the plan. Staff is requesting that the CRA Board provide authorization to present the WCCRA Plan to the Planning and Zoning Board (PZB) for review and approval. PZB is tasked with ensuring that the CRA plan aligns with the City's Comprehensive and Capital Improvement Plans.

Should the CRA Board provide authorization, the next steps in the adoption schedule would be as follows:

- Tuesday, May 6, 2025- Planning and Zoning Board Meeting
- Monday, May 12, 2025- Special CRA Meeting, Reading of Resolution
- Monday, May 12, 2025- City Commission Meeting, First Reading of Ordinance
- Monday, June 9, 2025- City Commission Meeting, Second Reading of Ordinance

This is an action item. This matter requires the CRA to make a motion and participate in a formal vote. 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.

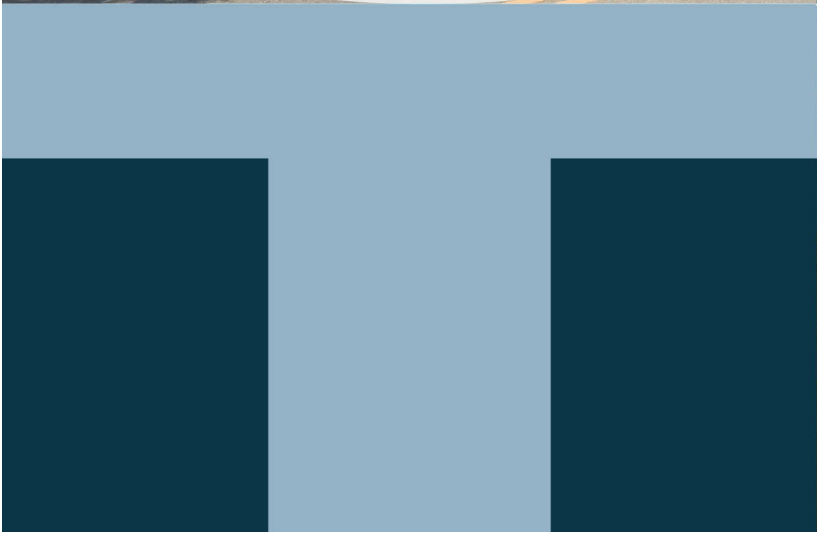
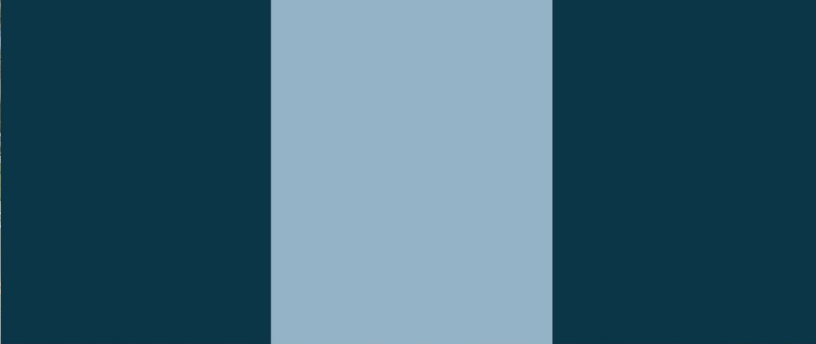
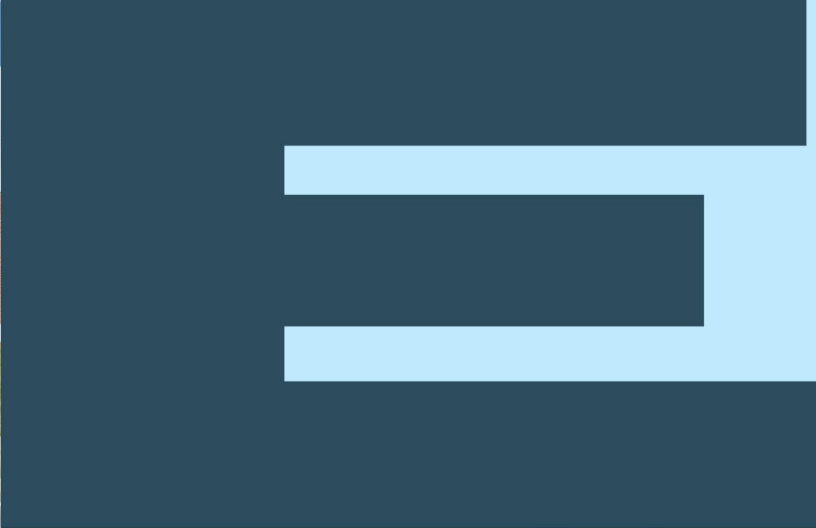
Respectfully Submitted,

A handwritten signature in blue ink that reads "Jaime D. Perkins". The signature is written in a cursive, flowing style.

Jaime D. Perkins
Neighborhood Services and CRA Manager

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

Attachments: Draft West City CRA Plan



COMMUNITY REDEVELOPMENT PLAN

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, Chairperson
Diana Markovits, Vice-Chairperson
Brooke Bohall
B.J. Kalaidi
Wanda Sams
Jeffrey Kempf
Jeanne 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 (CRA's) 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.

CRA's 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. Though CRA's are administered by local communities, any activities undertaken must be in the CRA's approved Community Redevelopment Plan, per provisions of the Florida Statutes. 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 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; public safety inclusive of community policing; 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

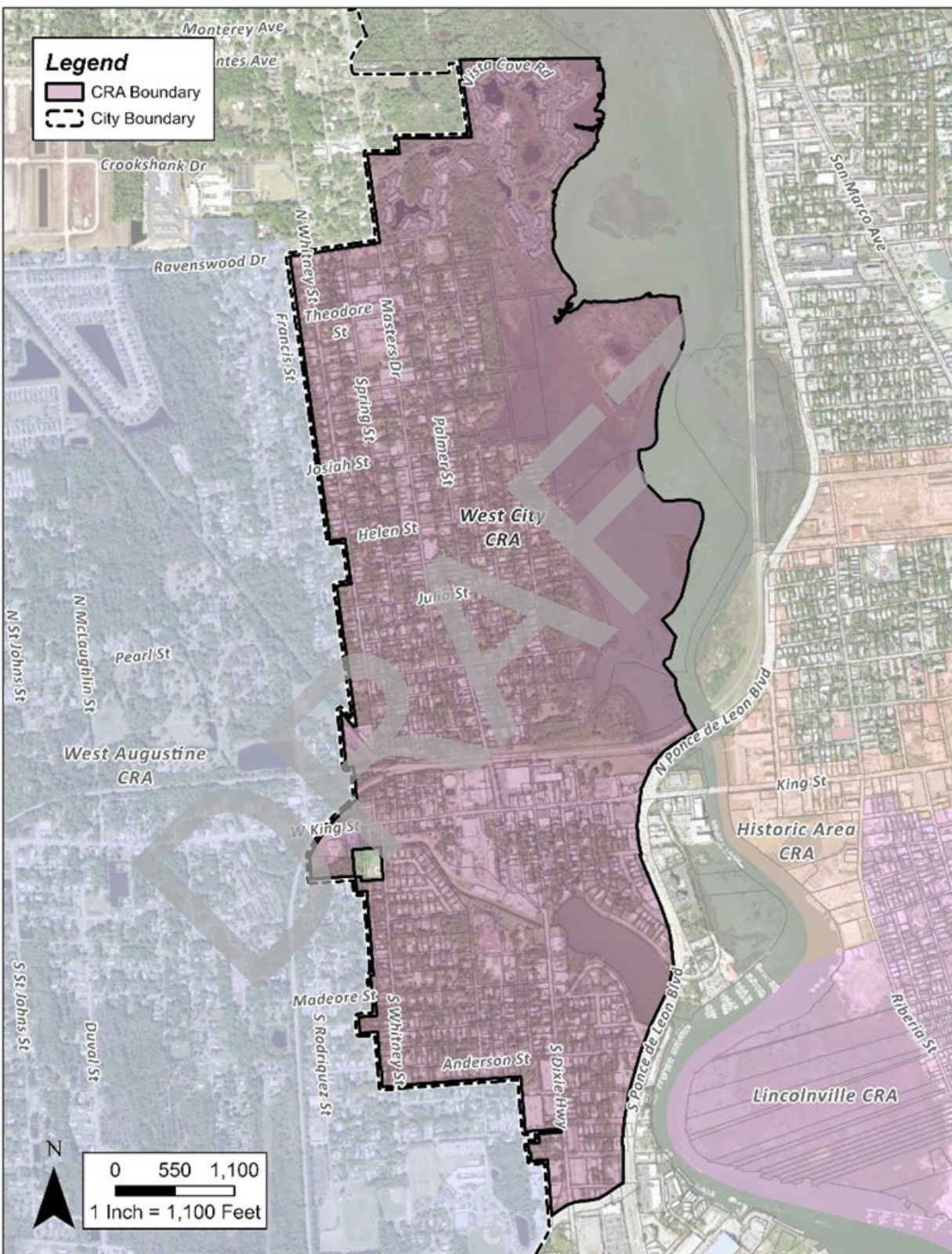
The Community Redevelopment Plan acts as a tool book to address the redevelopment challenges that have been identified in the Finding of Necessity (FON) Study for each special district. The West City Community Redevelopment Area (WCCRA) Plan provides an explanation of the special district's prior state, 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. Florida State Statute 163 states that CRA's when authorized or approved by resolution or ordinance of the governing body, a county, municipality, or Community Redevelopment Agency has power in its corporate capacity, in its discretion, to issue redevelopment revenue bonds from time to time to finance the undertaking of any community redevelopment under this part, including, without limiting the generality thereof, the payment of principal and interest upon any advances for surveys and plans or preliminary loans, and has power to issue refunding bonds for the payment or retirement of bonds or other obligations previously issued.

DRAFT

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 the 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.

The Florida Normal and Industrial Memorial College, precursor to the Florida Memorial University, was a historic Black college that moved to the West Augustine neighborhood in 1918. The students there actively participated in numerous sit-ins and demonstrations throughout the Civil Rights movement in St. Augustine.

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

In the 1920s, 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 its 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 its operation" suggesting that the demographics of the area were supportive of market activity.

In the 1980s, the ebb and flow of 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 education.

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 WCCA 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

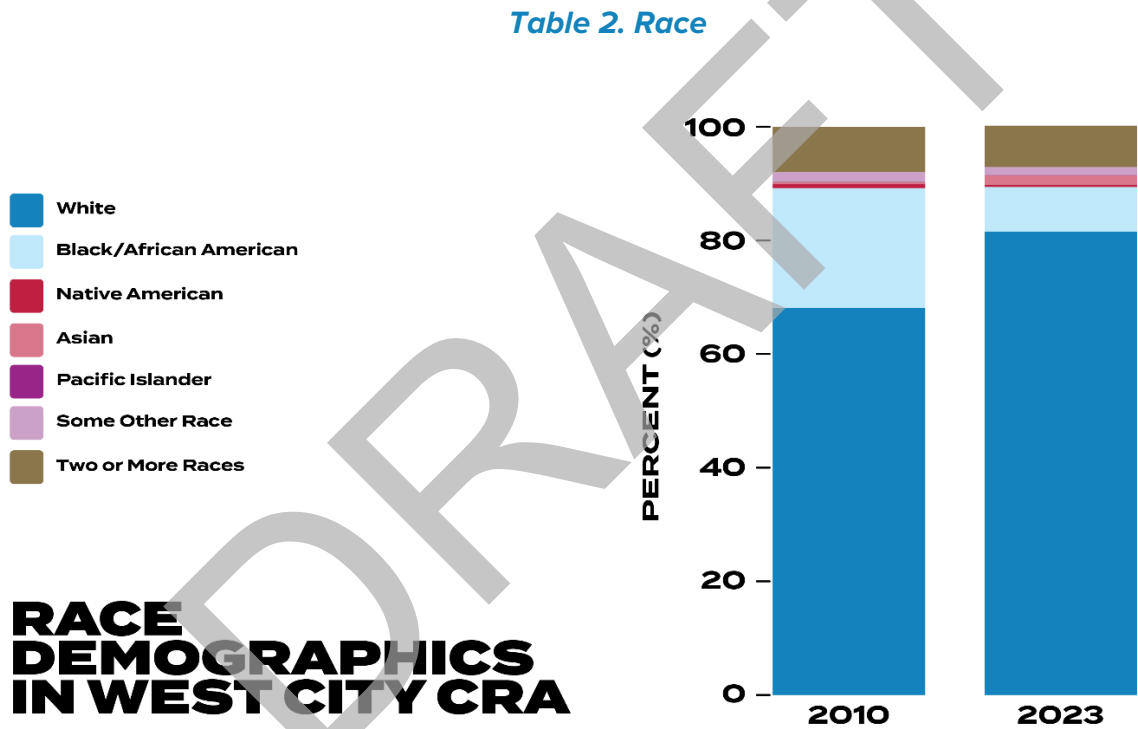
POPULATION GROWTH

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.

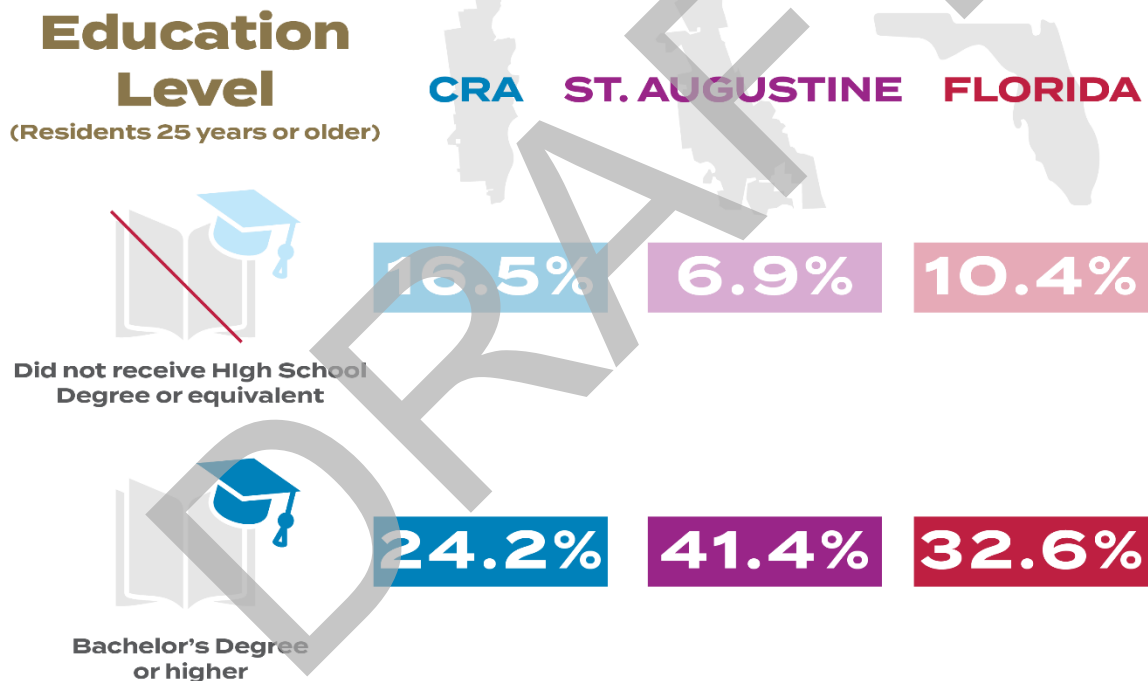


Source: American Community Survey, 2024

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



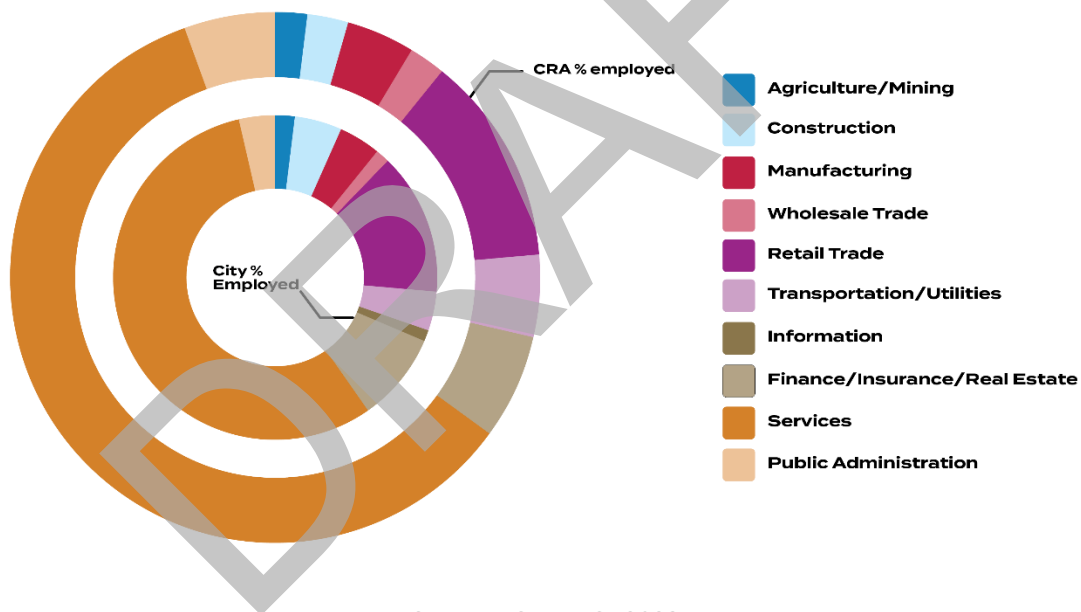
Source: ESRI BAO, 2023

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

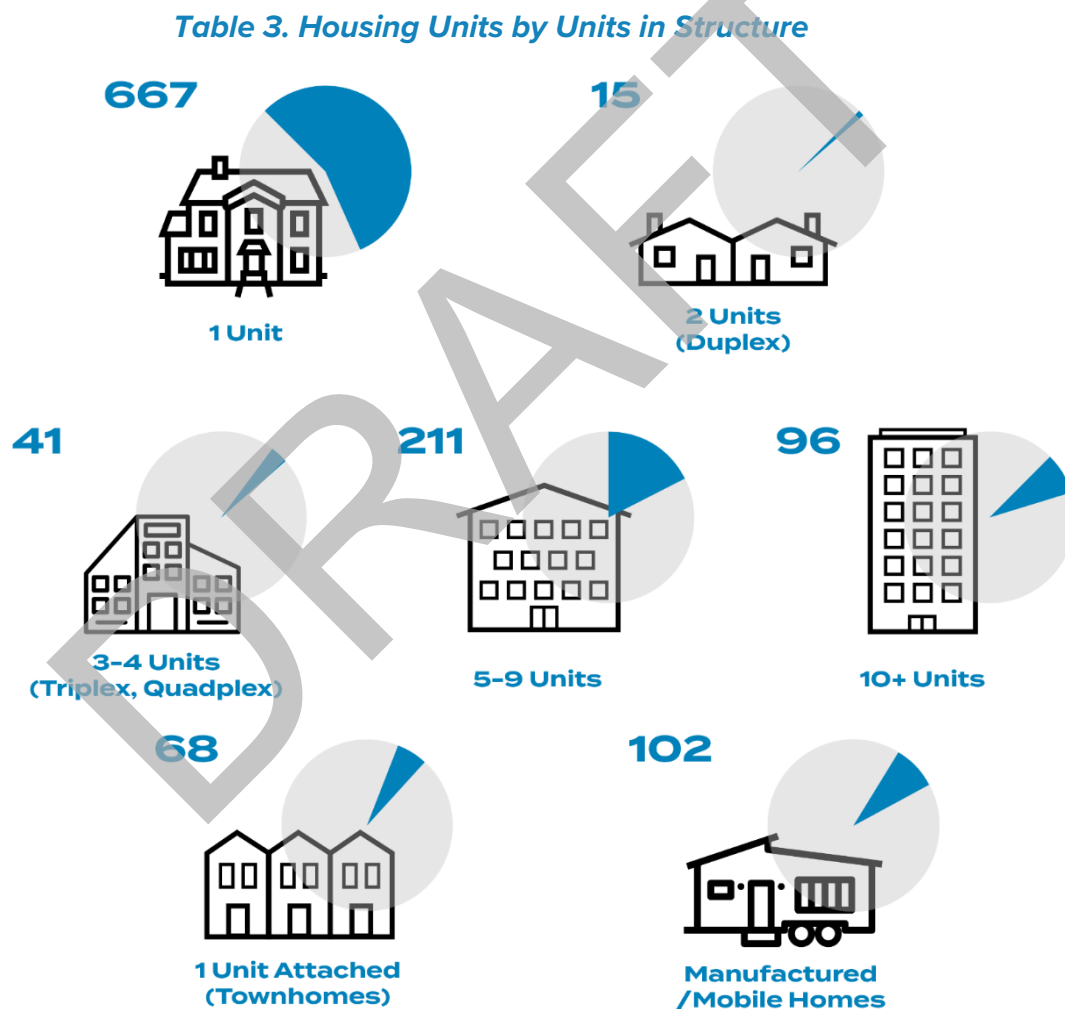
EMPLOYED POPULATION BY INDUSTRY



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.



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.

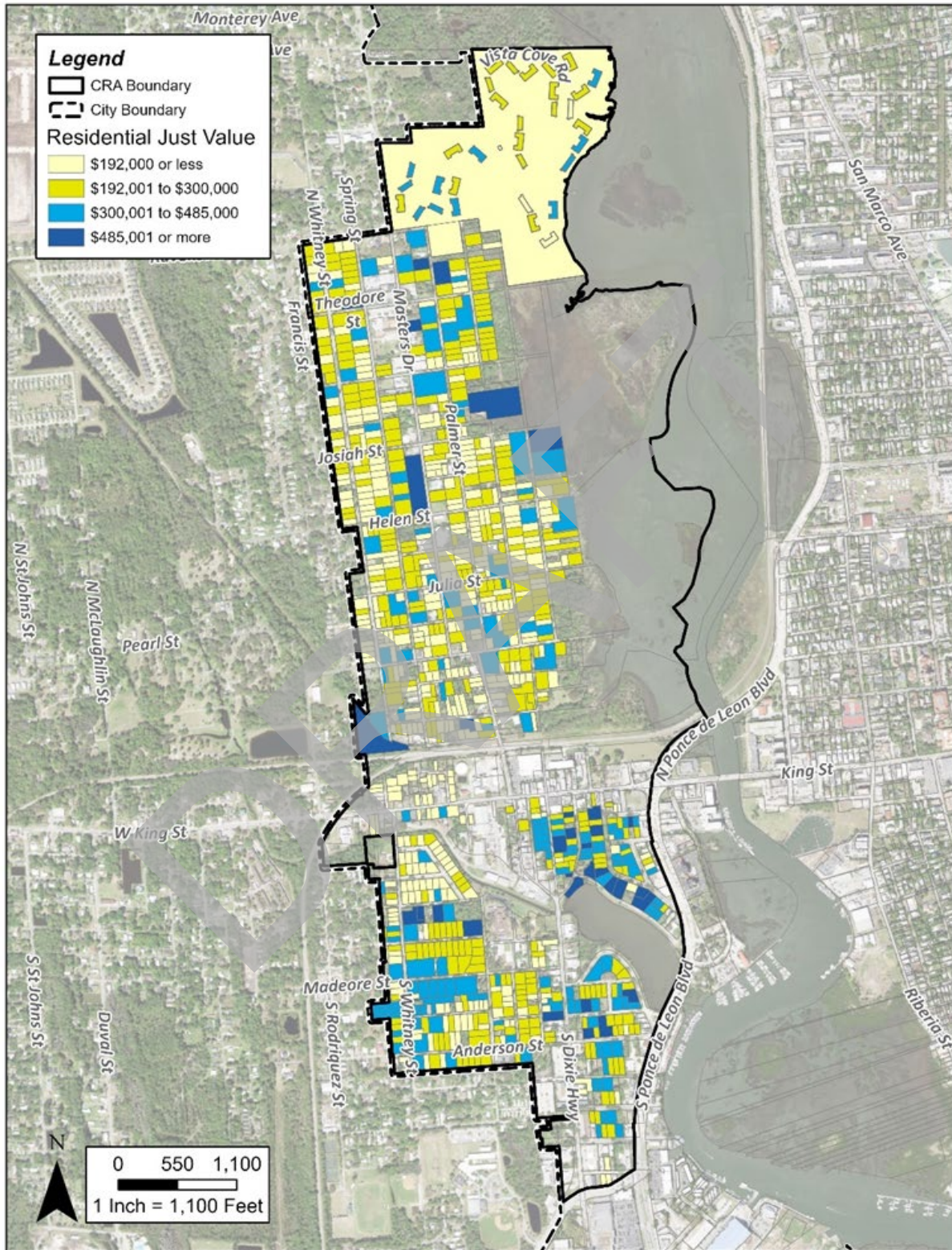
Table 4. Year of Construction for Residential Structures

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



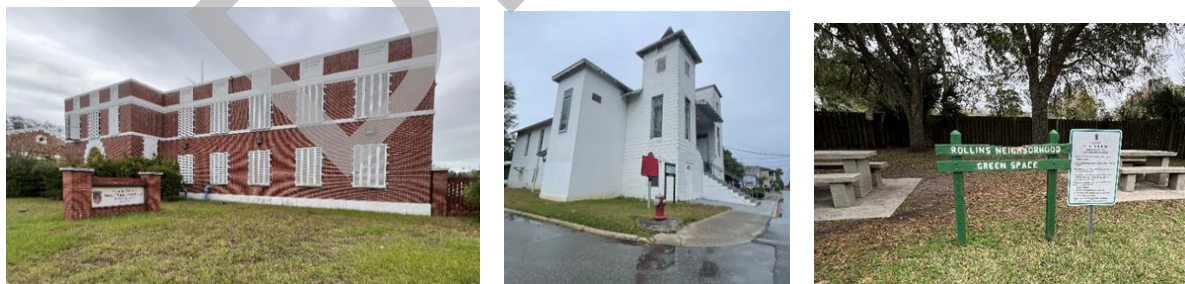
Sources: City of St. Augustine, St. Johns County Property Appraiser, 2023

CULTURAL AND HISTORIC RESOURCES

According to data provided by the Florida State Historic Preservation Office (SHPO), an architectural survey record has been completed to date for 883 structures within the West City CRA. While all structures have not yet been evaluated for eligibility at this time, 317 structures have been determined to be eligible for the National Register of Historic Places (NRHP). Other cultural resources that have been determined to be eligible for the NRHP include the Florida East Coast (FEC) Railroad Bridge and the Congregation of Sons of Israel Cemetery, located on the western edge of the CRA. A West Augustine survey completed in 2020 identified six potential historic districts, which have yet to be determined for NRHP eligibility. In addition, four linear resources are partially within the CRA including the FEC Railroad, Ponce de Leon Boulevard / US Highway 1, West King Street, and South Dixie Highway.

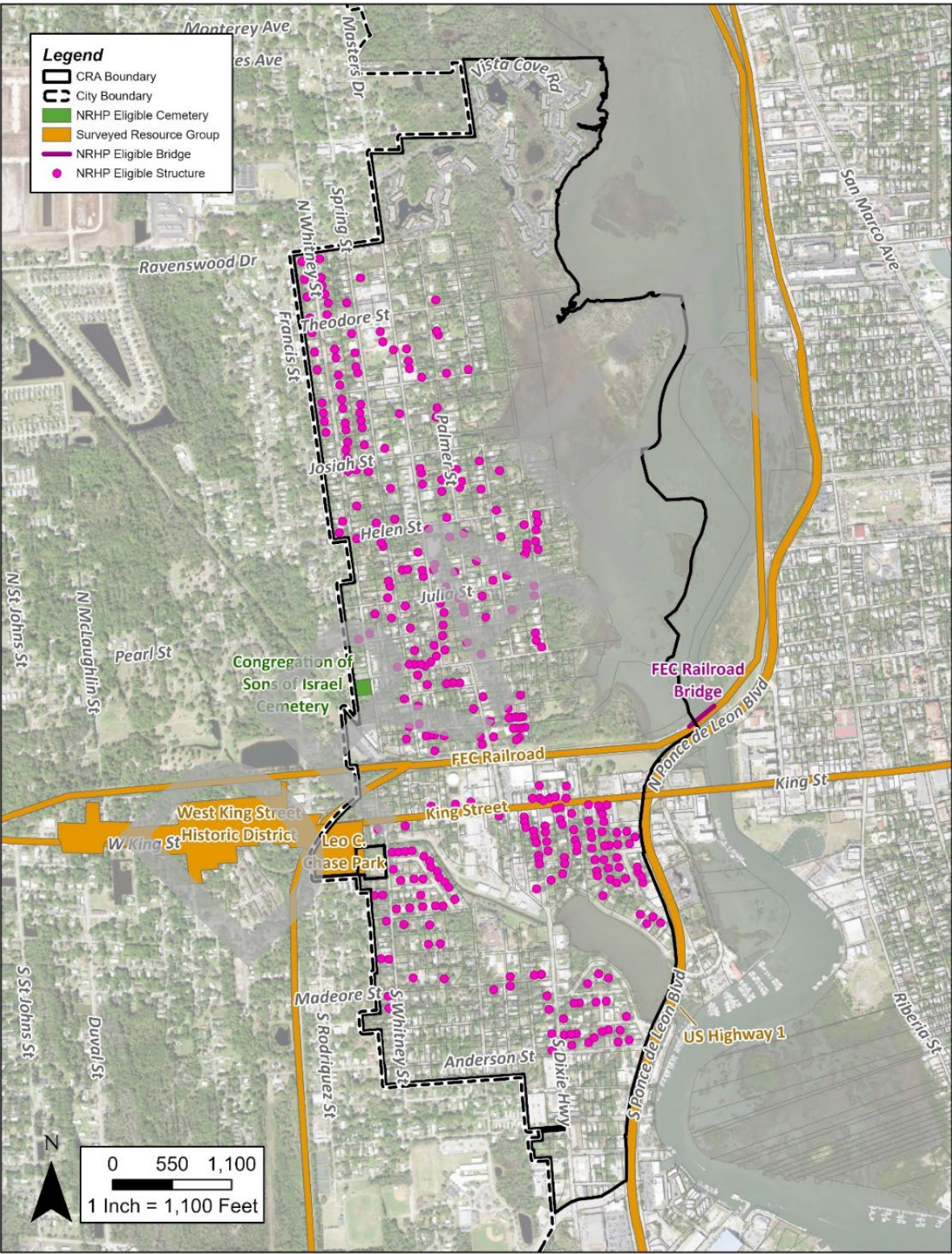
One of the first in the United States, the City's Archaeological Preservation Ordinance is unique because it evaluates and protects archaeological deposits on both public and private properties. Per the ordinance, archaeological review is part of the City's permitting process. If a building, utility, or right-of-way project occurs within a defined Archaeological Zone, spans 100 square feet in width, and extends three (3) inches deep, the work requires an archaeological review by the City Archaeologist. Within the overall City limits, a total of eighteen (18) archaeological zones that are known or have the potential to contain buried archaeological resources dating back 4,000 years ago. Archaeological Zone IIIC starts at the south end of Oyster Creek and extends towards the southern boundary of the West City CRA.

Figure 3. Photographs of West City



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

Figure 4. Historic Resources Map



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

KING STREET ENTRY CORRIDOR

In 2000, the City of St. Augustine identified three entry corridors as critical gateways into the city. King Street is one of the entry corridors and bisects numerous neighborhoods and commercial and residential areas. Starting in the downtown at Granada Street, just west of City Hall, the King Street Entry Corridor extends towards the western edge of the city limits, marked by the Florida East Coast (FEC.) Railroad crossing. The western portion of the corridor which terminates at Ponce de Leon Boulevard (US-1), is unique from East King. West King serves as a local commercial hub for the neighborhoods surrounding it, including Ravenswood to the north, and the Pellicer area to the south, but is also a destination location with its shops and eateries.

The King Street Design Standards for Entry Corridors (DSEC) outline design review requirements for new building, rehabilitation, or redevelopment projects. The Corridor Review Committee (CRC) is responsible for the required design review of projects within the King Street Entry Corridor.

Figure 5. Entry Corridor Boundary Map



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

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 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%).

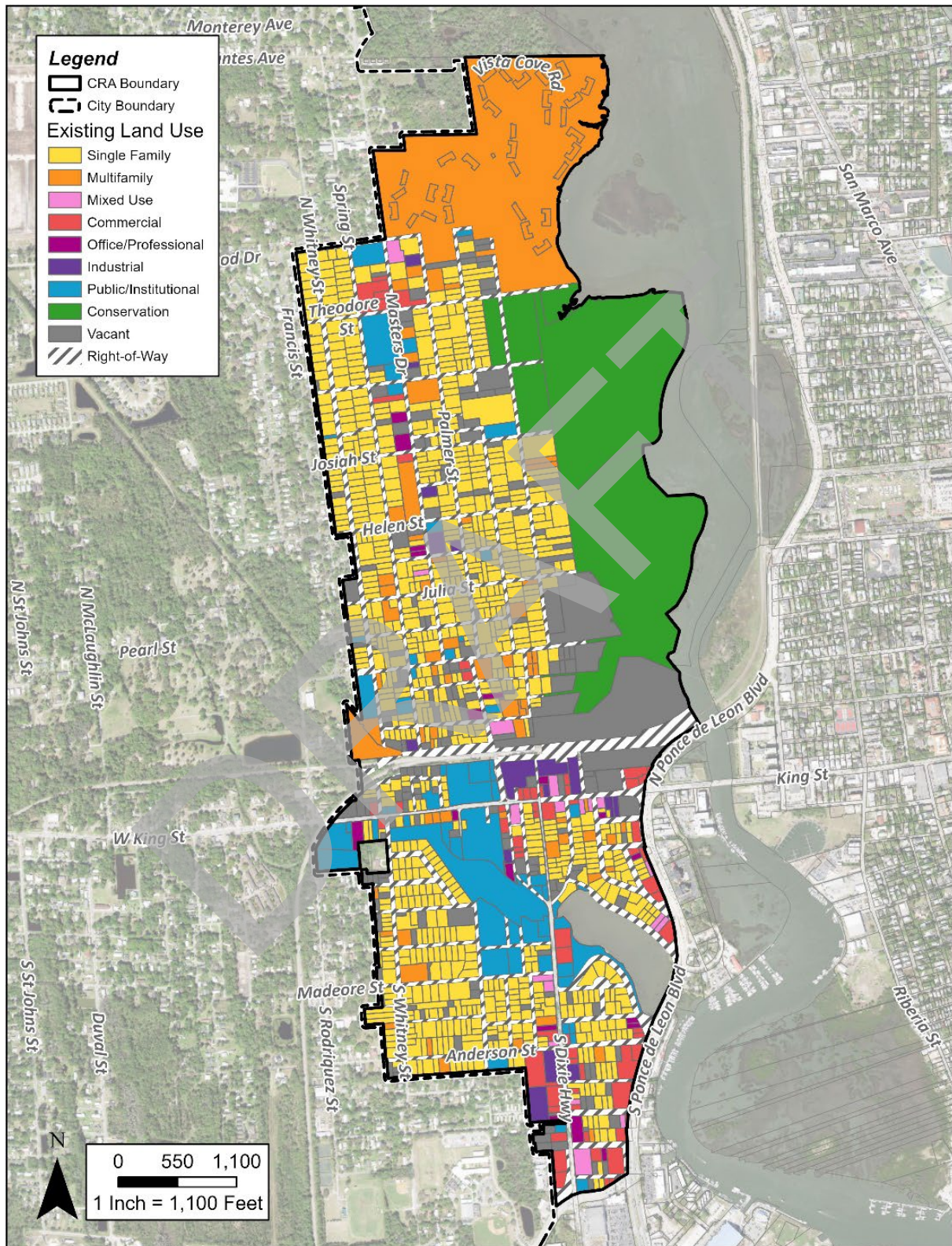
The Single-Family Residential uses are located throughout the CRA, and Conservation areas are mostly located along the San Sebastian River. Public/Institutional uses include schools, religious institutions, clubs, and government buildings, and are concentrated south of West King Street. Commercial, Office/Professional,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

CURRENT LAND USE PATTERNS

Current land use patterns show how parcels within an area are being used, whether for residential, commercial, industrial, or institutional uses. Understanding land use patterns can help direct future development needs or improvements for the 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 6 shows a map of the

Figure 6. 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 7 shows these vacant parcels.

Figure 7. 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 8 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 8. 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

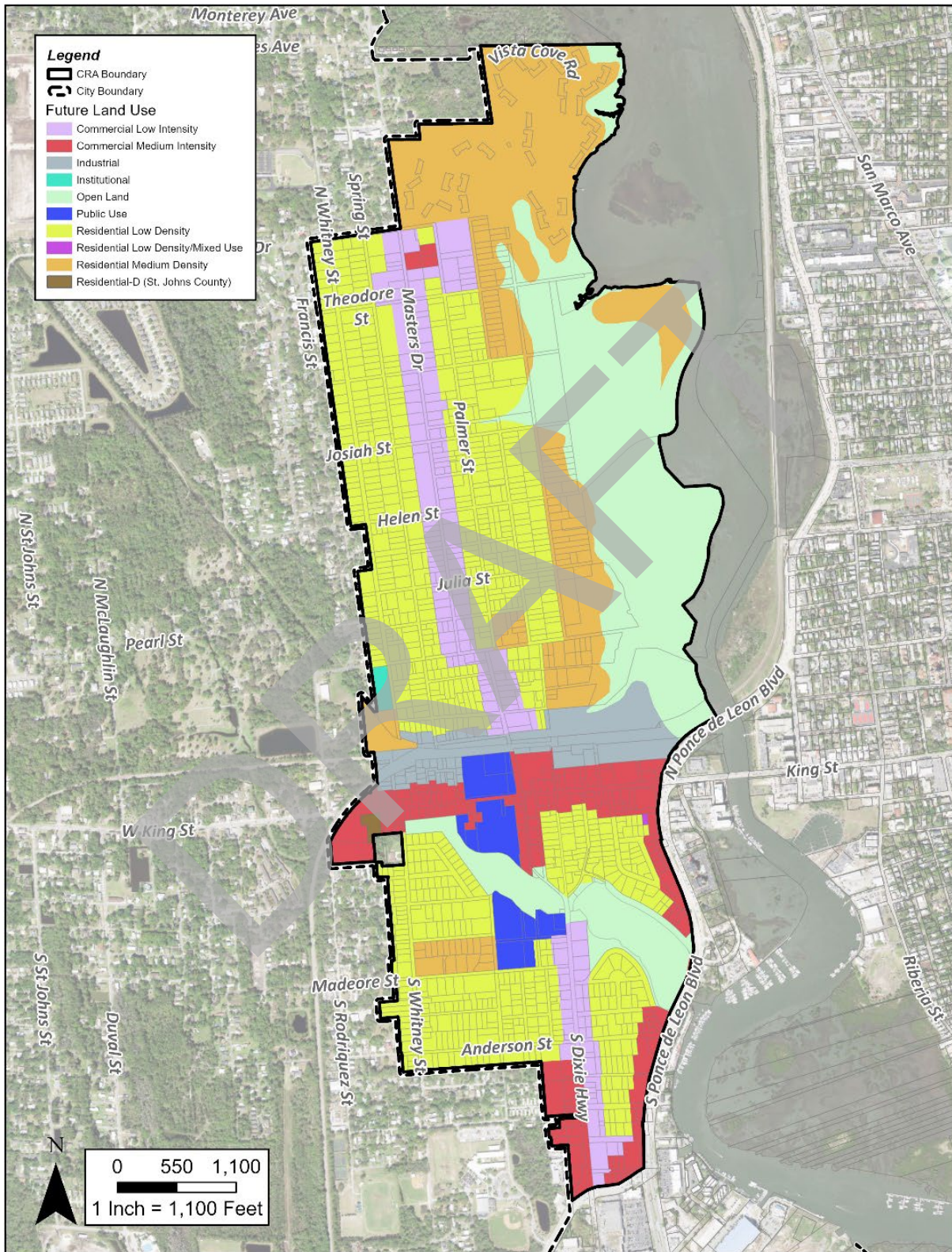
Future Land Use	Acreage	Percent (%)
Residential Low Density	210.6	34.9%
Open Land	129.9	21.5%
Residential Medium Density	112.0	18.5%
Commercial Low Intensity	56.9	9.4%
Commercial Medium Intensity	49.8	8.2%
Industrial	26.2	4.3%
Public Use	15.8	2.6%
Institutional	1.4	0.2%
Residential-D (St. Johns County)	0.9	0.2%
Residential Low Density / Mixed Use	0.1	<0.1%
Total Acreage	603.6*	
*Note: This total acreage is different from the Existing Land Use total acreage due to the differences in parcel data. All roads and waterways are included in the Future Land Use but not in the Existing Land Use.		

Sources: City of St. Augustine, 2023

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 8. 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 9 shows the district locations within the Community Redevelopment Area.

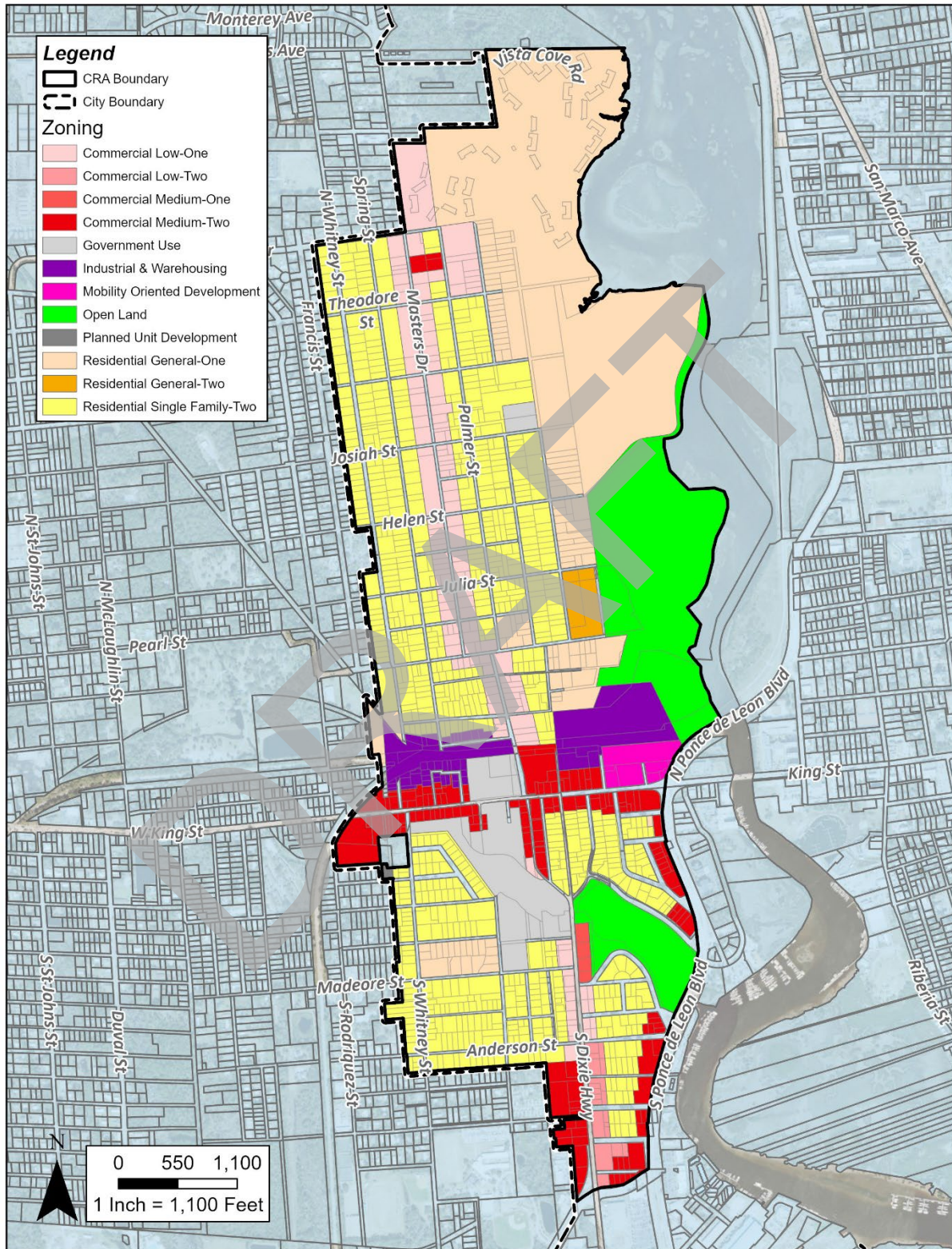
The Residential Single-Family Two (RS-2) zoning district is the most prominent in the CRA and accounts for 33% of the land area. The purpose of the RS-2 district is to allow for single-family dwellings and compatible uses, including home-based businesses and recreation facilities. Residential General One (RG-1), the second most prominent zoning designation in the CRA, allows for higher densities than RS-2 and permits nonresidential uses which are complementary. RG-1 is primarily located on the eastern edge of the CRA, near the river, and accounts for approximately 27% of the land area. Open Land (OL) is located in the Oyster Creek and Spengler Island Conservation areas and is intended to protect environmentally sensitive areas. The OL designation accounts for 13% of the CRA. Other zoning districts are present in the CRA including CL-1, CM-2, GU, IW, MOD, CL-2, RG-2, CM-1, PUD, and a few County designations (PUD, PSD, and RS-3).

Table 9. Zoning

Zoning	Acres	Percent (%)
RS-2 (Residential Single Family-Two)	180.2	33.3%
RG-1 (Residential General-One)	144.6	26.7%
OL (Open Land)	68.5	12.6%
CL-1 (Commercial Low-One)	46.7	8.6%
CM-2 (Commercial Medium-Two)	38.2	7.1%
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%
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

Figure 9. 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 10. Parks & Conservation Areas Map



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

Transportation System and Mobility Analysis

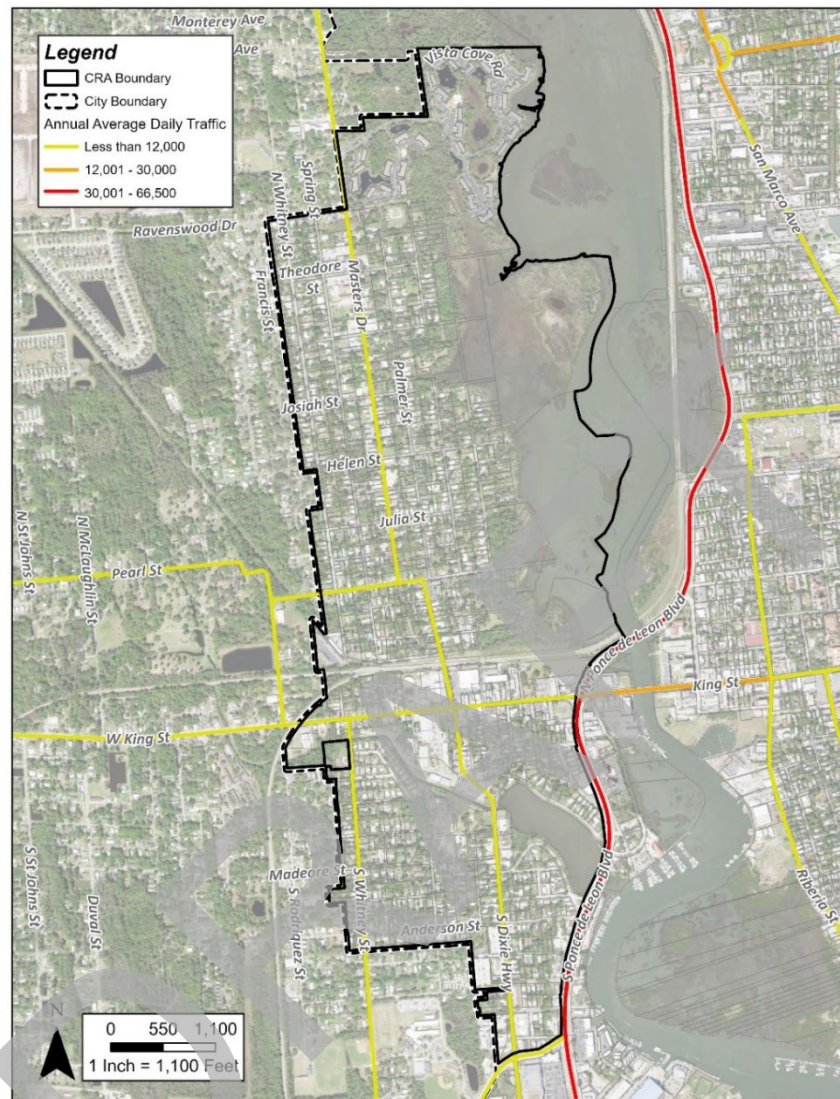
The main roadway through the CRA is W. King Street which connects unincorporated St. Johns County with St. Augustine's Historic W. Downtown and US Highway 1 (Ponce de Leon Boulevard). W. King Street has an average daily traffic count of less than 12,000 vehicle trips within the CRA, but once the roadway crosses US 1, it becomes more heavily traveled (up to 30,000 daily trips). Figure 11 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 need to 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.

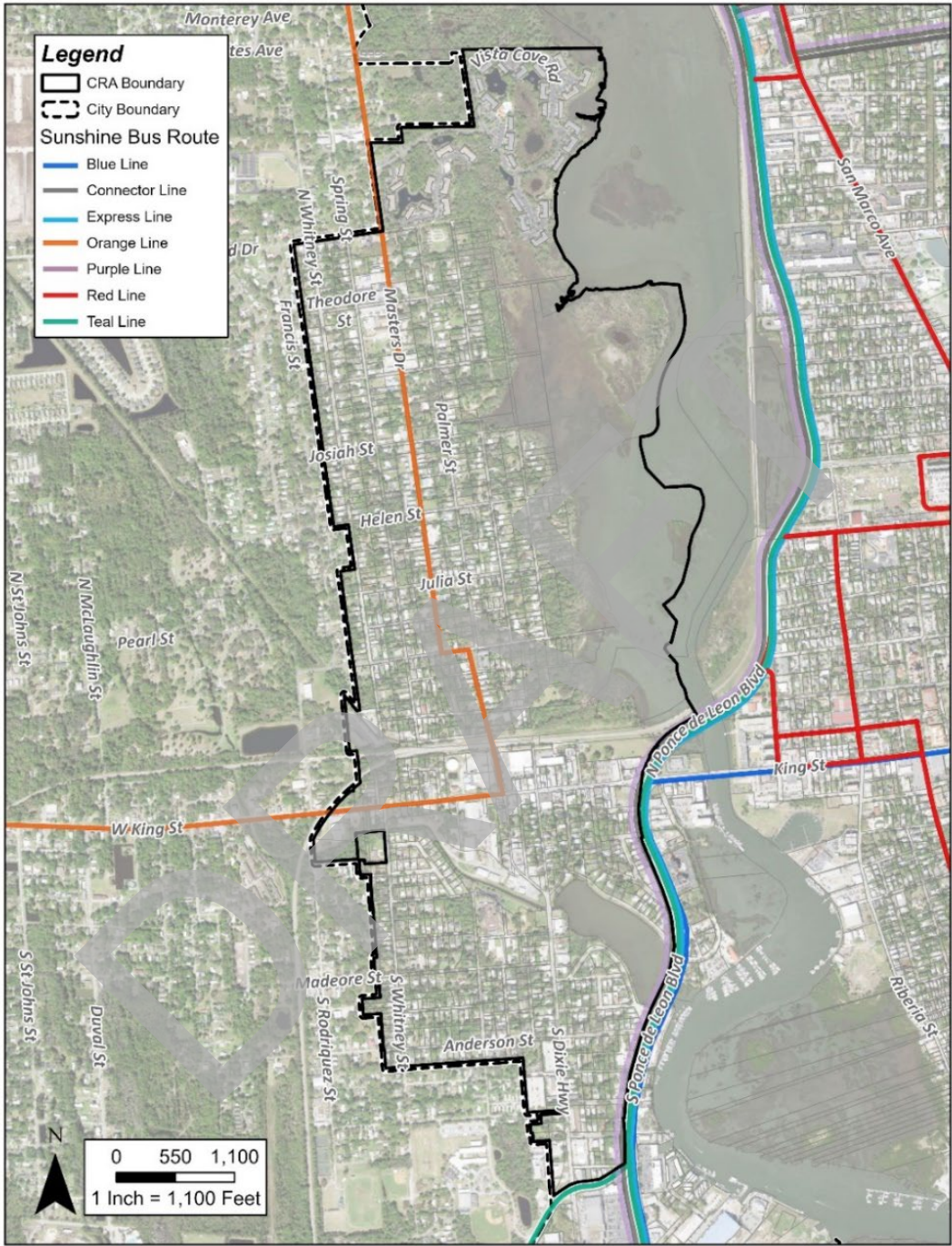
Figure 11. Traffic Map



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 12. 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.

DRAFT

COMMUNITY ENGAGEMENT & PUBLIC INPUT



COMMUNITY ENGAGEMENT & PUBLIC INPUT

The 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, and several community engagement sessions.

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 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 13. 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 14. Photographs of Workshops



STRATEGIC GOALS & 6-POINT ACTION PLAN



STRATEGIC GOALS AND 6-POINT ACTION PLAN

The 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 New Business Programming

Action Strategy 4: Mobility/Connectivity and 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 residential rehabilitation and repair programs
- Work with existing property owners on providing affordable housing opportunities for neighborhood residents
- Provide opportunities for new homebuyers 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; clear title, homestead exemption, heirs property program
- Pursue community policing initiatives working with adjacent neighborhoods in partnership with the City's Police Department

PUBLIC SPACE ENHANCEMENT/BEAUTIFICATION



- Improve Oyster Creek, Rollins Neighborhood and other green spaces
- Enhance the hardscape and landscape consistent with the historic character of the area
- 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



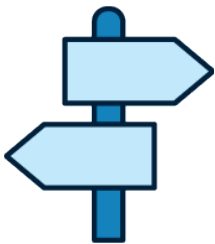
- Explore development of a building façade grant program
- Explore initiatives and incentives to encourage economic development
- Create short term transitional business incubation space
- Increase parking supply in strategic locations
- Continue to evaluate opportunities for shared parking with private entities
- Partner with business organizations/associations to help inform/advise on future implementation of the Plan
- Explore opportunities for dedicated business delivery and ride-share zone

MOBILITY/CONNECTIVITY



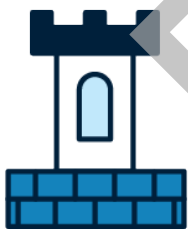
- Provide multimodal infrastructure improvements to enhance walkability
- Identify opportunities for improving and connecting sidewalks, paths, trails, and bike lanes
- Improve Streetscapes (lighting, stormwater improvement, and utilities)
- Explore opportunities to create public transportation systems
- 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 15 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 for any required approval by the Corridor Review Committee (CRC) for projects within the King Street Entry Corridor. The Historic Architectural Review Board (HARB) must approve any proposed full demolitions of buildings that are fifty years or older.

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 and incorporate neighborhood stormwater management solutions where feasible

Figure 15. Conceptual Master Plan – Proposed Capital Projects

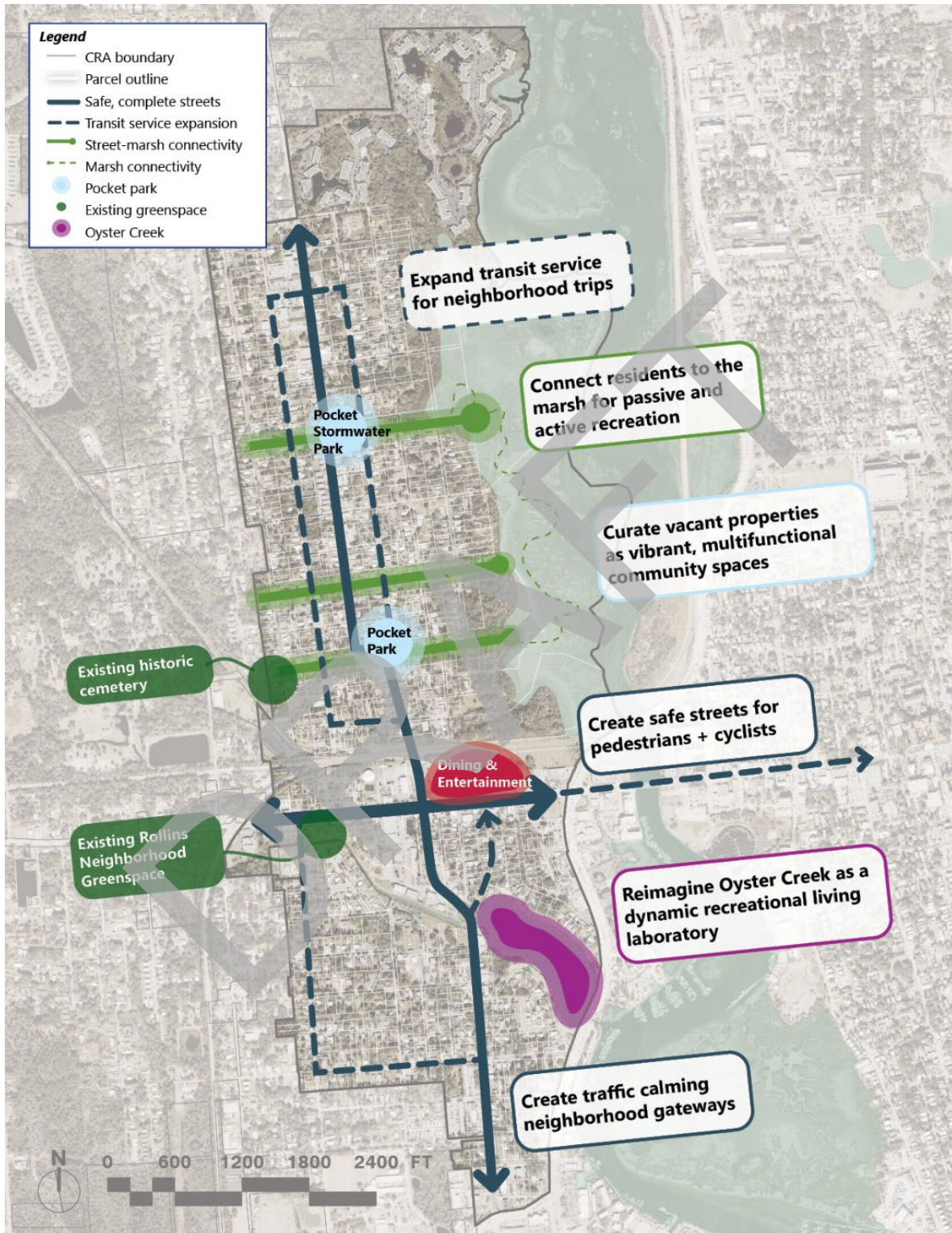
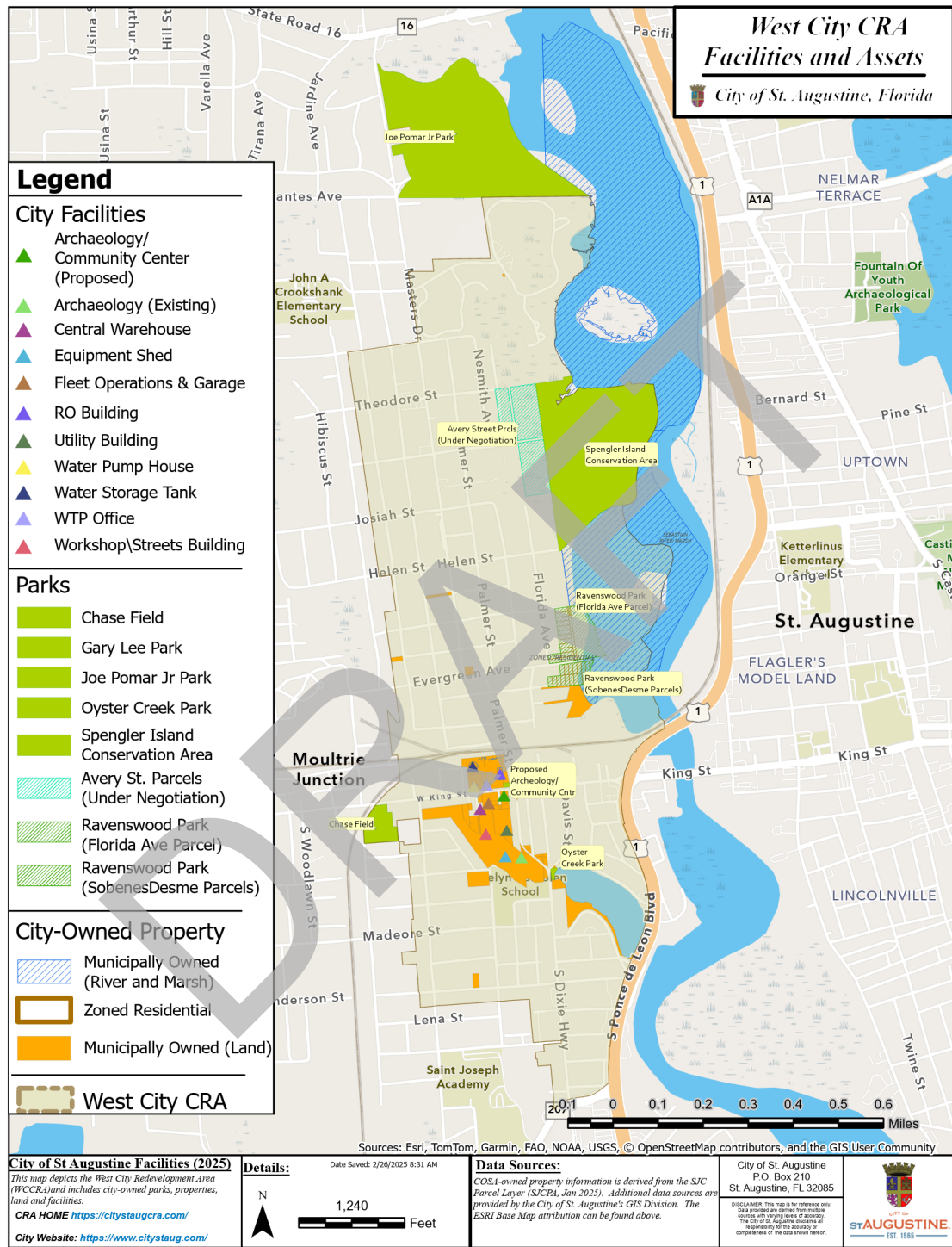


Figure 16. West City CRA Facilities and Assets



Sources: City of St. Augustine, GIS Division, COSA, 2025

Figure 17. Community Interaction Concept



Sources: Inspire Placemaking

Figure 18. Oyster Creek Park Concept



Sources: Inspire Placemaking

Figure 19. Marsh Concept



Sources: Inspire Placemaking

Figure 20. Streetscape Concept



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 **\$15,186,487** and **\$24,474,860** respectively for a total cumulative TIF revenue of **\$39,661,348**.

DRAFT

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	\$25,310	\$40,791	\$66,101
	2026	\$240,593,551	\$11,593,146	\$51,253	\$82,601	\$133,855
	2027	\$246,608,389	\$17,607,984	\$77,845	\$125,457	\$203,302
	2028	\$252,773,599	\$23,773,194	\$105,102	\$169,384	\$274,486
	2029	\$259,092,939	\$30,092,534	\$133,040	\$214,409	\$347,449
	2030	\$265,570,262	\$36,569,857	\$161,676	\$260,560	\$422,236
	2031	\$272,209,519	\$43,209,114	\$191,028	\$307,865	\$498,893
	2032	\$279,014,757	\$50,014,352	\$221,114	\$356,352	\$577,466
	2033	\$285,990,126	\$56,989,721	\$251,952	\$406,052	\$658,004
	2034	\$293,139,879	\$64,139,474	\$283,562	\$456,994	\$740,555
	2035	\$300,468,376	\$71,467,971	\$315,961	\$509,209	\$825,170
	2036	\$307,980,085	\$78,979,680	\$349,170	\$562,730	\$911,901
	2037	\$315,679,588	\$86,679,183	\$383,210	\$617,589	\$1,000,799
	2038	\$323,571,577	\$94,571,172	\$418,101	\$673,820	\$1,091,920
	2039	\$331,660,867	\$102,660,462	\$453,863	\$731,456	\$1,185,319
	2040	\$339,952,388	\$110,951,983	\$490,520	\$790,533	\$1,281,053
	2041	\$348,451,198	\$119,450,793	\$528,094	\$851,087	\$1,379,181
	2042	\$357,162,478	\$128,162,073	\$566,606	\$913,155	\$1,479,761
	2043	\$366,091,540	\$137,091,135	\$606,082	\$976,774	\$1,582,856
	2044	\$375,243,828	\$146,243,423	\$646,544	\$1,041,984	\$1,688,529
	2045	\$384,624,924	\$155,624,519	\$688,018	\$1,108,825	\$1,796,843
	2046	\$394,240,547	\$165,240,142	\$730,529	\$1,177,336	\$1,907,865
	2047	\$404,096,561	\$175,096,156	\$774,103	\$1,247,560	\$2,021,663
	2048	\$414,198,975	\$185,198,570	\$818,766	\$1,319,540	\$2,138,305
	2049	\$424,553,949	\$195,553,544	\$864,545	\$1,393,319	\$2,257,864
	2050	\$435,167,798	\$206,167,393	\$911,469	\$1,468,943	\$2,380,412
	2051	\$446,046,993	\$217,046,588	\$959,566	\$1,546,457	\$2,506,023
	2052	\$457,198,168	\$228,197,763	\$1,008,866	\$1,625,909	\$2,634,775
	2053	\$468,628,122	\$239,627,717	\$1,059,398	\$1,707,347	\$2,766,745
	2054	\$480,343,825	\$251,343,420	\$1,111,193	\$1,790,822	\$2,902,015

County Millage	0.0046537
City Millage	0.0075

\$39,661,348

Total County Contribution (2024-2054)	\$15,186,487
Total City Contribution (2024-2054)	\$24,474,860
Total TIF Estimated (2024-2054)	\$39,661,348

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 Area 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 construction of the West City Community Redevelopment Area 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, and 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; partner with Legal Aid, establish a residential repair program.	\$1,500,000
Local Business Development Assistance	Consider incentive programs; assist with support for community efforts designed to increase exposure and business opportunities; assist with parking solutions. Business establishment initiatives, incubator, and façade improvements.	\$1,500,000

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

*Additional streets for consideration include: Evergreen Avenue, Chapin, Anderson, Christopher, Palmer, Madeore, Newcomb and Eastman and where necessary inter-local coordination with entity that controls ROW would be required.

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 improvement, 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 associated with branding/wayfinding.	\$500,000
Oyster Creek, 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.

*Additional streets for consideration include: Evergreen Avenue, Chapin, Anderson, Christopher, Palmer, Madeore, Newcomb and Eastman and where necessary inter-local coordination with entity that controls ROW would be required.

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, 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 the marsh on eastern boundary of the 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.

*Additional streets for consideration include: Evergreen Avenue, Chapin, Anderson, Christopher, Palmer, Madeore, Newcomb and Eastman and where necessary inter-local coordination with entity that controls ROW would be required.

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 high traffic volumes and congestion during peak hours.

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, park improvements 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 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 year's 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 Corridor Review Committee (CRC) on streetscaping improvements located within the King Street Entry corridor.
- 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 specific areas.
- Create 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 street lighting needs to be improved.
- Inclusive design of public amenities and improvements.
- Pursue community policing initiatives.
- Explore innovative approach to address food insecurity in WCCRA; Community Garden, Incentive Program for local grocer business, farmer's market.

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.
- Develop programming to encourage local business support.
- Increase parking supply in strategic locations.
- Continue to evaluate opportunities for shared parking with private entities.
- Develop business community capacity to inform implementation of the Plan.

ACTION STRATEGIES/PROJECTS

- Identify and market existing residential repair and rehabilitation programs (with lien) 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.
- Continue to work on the provision of an adequate parking inventory in order to assist with local community economic development.
- Continue to coordinate and collaborate with stakeholders on the implementation of the 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 through identified capital projects contemplated in the West City CRA Plan are intended to be one allocation of TIF funds that may 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 comply with municipal codes and 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 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 trips 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 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, King Street Design Standards, 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 The West City CRA Plan provides for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.

7.0 The West City CRA Plan does not include displacement and relocation of persons within the West City CRA.

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 adopted.

Duration of Plan

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

Safeguards and Retention of Control

The 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 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 the West City Community Redevelopment Plan.

DRAFT

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: April 15, 2025

RE: Agenda Item for April 28, 2025, Community Redevelopment Agency Meeting;
St. Paul Institutional Rehab Application Recommendation

The Community Redevelopment Agency (CRA) accepts applications for the Lincolnville Community Redevelopment Area (LCRA) Institutional Rehabilitation Grant Program between October 1 and December 31 of each calendar year. In December of 2024 staff received a new application from St. Paul AME Church, requesting funds to complete a historic preservation rehabilitation project at the church parsonage.

Prior to grant funds being awarded, grant applications are reviewed by staff and then reviewed and scored by a city staff appointed application review committee. Due to extenuating circumstances, staff are recommending and requesting a deviation from the typical approval process. The work requested in the attached application has been reviewed and approved previously by this CRA Board and a city staff appointed board. St. Paul has received previous grant funding via the Institutional Rehab Grant Program (IRP); however, due to funding challenges only certain elements of the requested work was able to be performed and completed. In 2020 St. Paul received \$360,000 for the construction of a new roof, electrical repairs, and treatment for termites and pests. In 2023, the Institutional Rehabilitation Grant Program provided funding in the amount of \$153,353 for an emergency structural repair rehabilitation project. This project was expedited, as occupancy of the structure was being compromised.

The estimated cost of work requested in the current application is \$585,000. Funds have been appropriated in the 2025 budget for future IRP projects. An incremental amount or the entirety of those funds could be transferred to accommodate the initial implementation of this project. Additional funds could be allocated during the upcoming Fiscal Year to fund the project in totality. Due to the mitigating circumstances as well as prior approvals of this scope of work, staff is asking the CRA Board to grant authorization to proceed with this project without adhering to the standard approval process.

This is an action item. This matter requires the CRA to make a motion and participate in a formal vote. Your attention to this matter is appreciated. I am available for any questions you may have as it relates to the attached St. Paul Institutional Rehabilitation Grant Application. Please feel free to contact me by phone at 904.209.4254 or by email at jperkins@CityStAug.com.

Respectfully Submitted,



Jaime D. Perkins
Neighborhood Services and CRA Manager

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

Attachments: St. Paul Institutional Rehab Application

2024¹⁵
APPLICATION
for

RECEIVED
Dec 31 2024

LINCOLNVILLE CRA
INSTITUTIONAL REHABILITATION GRANT

- ☐ ATTACH PROOF OF OWNERSHIP OF PROPERTY (I.E. PROPERTY DEED)
- ☐ ATTACH AGENT'S AUTHORIZATION IF OWNER HAS AUTHORIZED AN AGENT TO ACT ON ITS BEHALF
- ☐ ATTACH CURRENT PHOTOGRAPHS OF THE STRUCTURE (INTERIOR AND EXTERIOR)
- ☐ ATTACH DOCUMENTATION AND PHOTOGRAPHS RELATED TO THE HISTORICAL BACKGROUND OF THE STRUCTURE FOR WHICH YOU ARE REQUESTING REHABILITATION ASSISTANCE



Church and Parsonage

Saint Paul African Methodist Episcopal Church
85 Martin Luther King Jr. Avenue
St. Augustine, Florida 32084
P.O. Box 4108, St. Augustine, Florida 32085-4108
Phone: (904) 829-3918 Fax: (904) 827-1266
Email: stpaullovechurch@gmail.com



ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY

INSTITUTIONAL GRANT PROGRAM FOR REHABILITATION OF
HISTORIC, INSTITUTIONALLY-OWNED STRUCTURES WITHIN
THE LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA



APPLICATION

DATE: 12 / 22 / 2024

PROPERTY OWNER NAME: ST. PAUL AFRICAN METHODIST EPISCOPAL CHURCH

PHONE: (904) 829-3918 | EMAIL: stpaullovechurch@gmail.com

MAILING ADDRESS: POST OFFICE BOX 4108

ST. AUGUSTINE, FLORIDA 32085-4108

AUTHORIZED AGENT NAME: BEN STEVENSON

PHONE: (904) 392-4596 | EMAIL: stevensonben42@gmail.com

MAILING ADDRESS: 85 Martin Luther King Jr Avenue

St. Augustine, Florida 32084

★ A LETTER OF AUTHORIZATION MUST BE SUBMITTED IF THE PROPERTY OWNER IS DELEGATING TO AN AUTHORIZED AGENT THE AUTHORITY TO SUBMIT THIS APPLICATION.

PROPERTY ADDRESS: 85 Martin Luther King Jr. Avenue

St. Augustine, Florida 32084

EXPLANATION OF REPAIRS/REHABILITATION REQUESTED AND THE ASSOCIATED FUNDING CHALLENGES, INCLUDING OTHER GRANTS APPLIED FOR OR RECEIVED *(ATTACH ADDITIONAL PAGES IF NEEDED)*:

Funds are being requested to repair and renovate the historic church building and parsonage which is located directly behind the church building. The parsonage was included in the 1904 purchase of the property to build the church. (Continued on the attached page.)

- ❖ ATTACH PROOF OF OWNERSHIP OF PROPERTY *(I.E. PROPERTY DEED)*
- ❖ ATTACH AGENT'S AUTHORIZATION IF OWNER HAS AUTHORIZED AN AGENT TO ACT ON ITS BEHALF
- ❖ ATTACH CURRENT PHOTOGRAPHS OF THE STRUCTURE *(INTERIOR AND EXTERIOR)*
- ❖ ATTACH DOCUMENTATION AND PHOTOGRAPHS RELATED TO THE HISTORICAL BACKGROUND OF THE STRUCTURE FOR WHICH YOU ARE REQUESTING REHABILITATION ASSISTANCE

The Institutional Grant Program contains some key conditions and restrictions. These include:

- The project is a City/CRA controlled construction project. The City/CRA will contract with the contractor and direct the construction. No funds will be disbursed to the owner or its agent.
- A covenant and lien will be placed on the property for a period of time from five (5) years to twenty (20) years depending on the value of the grant(s) awarded. Multi-phased grants will require cumulative covenants and liens for each phase, if appropriated and budgeted by the City/CRA.
- The lien will not need to be paid back if all the conditions of the program are met.
- The restored structure must continue to be preserved by the owner.
- The grant is for preservation and restoration of significant physical structures that tell the story of St. Augustine. It is not for religious operations.
- Failure to cooperate with the City/CRA during construction may lead to the suspension or termination of the grant.
- The City/CRA will review all applications with staff recommendations based on approved budget.
- Projects will be evaluated in terms of historic and/or cultural significance, endangerment, and quality of preservation treatment within the scope of work.
- If there are competitive projects, additional items that will be considered include educational benefits and opportunities for public access to the property.

★ All related documents should be read and understood before submitting this application.

INSTITUTIONAL PROPERTIES *(excerpt from the Lincolnville Community Redevelopment Area Plan)*

Lincolnville contains numerous historic churches and other institutionally owned structures. It is the intent that the Rehabilitation Program to also provide funding to institutions that have difficulties in securing alternate funding for historic building rehabilitation. Funds would be provided in the form of a grant whose implementation procedures would be similar as residential grants. Prior to grant approval, proposed scope of work and cost estimates¹⁶ will be submitted to staff for approval. The minimum level of rehabilitation would be the shell building without fixtures and interior finishes. Rehabilitation work¹⁷ should use the Secretary of Interior Standards for Rehabilitation as a guideline to repair where possible and replace with matching or compatible materials. All mechanical, electrical, and plumbing systems should also be up to code. Progress reports and final staff approval will be required before the final payment.



I HEREBY ACKNOWLEDGE THAT SHOULD I BE SELECTED TO RECEIVE GRANT FUNDS I WILL BE REQUIRED TO EXECUTE AN HISTORIC PRESERVATION COVENANT, A SECURITY AGREEMENT/MORTGAGE LIEN, AND A RELEASE & WAIVER, ALL OF WHICH I HAVE READ AND UNDERSTAND.

SIGNATURE: _____

Ben Stevenson

¹⁶ To be performed by licensed contractor with historic preservation experience

¹⁷ To be performed by licensed contractor with historic preservation experience

10-386

12/29/05

S. W. Duncan, D. W. Roberts, Amos Phillips, Trustees, to St. Paul African Methodist Episcopal Church.

ATTACHMENT A-1

THIS INSTRUMENT, Made this 29th day of December A. D. 1905; between S. W. Duncan, D. W. Roberts, & Amos Phillips, as Trustees for the St. Paul African Methodist Episcopal Church of St. Augustine, St. Johns County, Florida, parties of the first part, and the ST. PAUL AFRICAN METHODIST EPISCOPAL CHURCH incorporated under the laws of the State of Florida, with its principal place of business in the City of St. Augustine, Florida, party of the second part, WITNESSETH:

That the said parties of the first part as Trustees aforesaid, for and in consideration of the sum of One Dollar to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described land, to-wit:

All that certain piece, parcel or tract of land situate in the County of St. Johns, State of Florida, and more particularly described as follows: Located in the City of St. Augustine, being Lot number fourteen (14) of half block number three (3) in lot number thirteen (13) of Block number forty six (46), as per Map of said City.

Bounded on the North by lot now or formerly of Elise Wicks Weedman; on the East by St. Benedict Street; On the South by a lot now or formerly conveyed to Amalia Cook, and on the West by a lot now or formerly of the Estate of Peter B. Dumas, and measuring on the North line one hundred and thirty eight (138) feet; On the East or street sixty two and a half (62½) feet; On the South one hundred and thirty seven (137) feet, and on the West line sixty three feet and seven inches (63.7). ----- Being the same property which was conveyed to said parties of the first part as trustees aforesaid, January 8th, 1904, by deed from Frances Van Dyke and William Van Dyke, her husband, which deed is recorded in Deed Book No. 6, at pages 309-310, office of the Clerk of the Circuit Court St. Johns County, Florida.

Reference is also given to an order of the Hon. R. W. Call, Judge of the Circuit Court, Fourth Judicial Circuit, St. Johns County, Florida, in Chancery, dated December 22nd, 1905, authorizing, empowering, ordering and directing the said parties of the first part as trustees aforesaid, to make a deed conveying to the said party of the second part the property above described, which order of the said Judge, and the application of the said parties of the first part, upon which the said order is made, are duly recorded in the office of the Clerk of the Circuit Court, St. Johns County, Florida.

Together with all and singular the tenements, Hereditaments and appurtenances thereunto belonging or in any wise appertaining and the reversion and reversions, rents, issues and profits thereof. And also all the estate, right, title, interest, property, possession, claim and demand whatsoever at law and in equity, either and both, of the said parties of the first part, of, in and to the same and every part and parcel thereof.

TO HAVE AND TO HOLD, the above described premises, unto the said party of the second part its successors and assigns, in fee simple, absolute, indefeasibly, forever.

IN WITNESS WHEREOF, the said parties of the first part, as trustees aforesaid, have hereunto set their hands and seals the day and year first above written.

ATTACHMENT A-2

Signed, sealed, and delivered in presence of us:

as to	Lawrence Thompson.	S. W. DUNNAN (Seal)
S. W. DUNNAN	E. C. Thompson.	D. W. Roberts (Seal)
as to D. W. Roberts &	Albert W. Mickler,	Amos Phillips. (Seal)
Amos Phillips.	Le Roy Arman.	As Trustees for the St. Paul
		African Methodist Episcopal
		Church of St. Augustine, St.
		Johns County, Florida, aforesaid.

STATE OF FLORIDA,
COUNTY OF VOLUNTEER.

On this day personally appeared before me one S. W. Dunnan, to me well known to be the individual described in and who executed the foregoing deed, and he then acknowledged before me that he signed and executed the said conveyance as Trustee for the St. Paul African Methodist Episcopal Church of St. Augustine, St. Johns County, Florida, freely and voluntarily, and for the uses and purposes therein expressed.

In Witness Whereof I have hereunto set my hand and official seal, at the City of Daytona, this 29th day of December A. D. 1905.

(Official Seal)

Lawrence Thompson,

My Commission Expires March 16, 1909.

Notary Public

STATE OF FLORIDA,
COUNTY OF ST. JAMES.

On this day personally appeared before me one D. W. Roberts, and one Amos Phillips, each of whom are to me well known as the individuals described in and who executed the foregoing deed, and they each acknowledged before me that they each signed and executed the said conveyance as a trustee for the St. Paul African Methodist Episcopal Church of St. Augustine, St. Johns County, Florida, freely and voluntarily and for the uses and purposes in said conveyance expressed.

In Witness Whereof I have hereunto set my hand and official seal at the City of St. Augustine this the 2nd day of January A. D. 1906.

(Official Seal)

Albert W. Mickler,

Notary Public State of Florida at

My Commission Expires December 11th, 1909.

Large.

Filed on January 2nd, 1906.

A True Record.

H. Wallace Dunn

Clerk Circuit Court.

WARRANTY DEED

RECORD & RETURN U. S. A.

RECORDED AND RETURNED TO THE U. S. A. BY THE CLERK OF THE COUNTY OF ST. JOHN, FLORIDA

750317

This Indenture, Made this 4th day of May, A. D. 1944.

DEED 247 PAGE 295

Between Helen Crawford, joined by William J. Crawford her husband

of the County of Tris and State of New York
 part les of the first part, and St. Paul's African Methodist Episcopal Church, Inc.
 whose mailing address is 385 Central Ave., in the City of St. Augustine,
 of the County of St. Johns and State of Florida.

part 7 of the second part, Witnesseth, that the said parties of the first part, for and
 in consideration of the sum of Ten (\$20.00) Dollars, and other good
 and valuable considerations to them in hand paid, the receipt whereof is hereby acknowl-
 edged, have granted, bargained, sold and conveyed, and by these presents do grant, bar-
 gain, sell, convey and confirm unto the said part 7 of the second part and its heirs,
 and assigns forever, all that certain parcel of land lying and being in the County of St. Johns
 and State of Florida, more particularly described as follows:

The north portion of Lot Three (3) in Block F of the Demas Tract
 in the City of St. Augustine. Said lot measures thirty-six feet and
 six inches (36' 6") on the east line of Central Avenue and extends
 back east same width as front forty-three feet (43'), and in the same
 property conveyed to Helen Crawford by Susan V. Hall by deed dated -
 August 30, 1938, and recorded in Deed Book 118, page 179, of St.
 Johns County, Florida, records.



Together with all the tenements, hereditaments and appurtenances, with every privilege, right,
 title, interest and estate, power and right of dower, reversion, remainder and ejection thereof,
 belonging or in anywise appertaining: To Have and to Hold the same to (or simple forever,

And the said part 100 of the first part do covenant with the said part 7 of the
 second part that they are lawfully seized of the said premises, that they are free from
 all encumbrances and that they have good right and lawful authority to sell the same; and
 the said part 100 of the first part do hereby fully warrant the title to said land, and
 will defend the same against the lawful claims of all persons whatsoever.

In Witness Whereof, the said part 100 of the first part have hereunto set their

hands and seals the day and year above written.

Signed, sealed and delivered in our presence

James B. Butler
Ernestine Butler

Helen Crawford
William J. Crawford
James B. Crawford

WARRANTY DEED
FORM NO. 1

81 11213

SAVED FORM NO.

This Warranty Deed Made this 5th day of August A.D. 1981 by
AMY FORD, individually and as Personal Representative of the
estate of MATILDA ANTHONY, Deceased.

Hereinafter called the grantor, to

See 504 Page 39

ST. PAUL A.M.E. Church, St. Augustine, Florida.

whose postoffice address is 87 Central Avenue, St. Augustine, Florida,
hereinafter called the grantee.

32084

Witnesseth: That the grantor, for and in consideration of the sum of \$500.00, and other
valuable considerations, receipts whereof is hereby acknowledged, hereby grants, conveys, sells, assigns or
other, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns
County, Florida, viz:

South One-half (S 1/2) of Lot Three (3) in Block F,
DUNAS ADDITION in St. Augustine, St. Johns County,
Florida.



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby represents with and warrants that the grantor is lawfully seized of said land
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 1980.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered in our presence:

Patricia A. Kellie
Patricia A. Kellie

Amy Ford
AMY FORD

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State of Florida and in the County thereof to take
acknowledgments, personally appeared

AMY FORD

whom I know to be the person described in and who received the foregoing instrument and she acknowledged before me that she
executed the same.

WITNESS my hand and official seal in the County and
State last aforesaid this 5th day of August 1981

This instrument prepared by: FRANK J. BROWN, JR.
P.O. Box 1806, St. Augustine, Florida 32084
6-12-81

STATE RECORDS AND RECORDERS DIV.

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

ON AUG 13 1981

Carl E. Hinkle
CLERK OF RECORDS

▲ ATTACH DOCUMENTATION AND PHOTOGRAPHS RELATED TO THE HISTORICAL BACKGROUND OF THE STRUCTURE FOR WHICH
YOU ARE REQUESTING REHABILITATION ASSISTANCE

ST. PAUL AFRICAN METHODIST EPISCOPAL CHURCH

Since 1873, St. Paul African Methodist Episcopal Church has been a constant stalwart in Lincolnville, a community established in St. Augustine by freed slaves in 1866. St. Paul became an integral part of this community just seven years after it came into being.

At its present location since 1904, the church has been a hub for community activities and played a major role during the Civil Rights movement of the 1960's. Rev. Dr. Martin Luther King, Jr., Andrew Young, Hosea Williams, Ralph Abernathy and other civil rights leaders met with participants and encouraged them from St. Paul's pulpit.

Pastors and members of this congregation have always been leaders who worked tirelessly for the betterment of the Lincolnville and St. Augustine community. Throughout its existence, St. Paul has promoted and supported the establishment of black businesses locally--many of the owners worshiped at St. Paul.

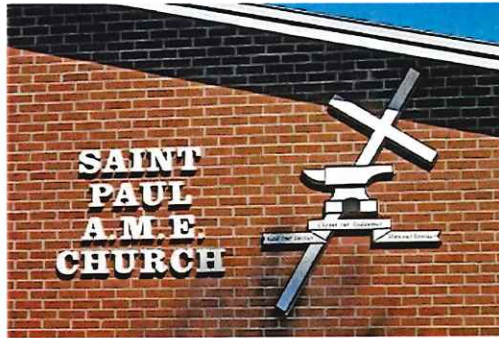
The parsonage, a two-story frame building, located directly behind the church at 84 St. Benedict Street (but included in the 85 MLK Avenue parcel), sits on property purchased in 1904. It was the living quarters for the church's pastors. The Reverend Frederick D. Richardson, Jr., was the last pastor to reside there full-time. Since then, it has served as a short-term respite for pastors and their families, office space, meeting area, classrooms, and most recently, storage for the church's ministries. Renovation and restoration are necessary to make the building safe and completely usable again.

A beautiful new parsonage roof, as well as roofs on the church and education building, were completed via a CRA grant in October, 2021. Funds are being requested to bring all electrical wiring, plumbing, sewer, and air conditioning and heating units up to city code. Wooden areas (such as the windows, window frames, flooring, stairs, porch columns, banisters, and walls) have suffered water and termite damage and need to be replaced (the termite issue was also addressed in the first CRA grant). The staircase also needs be widened to bring it up to current standards. Exterior bricks and mortar have deteriorated over the years and are crumbling or missing in some areas. The garage, which was later built onto the structure, is missing the garage door and the driveway and entry walkway concrete is cracked and broken.

St. Paul has had many ministries that serve not only Lincolnville, but St. Augustine and the county. They include Feeding the Hungry, monthly donations to the food bank, an evangelism ministry, a prison ministry, a health and exercise ministry, cold night shelter for the homeless, monthly distribution of hygiene items to the homeless, monthly visits to a nursing home to minister in song to the residents, joining with Memorial Presbyterian Church to offer a summer arts program, mentoring, providing gifts and holiday food baskets to those in need, annually sponsoring back to school giveaways, offering book scholarships to students with minimal resources, sponsoring various workshops (e.g., health insurance, retirement, reverse mortgages), a charter school that operated for four years, etc. Some of these ministries, such as the nursing home visits, senior ministries, back to school giveaways, workshops, summer programs, and evangelism were adversely affected by the COVID pandemic and its restrictions. The church moved those ministries it could to the virtual sphere or conducted them via telephone, although we continued our in-person work with feeding the hungry, the homeless, and collecting for the food bank. Although still cognizant of COVID's presence, we are back to providing in person services to our community and have added musical instrument lessons and regularly held black history programs and classes.

The church has also allowed use of its facility and grounds for community events. St. Paul Park, the Educational Building or the church have been used when the church hosted or sponsored public events such as voter registration drives, public forums, fall festivals and other activities for children, neighborhood yard sales, blood mobile visits, bookmobile visits, etc. We are hosting our 3rd Annual Community Christmas Tree Park this year.

We are striving to maintain a vital, relevant presence in what has become a very diverse community. We will continue being an example and beacon, doing the work God called us to do.



The African Methodist Episcopal Church is a connectional organization. Each local church is a part of the larger connection. The Bishops are the Chief Officers of the Connectional Organization. They are elected for life by a majority vote of the General Conference which meets every four years. District bishops make executive decisions together at the general conference. Presiding Elders are the assistants, like middle management, whom the Bishops appoint to supervise the preachers in a Presiding Elder's District. The Presiding Elder reports to the Bishop at the Annual Conference and makes recommendations for pastoral appointments. Pastors receive a yearly appointment to a charge (church), on the recommendation of the Presiding Elder and with the approval and final appointment of the Bishop.

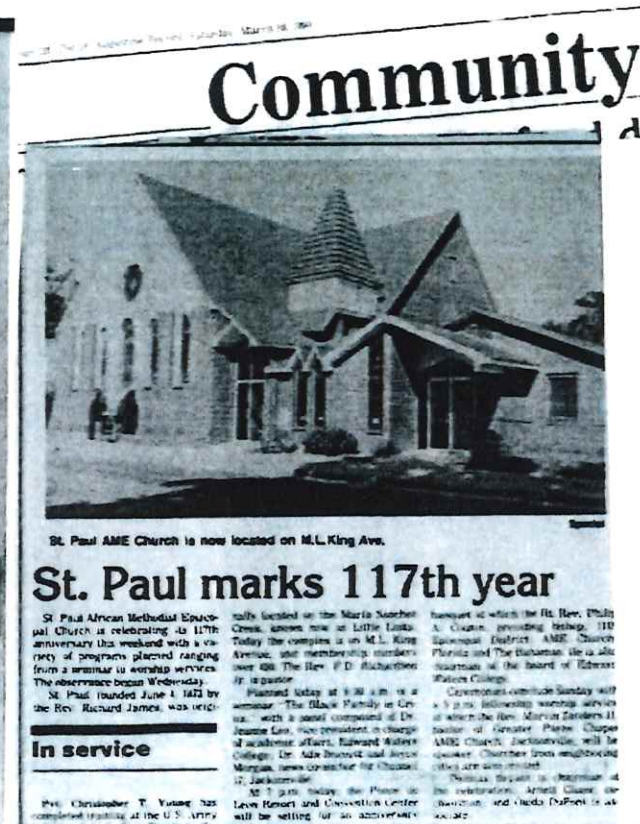
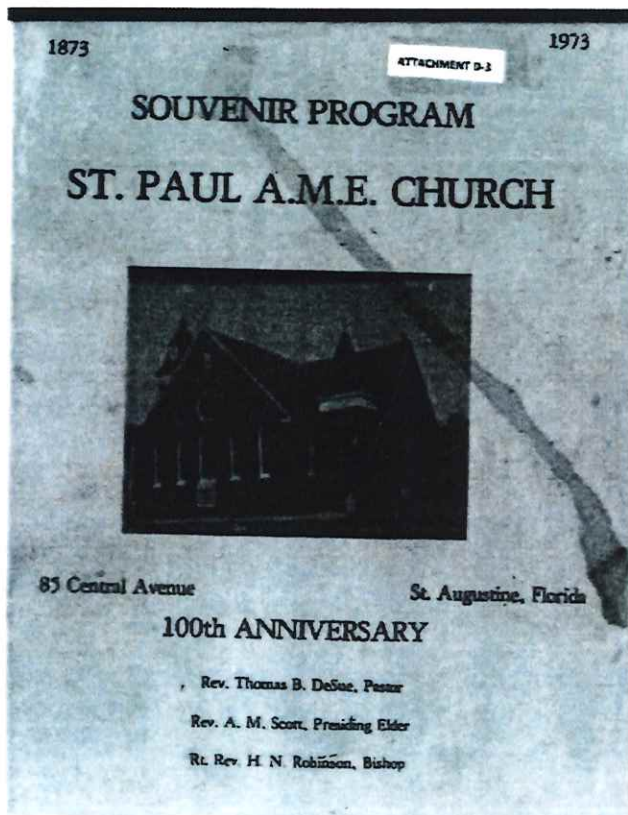
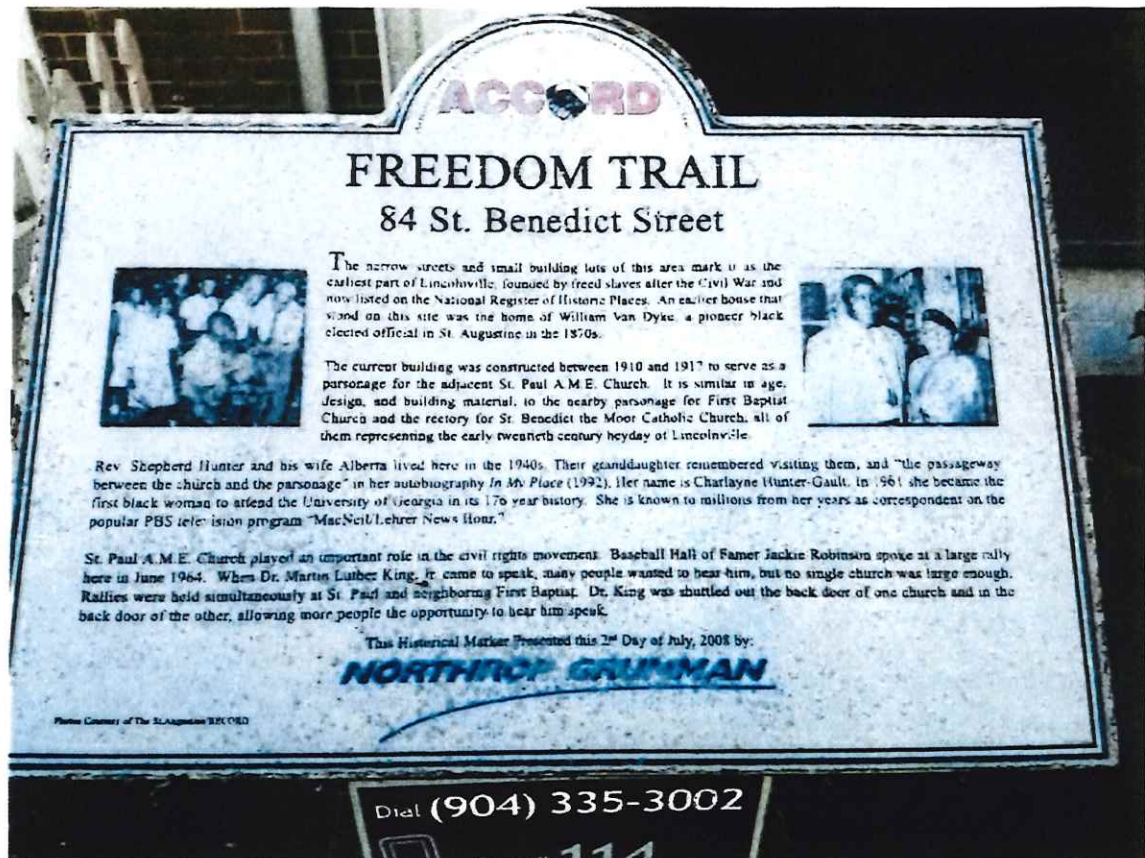
Therefore, St. Paul's pastor is always under evaluation and can be replaced or relocated. Not only does this keep pastors on their toes, but also the congregation. It prevents them from fixating on a human, fallible leader. As a result, the congregation stands out as the bonding force at St. Paul; some member families go back generations. In addition, St. Paul's members can visit any other A.M.E. church and learn what they would have learned at their home church, because the pastors follow a common curriculum.

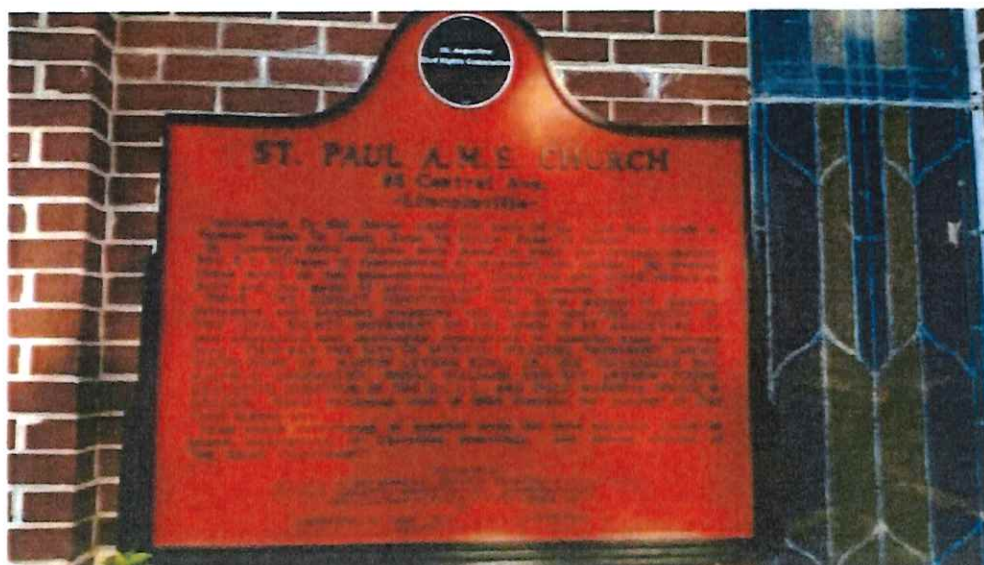
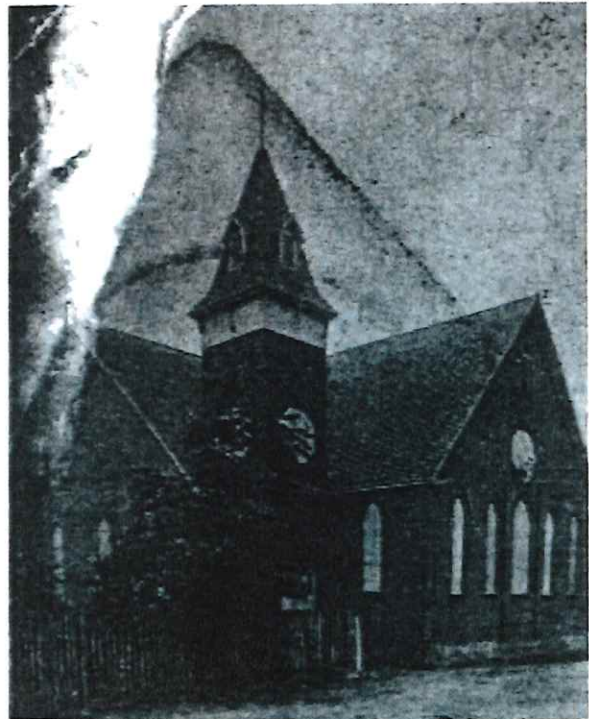
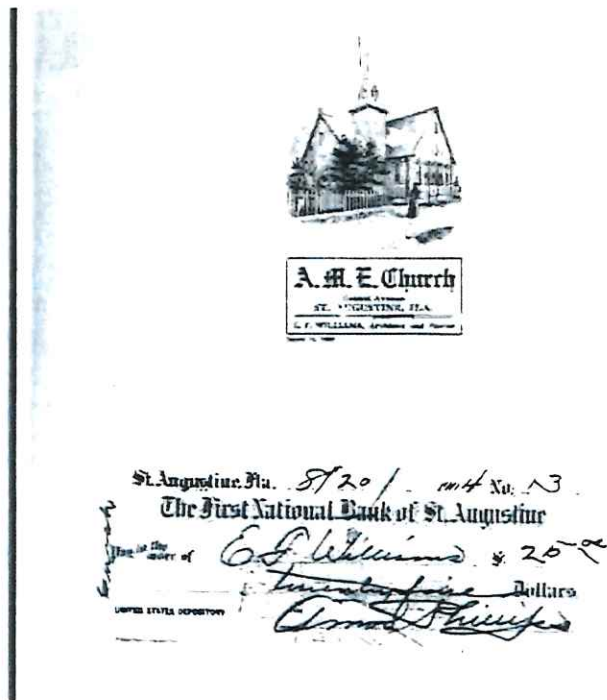
The African Methodist Episcopal Church (AMEC) had blossomed in the north for seventy years before Negroes in the slave states had access to it. After the Civil War, the AMEC campaigned to newly-freed slaves in the South. Their traveling pastors repeated a sermon titled, "I Seek My Brethren." The church offered a basic Gospel doctrine and a fellowship of African heritage.

It was ex-slave Richard James who first took up the AMEC torch in St. Augustine, establishing St. Paul A.M.E. in 1873. The church held a respected position in the segregated black community. Then it tackled segregation in the civil rights movement. Now, St. Paul offers the same Methodist doctrine and attention to African heritage to churchgoers of any color.



St. Paul A.M.E. Church was born soon after the Civil War when the Philadelphia-based African Methodist Episcopal Church evangelized to ex-slaves in the South. The church's permanent tribute to African heritage made it a hotbed of Civil Rights activity. Martin Luther King's presence there made it famous in St. Augustine's black history.





ST. PAUL
150
ST. AUGUSTINE
Transforming Lives Since 1873

The Saint Paul A.M.E. Church Family
is very excited and grateful to God to be celebrating

*150 Years of Transforming
and Impacting Lives
in St. Augustine, Florida*

The African Methodist Episcopal Church is among
the oldest Protestant denominations established on
American soil. Though founded in Philadelphia,
Pennsylvania, the A.M.E. Church, in existence for
over two centuries, is a global religious body.

*We invite you to share in our Celebration
of 150 years by participating in the
various planned events.*

Reverend Dr. Alesia Ford-Burse
Pastor




**TRANSFORMING
& Impacting LIVES**

SAINT PAUL AFRICAN METHODIST EPISCOPAL CHURCH
150th Church Anniversary Celebration

Save-the-Dates!

SUNDAY **ROMANZA FESTIVALE FINALE**
MAY **ART SHOW**
14 **12:00 NOON – 5:00 PM**
St. Paul AME Church

ROMANZA FESTIVALE FINALE
COMMUNITY GOSPEL CONCERT
6:00 PM
Headliner: Emorja Roberson
St. Paul AME Church
(See website for ticket info.)

THURSDAY **COMMUNITY RECOGNITION BANQUET**
JUNE **6:00 PM**
1 Embassy Suites Hotel
St. Augustine Beach
(See website for ticket info.)

SATURDAY **COMMUNITY FESTIVAL**
JUNE **10:00 AM – 5:00 PM**
10 St. Paul Park

SUNDAY **150th ANNIVERSARY WORSHIP CELEBRATION**
JUNE **10:45 AM**
11 St. Paul AME Church

COMMUNITY CELEBRATION
3:00 PM
St. Paul AME Church

For more information visit our website at: stpaul150amv.com

St. Paul celebrated its 150th Anniversary in June 2023.



Our 3rd Annual Community Christmas Tree Park
December 2024

**2024
APPLICATION
for
LINCOLNVILLE CRA
INSTITUTIONAL REHABILITATION GRANT**

ATTACH CURRENT PHOTOGRAPHS OF THE STRUCTURE (INTERIOR AND EXTERIOR)



Church and Parsonage

**Saint Paul African Methodist Episcopal Church
85 Martin Luther King Jr. Avenue
St. Augustine, Florida 32084
P.O. Box 4108, St. Augustine, Florida 32085-4108
Phone: (904) 829-3918 Fax: (904) 827-1266
Email: stpaullovechurch@gmail.com**

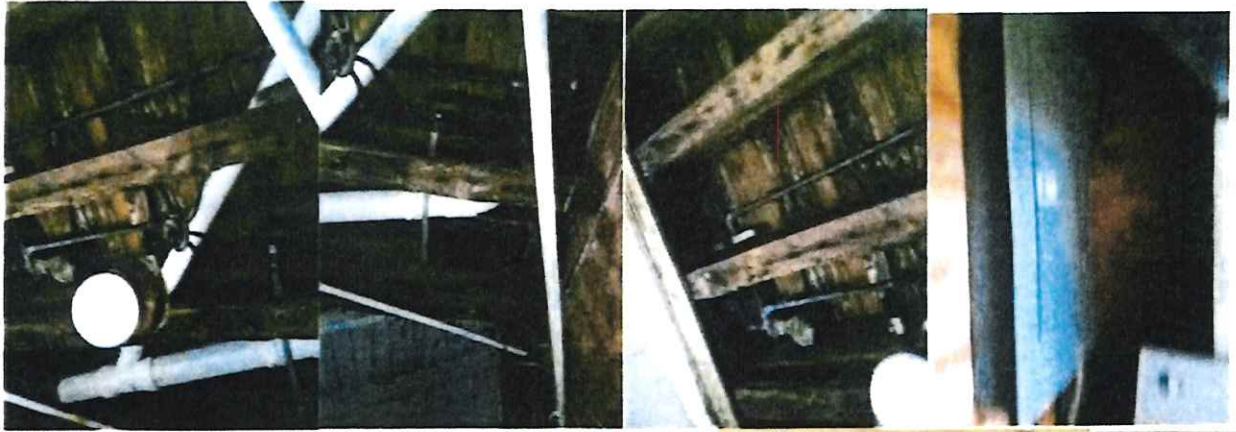
PARSONAGE EXTERIOR



GARAGE EXTERIOR/INTERIOR

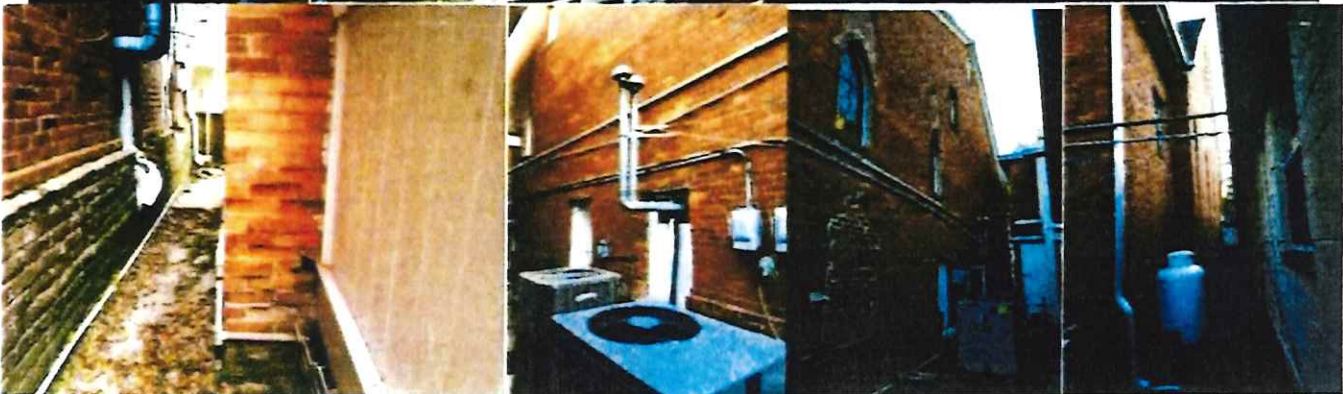
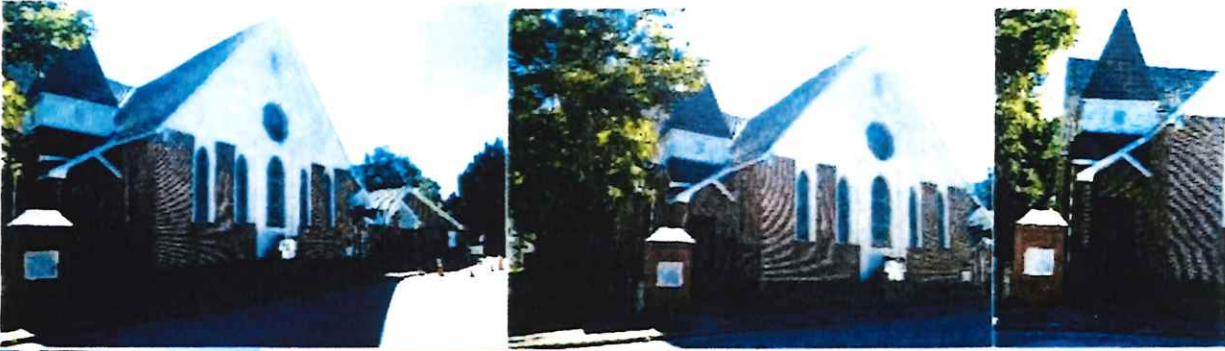


PARSONAGE INTERIOR



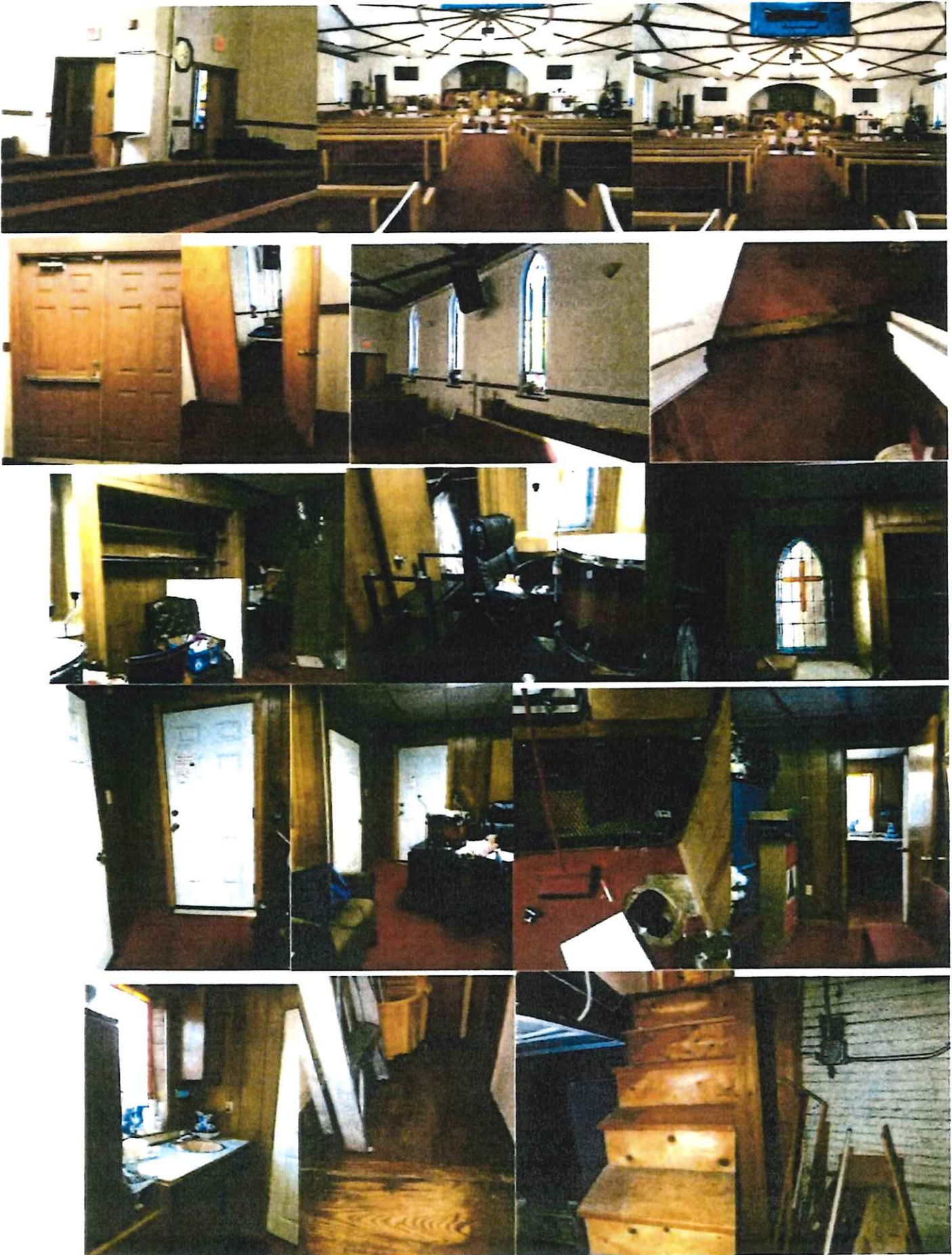


CHURCH EXTERIOR

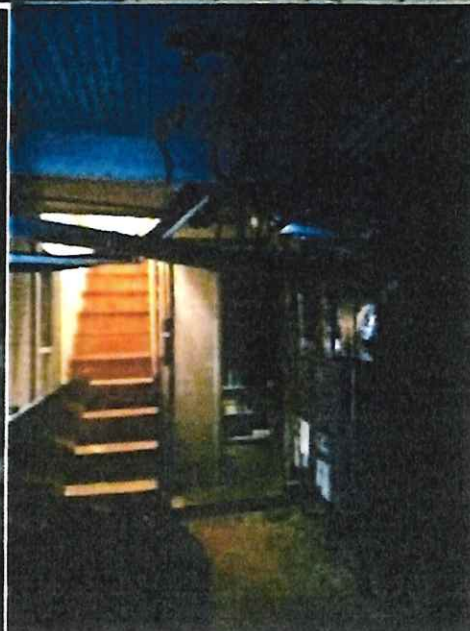
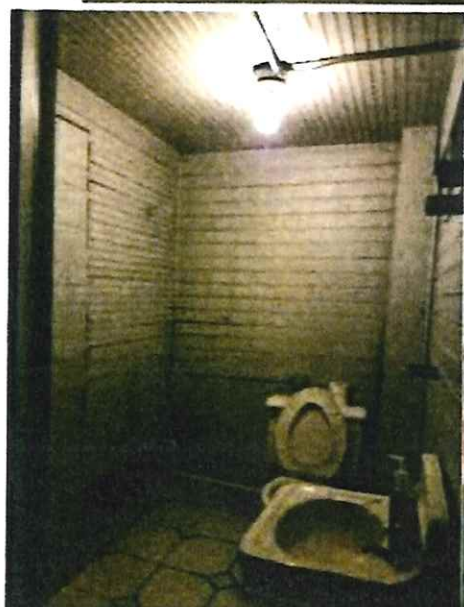


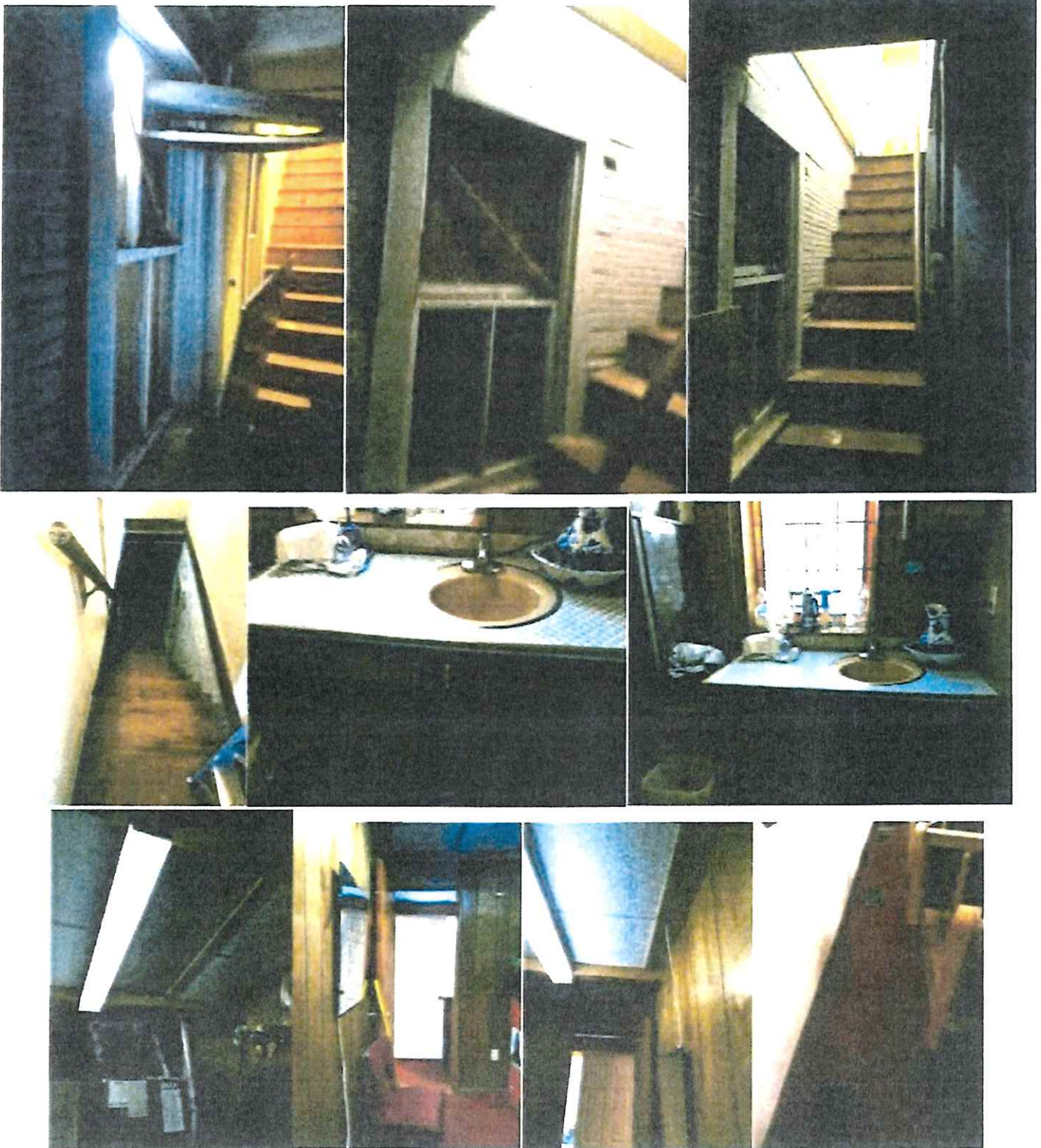
CHURCH INTERIOR











PARSONAGE EXTERIOR



GARAGE EXTERIOR/INTERIOR



PARSONAGE INTERIOR

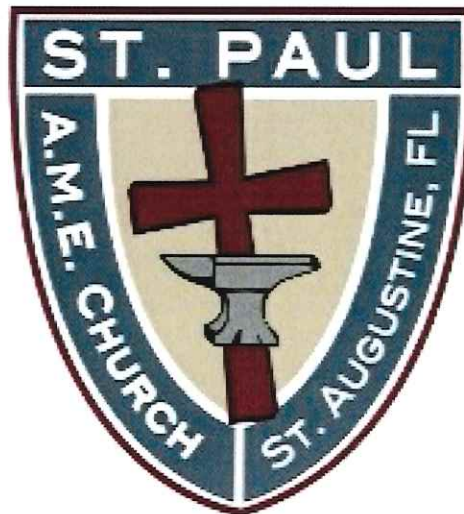






2024
Additional Forms for Application
for
LINCOLNVILLE CRA
INSTITUTIONAL REHABILITATION GRANT

- **Owner's Authorization**
- **Release and Waiver**
- **Institutional Grant Covenant**
(Historic Preservation Covenant)
- **Institutional Grant Lien**
(Security Agreement Mortgage/Lien)



Church and Parsonage

Saint Paul African Methodist Episcopal Church
85 Martin Luther King Jr. Avenue
St. Augustine, Florida 32084
P.O. Box 4108, St. Augustine, Florida 32085-4108
Phone: (904) 829-3918 Fax: (904) 827-1266
Email: stpaullovechurch@gmail.com



OWNER'S AUTHORIZATION FOR AGENT

BEN E. STEVENSON ^{Trustee Pro Tem} is/are hereby authorized TO ACT ON BEHALF OF the owner(s) of those lands described within the attached application, and described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's:

(check all that apply)

- ☒ Historic Architectural Review Board
- ☒ Planning and Zoning Board
- ☒ CRA Institutional Rehabilitation Grant
- ☒ City Commission/CRA

Property located at: 85 Martin Luther King Jr Avenue
St Augustine, Florida 32084

By: [Signature]
Signature of Owner

BEN E. STEVENSON
Print Name of Owner

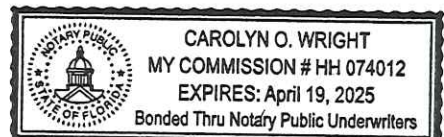
(904) 392-4596
Telephone

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, on this 22nd day of December, 2024.

Notary Public: [Signature]

My Commission Expires: April 19, 2025

☒ Personally known to me -OR- ☐ Produced identification
Type of identification produced: _____



*According to the doctrine of the African Methodist Episcopal Church, the members decide on issues at an Official Board meeting or church conference.

Below is an excerpt from the First Quarterly Meeting Minutes of December 18, 2024, where it was voted on and approved to apply for the CRA grant. It was placed in the hands of the Trustees who are managers and caretakers of church property. As Trustee Pro Tem, Ben Stevenson heads the effort to apply.

St. Paul AME Church
First Quarterly Meeting Minutes
December 18, 2024

The Church was called to order by Pastor Burse at 6:00 pm.

Agenda was presented and approved.

Pastor Burse stated we had two good years, the 150th Church Anniversary and this year's hosting of East Annual Conference. She said "We Are Better Together." She gave a brief overview of the state of church and updates. We have an upcoming Baptism, and the Class Leaders Council is planning a church family and fun day.

Pastor Burse asked Sis. Ina Backman to speak on the City of St. Augustine Grant application and why we are applying for the grant. Sister Backman explained that the monies, if received, would be used for the much-needed church and parsonage repairs and upgrades. We are asking \$500,000 from the City of St. Augustine CRA. Pastor Burse asked for a motion that we apply for the grant from the City of St. Augustine CRA. Trustees will be responsible and take the lead. Moved by Sister Alma Melvin. Seconded by Sister Luetisia Lucas. Motion carried.

Pastor Burse said everyone will receive a "Spiritual Gift Assessment Survey" by email. Those who don't receive emails will get a hard copy. This survey will help determine the best place to place members to help them do their best work for the church.

Goals for the year and the organizing for this conference year were outlined and discussed.

All church leaders were asked to place January 11, 2025 on their calendars. This is the date for the annual Leadership Retreat.

For the Good of the Church: Pastor Burse said we will focus this year on making disciples by Exalting Jesus Christ, Expanding the Church and Empowering the Members. She wants St. Paul to be an impactful church throughout the community. She encouraged the members to visit other churches to see what they are doing to build their ministries.

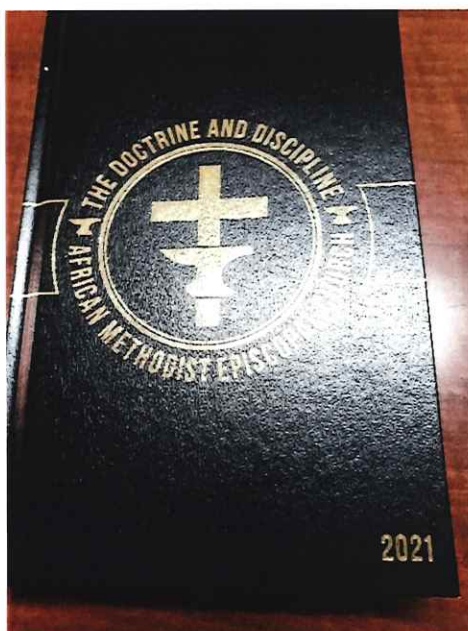
Members discussed different ways of doing outreach in the community.

Closing prayer by Rev. Burse.

Meeting adjourned at 8:05 pm

Sister Barbara McClain, Secretary

AME DOCTRINE RE DUTIES OF TRUSTEES



LOCAL CHURCH ORGANIZATION

sible, considering the setting and environment where the election is held. In cases where voting machines are used, it shall be the responsibility of the pastor or person conducting the election to provide clear instructions. The election shall proceed until the required number of trustees shall have been elected by majority vote. The pastor in charge shall declare the results of the election. The current edition of *Robert's Rules of Order Newly Revised* shall be the parliamentary authority for all elections.

f) No officer, member or person shall interfere with the election of trustees or attempt to disturb or prevent the pastor from holding the election. Those in violation of this law are subject to expulsion from membership.

4) Chairperson of the Board

a) The minister-in-charge shall be chairperson of the Board of Trustees and the minister's signature shall be necessary to make the acts of the trustees legal.

b) If the Chairperson of the Board is at any time unable to be present at a meeting, he or she shall appoint a chairperson pro tem, whose signature also shall be legal.

5) Duties

a) The trustees shall manage all the temporal concerns of the church not otherwise provided for and shall have a treasurer elected by the Board.

b) They shall guard, for the connection, all real estate, churches, parsonages, schools, and any other property obtained by the local church.

c) They shall make improvements upon the property or real estate when authorized to do so by a majority of the legal members of the church.

d) They shall secure, by purchase or hire, a house for the pastor's family and also comfortably furnish it. In lieu of this arrangement, the pastor may be given a housing allowance. If a housing allowance is given, it is the Stewards' duty to negotiate a reasonable housing allowance with

SECTION I. LOCAL CHURCH ORGANIZATION - REQUIRED

the pastor.

e) They shall pay the moving expenses of the pastor and family from their previous assignment.

6) Order for Improvement

a) Whenever improvements are to be made, the pastor-in-charge shall call together in a church conference the voting members of the church, with a majority vote being necessary for the improvements to be authorized.

b) When a church conference has been properly called and a majority of the legal voters of the church are not present, the majority vote of those present shall be considered legal.

7) Amenability

a) The trustees shall be members of the Quarterly Conference and shall be answerable to that body for their official conduct. The trustees shall make a report of all receipts and expenditures during the quarter to the Quarterly Conference.

b) The trustees shall not in any manner obstruct or interfere in any mission, circuit, or station. They shall not prevent or attempt to prevent the bishop, or ministers of the African Methodist Episcopal Church from preaching, expounding God's Holy Word, or serving as pastor. They shall not prevent or attempt to prevent the use of the property for religious services or proper activities held from time to time which are recognized by the Annual or General Conference, or by the duly assigned presiding bishop under whose jurisdiction the pastor in charge is stationed.

8) Effects of Expulsion

a) Any trustee ceasing to be a member of the denomination, by reason of expulsion or otherwise, shall immediately cease to be a trustee except in cases of debt for which he or she is joint security. In such cases, termination as a trustee will occur when the creditors have been satisfied.

b) In the interim of the Quarterly Conference, the minister in charge shall have the power to suspend a trustee who refuses, neglects, or fails to

CITY OF ST. AUGUSTINE

RELEASE AND WAIVER

COMES NOW St. Paul African Methodist Episcopal Church ("OWNER"), whose mailing address is Post Office Box 4108, St. Augustine, Florida 32085-4108, who for good and valuable consideration, including the mutual promises and covenants herein contained, the adequacy and receipt of which are hereby acknowledged, hereby releases and holds harmless the **CITY OF ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY** ("CRA") and the **CITY OF ST. AUGUSTINE, FLORIDA** ("CITY"), whose mailing address is P.O. Box 210, St. Augustine, Florida 32084, as follows:

The OWNER, for itself, its legal representatives, heirs, officials, agents, employees and assigns hereby authorizes the repair of the church building located on the OWNER'S property, as described in **EXHIBIT "A" – SCOPE OF WORK**, which is hereby incorporated by reference, and releases, waives and discharges the CITY, its officials, agents, contractors, and employees from all liability to the OWNER, its legal representatives, successors and assigns for all and any claims, including, but not limited to, torts, breach of contract, regulatory claims, wrongful death, and common law or statutory warranty claims, including reasonable attorney's fees and court costs at trial or appellate levels, to OWNER'S person or property, whether real or personal, whether caused by negligence or otherwise, arising out of the repairs described herein located on the OWNER'S property. No third-party beneficiaries are contemplated or created pursuant to the terms of this Agreement.

INDEMNIFICATION: OWNER agrees, to the extent allowed by law and except and to the extent caused by the City's gross negligence or intentional misconduct, to protect, defend, reimburse, indemnify and hold the CITY, its agents, employees and officers and each of them forever, free and harmless at all times from and against any and all claims, liability, expenses, losses, costs, fines and damages, including reasonable attorney fees, and causes of action of every kind and character by reason of any damage to property or the environment or bodily injury, including death, incurred or sustained by any other person or any governmental agency arising out of or incident to or in connection with the repairs described herein. OWNER recognizes the broad nature of this indemnification and hold harmless clause and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the CITY in support of this indemnification in accordance with laws of the State of Florida.

DUTY TO COOPERATE: OWNER agrees to timely and completely cooperate with CITY, its officials, agents, contractors, and employees, in all aspects of the scope of work, including but not limited to, providing access to the structure and property, complying with safety protocols and access restrictions on an active worksite, and completing any necessary ancillary documentation as a condition of the Institutional Rehabilitation Program. In addition, OWNER understands and agrees that onsite contractors and subcontractors are under the supervision and control of CITY, and any OWNER questions or concerns must be directed to CITY officials and not to the on-site contractor or subcontractors. OWNER'S cooperation is a key condition of OWNER'S participation in the Institutional Rehabilitation Program, and failure to cooperate may result in suspension or termination of OWNER'S eligibility in the program.

NO WARRANTY: The CITY does not make any representation nor extends any warranties of any kind, either express, implied, statutory, or otherwise, with respect to the subject matter of this Agreement.

NO WAIVER OF SOVEREIGN IMMUNITY: Notwithstanding anything to the contrary in the foregoing or within this Release and Waiver Agreement, the CITY shall not relinquish or waive any of its rights as a sovereign local government and the CITY reserves all rights and defenses under applicable sovereign immunity law.

OWNER further acknowledges that this Release and Waiver affects its legal rights and that OWNER freely, voluntarily and knowingly agrees to and executes this Release and Waiver after having received the opportunity to seek legal counsel for advice as to its legal rights and after its free and voluntary decision whether to seek legal counsel.

"OWNER"

Signed, sealed and delivered
in the presence of:

James Allen Jr.
Witness

Print: James Allen Jr.

Joann Johnson
Witness

Print: Joann Johnson

Ben Stevenson

Print: BEN STEVENSON

Title: TRUSTEE PROTEM

Date: 12-22-24

STATE OF FLORIDA
COUNTY OF St Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Ben Stevenson, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 22nd day of December, 2020^{4ew}.

Carolyn O. Wright
Notary Public, State of Florida

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CITY ATTORNEY

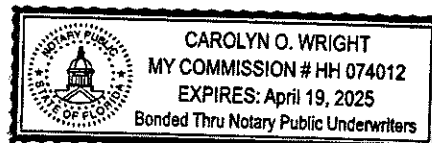


EXHIBIT "A"

SCOPE OF WORK

See attached from
A. Kroll Construction

1 of 2
To be amended

A. KROLL
Construction

59 Oneida St. Saint Augustine FL, 32084
904-501-8020
STATE LICENSE #CRC 033502

St. Paul A.M.E., 85 ML. king Ave
Saint Augustine, FL. 32084

ATT. Ken McClain

July 14, 2022

Re. 84 St. Benedict Street

Scope of work

Exterior Work

Masonry Work

- 1) Remove brick from wall on the north side of building, repair footer. Replace brick with similar or close match. Remove brick from west side of the building and reattach to frame walls. (Attempt will be made to save as many original bricks as possible.) Many of the original bricks are not salvageable and must be replaced.

Woodwork

- 1) Remove all drywall/plaster/ paneling in building to expose failing framing for repairs.
- 2) Reconfigure downstairs bathroom to accommodate ADA specifications and handicap access.
- 3) Demo upstairs bathroom and laundry room and rebuild to code.
- 4) New interior doors and trim to all rooms.
- 5) Frame handicap, ramp to front entrance and increase door size to 36 inches.

Windows

- 1) Replace all windows with HARB approved replacement windows.

Roof

- 1) Remove existing roofing.
- 2) Add ½ inch plywood roof decking and nail to code.
- 3) Install 26-gauge 5v-crimp metal roofing.

Paint

- 1) Pressure wash entire building.
- 2) Paint all exterior woodwork with satin enamel and primer.

Interior Work

- 1) Remove existing carpets and flooring throughout building.
- 2) Remove wood paneling and drop ceilings where applicable.
- 3) Replace existing drywall and plaster as needed for structural repairs.
- 4) Rewire residence to code and add receptacles as per code. Hang all light fixtures and fans.
- 5) Plumb house with CPVC water supply lines. Replace water and sewer lines to city hook up at street, add new 50-gallon hot water heater.
- 6) Insulate ceiling with R-30 fiberglass batts.
- 7) Replace all flooring with tile or vinyl paneling.
- 8) Rebuild downstairs existing bathroom to accommodate ADA specifications and handicap access.
- 9) Install new kitchen cabinets, counter tops and vinyl flooring in kitchen. Add supply sink and faucets and appliances.
- 10) Repaint all walls, ceiling, and trim work.
- 11) Replace all drywall on walls and ceilings.
- 12) Clean yard of all construction debris and trash.

Total Estimated Price for Indicated Work
\$585,000.00

This bid includes all licenses, permits and insurance.

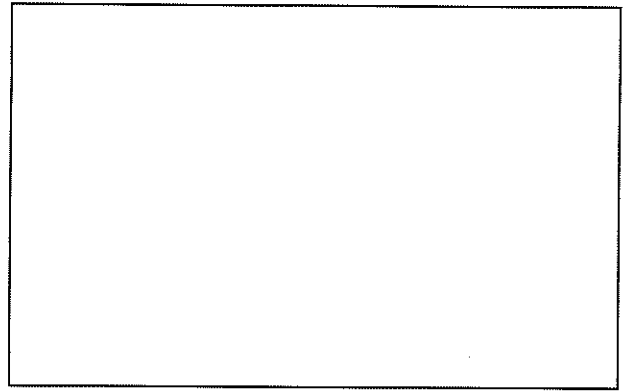
Demolition Permit

Building Permit

Electrical Permit

Plumbing Permit

This instrument was prepared under the direction and supervision of Isabelle C. Lopez, City Attorney, P.O. Box 210, St. Augustine, Florida 32085



HISTORIC PRESERVATION COVENANT

THIS COVENANT ("COVENANT") is made the 22nd day of December, 2024, by Ben E. Stevenson (hereinafter referred to as "OWNER") and in favor of the **CITY OF ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY** (hereinafter referred to as "CRA") and the **CITY OF ST. AUGUSTINE, FLORIDA**, a municipal corporation organized and existing under and by virtue of the laws of the State of Florida (hereinafter referred to as "CITY") for the purpose of the restoration, renovation, or rehabilitation of a certain property located at 85 Martin Luther King Jr. Avenue, St. Augustine, Florida, which has been approved for an institutional rehabilitation grant by the CRA and the CITY.

OWNER is the fee simple owner of the property more specifically described in **EXHIBIT "A"** attached hereto and incorporated herein (hereinafter referred to as "PROPERTY"). The PROPERTY is comprised essentially of grounds, collateral, appurtenances, and improvements. In consideration of the rehabilitation work funded by the CRA, the OWNER hereby agrees to the following conditions from the date of the recording of this instrument until fifteen (15 ☒) years have passed.

1. The terms of this COVENANT run with title to the land and shall be binding on the current OWNER, transferees, and their heirs, successors, or assigns.
2. The OWNER agrees to assume the cost of the continued maintenance and repair of said PROPERTY so as to preserve the architectural and/or historical integrity of the same in order to protect and enhance those qualities that made the PROPERTY eligible for the CRA's institutional grant program.
3. The OWNER agrees that no visual or structural alterations will be made to the PROPERTY without the prior written permission of the City Manager or his or her designee. Nothing in this COVENANT shall prohibit the OWNER from developing the site in such a manner that will not threaten or damage the architectural resource, provided that permission for alteration of the site is obtained pursuant to this paragraph.
4. The OWNER agrees that the CRA or the CITY, its agents and designees, shall have the right to inspect the PROPERTY at all reasonable times in order to ascertain whether or not the conditions of this COVENANT are being observed.
5. In the event of the non-performance or violation of the maintenance provision of the COVENANT by the OWNER or any successor-in-interest during the term of the

COVENANT, the CRA or the CITY will report such violation to the City Manager who shall provide written notice to OWNER of the non-performance or violation. The OWNER shall have fourteen (14) days to reply in writing to the City Manager at the following address with a proposal to bring the PROPERTY into compliance:

**CITY OF ST. AUGUSTINE
ATTN: CITY MANAGER
P.O. Box 210
ST. AUGUSTINE, FLORIDA 32085**

The City Manager or designee may negotiate a mutually agreeable compliance plan. In the event that the OWNER and the City Manager cannot come to an agreement, or in the event that the OWNER will not or cannot bring the PROPERTY into compliance, the OWNER shall be required to repay the entire value of the work performed under this COVENANT. If the OWNER will not or cannot fulfill a demand of payment in the event of non-performance or violation, then the CRA or the CITY may, at its discretion, take any action allowed under the law, including foreclosure of the PROPERTY to recover the value of the work performed.

6. If the PROPERTY is damaged by accidental or natural causes during the COVENANT period, the OWNER shall inform the City Manager in writing of the damage to the PROPERTY within fourteen (14) days, including:
 - i) a general description of the nature and extent of the damage;
 - ii) an estimate of the cost of restoration or reconstruction work necessary to return the PROPERTY to the condition existing at the time of project completion, based on a written estimate of a licensed contractor who is competent to perform the type of work required based on the written description of the damage required in this paragraph; and
 - iii) a detailed timeline for completion of the work, including estimates of dates the permits applied for, and when major construction milestones will be complete.

The City Manager or his or her designee shall then have an additional fourteen (14) days to review the plan and notify the OWNER if he or she agrees with the estimate, proposed restoration plan and timeline. The OWNER shall complete the restoration or reconstruction work necessary to return the PROPERTY to the condition existing at the time of project completion on a time schedule agreed upon by the OWNER and the City Manager. If the OWNER does not perform the requirements of this paragraph, he or she shall be considered in breach of this COVENANT.

7. If accidental or natural causes destroy or severely damage the PROPERTY, including the historical integrity of the features, materials, appearance, workmanship, and environment, or architectural integrity which made the PROPERTY eligible for the CRA's institutional grant program, and the PROPERTY has been lost or so damaged that the OWNER believes that restoration is not feasible, the OWNER will notify the City Manager in writing of the loss within fourteen (14) days. The City Manager or his or her designee will evaluate the information provided and notify the OWNER within fourteen (14) days in writing of

its determination. If the City Manager agrees that natural causes have destroyed or severely damaged the PROPERTY to the extent that restoration is not feasible, the City Manager may include a release of COVENANT and any lien associated with this COVENANT, upon an affirmative vote by the City Commission or CRA. In such cases, no penalty or interest shall be assessed against the OWNER. If the City Manager or his or her designee does not agree that the PROPERTY is destroyed or so damaged that restoration is not feasible, then the OWNER shall proceed with the procedures described in Paragraph 6 herein.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment or architectural integrity which made the PROPERTY eligible for the CRA's institutional grant program have been lost or damaged deliberately or through gross negligence of the OWNER, City Manager or his or her designee shall notify the OWNER in writing. The OWNER shall have thirty (30) days to respond indicating any extenuating circumstances which show that the damage was not deliberate or due to gross negligence. If the OWNER cannot show such extenuating circumstances to the satisfaction of the City Manager or his or her designee, the OWNER shall, within the thirty (30) day period, develop a plan for restoration of the PROPERTY and a schedule for completion of the restoration. Upon approval by the City Manager or his or her designee, the OWNER shall complete the restoration work necessary to return the PROPERTY to the condition existing at the time of project completion on a time schedule agreed upon by the OWNER and the City Manager or his or her designee. If the OWNER does not complete the restoration work on the agreed upon time schedule, the City Manager or his or her designee will either provide an extension if he or she determines an extension is warranted, or shall make a determination that the OWNER is in breach of this COVENANT.

In the event that any suit or action is instituted by the CRA or the CITY for breach of this COVENANT, including without limitation to enforce any provision in this COVENANT, the CRA or the CITY shall be entitled to recover from the OWNER all fees, costs, and expenses of enforcing any right under or with respect to this COVENANT, including without limitation, all fees, costs, and expenses of appeals.

This COVENANT is governed by and construed under the law of the State of Florida. All disputes shall be resolved exclusively in either the state court in St. Johns County, Florida or in federal court in the United States Middle District of Florida, Jacksonville Division.

Nothing herein is intended to waive or limit the CITY nor the CRA's sovereign immunity protections.

* * * **SIGNATURES APPEAR ON THE FOLLOWING PAGE** * * *

EXHIBIT "A"

LEGAL DESCRIPTION

MAILING ADDRESS:

**ST PAUL AME CHURCH INC
PO BOX 4108
SAINT AUGUSTINE FL 32085-4108**

PROPERTY ADDRESS:

**85 MARTIN LUTHER KING JR AVENUE
SAINT AUGUSTINE, FL 32084**

PARSONAGE ADDRESS:

**84 ST. BENEDICT STREET
SAINT AUGUSTINE, FL 32084**

**DUMAS TRACT CITY LOT 2 N1/2 OF LOT 3 & ALL LOTS 12 & 13 BLK FOR 232/673
(Parsonage is included in this parcel)**

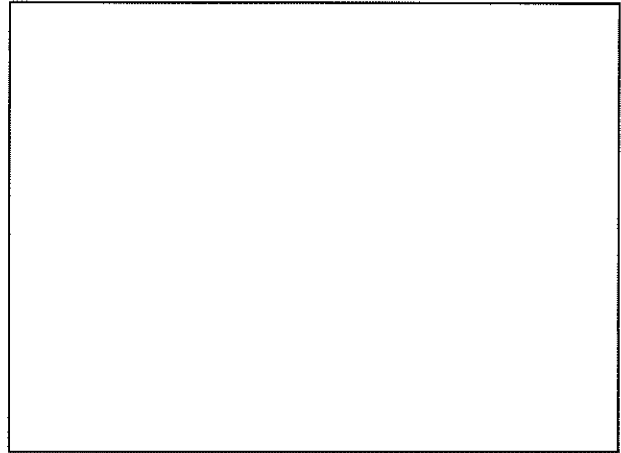
Property Appraiser's Website:

12/25/2022

Parcel ID	2071600000
Location Address	85 MARTIN LUTHER KING AVE SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug Lincolnville Area (COM) (610.04)
Tax Description*	DUMAS TRACT CITY LOT 2 N1/2 OF LOT 3 & ALL LOTS 12 & 13 BLK F OR 232/673 *The Description above is not to be used on legal documents.
Property Use Code	Churches (7100)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)

This instrument was prepared under the direction and supervision of Isabelle C. Lopez, City Attorney, P.O. Box 210, St. Augustine, Florida 32085

**UNDER THE CITY OF ST. AUGUSTINE
INSTITUTIONAL GRANT PROGRAM**



SECURITY AGREEMENT / MORTGAGE LIEN

THIS INDENTURE, made this 22ND day of DECEMBER, 2024, between ST. PAUL AME CHURCH, whose mailing address is P.O. BOX 4108, ST. AUGUSTINE, FLORIDA 32085-4108 and whose street address of the property described below is 85 MARTIN LUTHER KING JR AVENUE, ST. AUGUSTINE, FL 32084 hereinafter referred to as "OWNER" (OWNER refers to singular or plural as the context requires), and the **CITY OF ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY** (hereinafter referred to as "CRA") and the **CITY OF ST. AUGUSTINE, FLORIDA** (hereinafter referred to as "CITY").

WITNESSETH:

WHEREAS, the CITY through its St. Augustine Community Redevelopment Agency (CRA) has made available to OWNER under its Institutional Grant Program, funds to be used for rehabilitating historic institutionally-owned structures within the Lincolnville Community Redevelopment Area; and

WHEREAS, the parties hereto wish to preclude speculation and windfall profits from the sales of properties assisted with such funds.

NOW, THEREFORE, in consideration of the provision of financial assistance to the OWNER for building repairs and/or rehabilitation assistance on the property hereinafter described subject to the terms and conditions hereinafter provided, the OWNER has mortgaged, granted, and conveyed to CITY the land situate, lying and being in the County of St. Johns, City of St. Augustine, State of Florida, described in **EXHIBIT "A"** attached hereto and incorporated herein, hereinafter referred to as "PROPERTY", together with all improvements, replacements, and additions now or hereafter erected on the PROPERTY, and all easements, appurtenances, and fixtures now or hereafter a part of the PROPERTY, the said OWNER does hereby fully warrant the title to said PROPERTY and will defend the same against the lawful claims of all persons whomsoever.

SUBJECT, HOWEVER, to the following terms and conditions each of which the OWNER hereby accepts and agrees to:

1. CRA/CITY Institutional Grant Program funds, described in **EXHIBIT "B"** attached hereto and incorporated herein, have been provided to or for the benefit of the OWNER to assist in the rehabilitation of the PROPERTY, the receipt whereof is hereby acknowledged by OWNER.
2. OWNER agrees that OWNER uses and maintains in the usual course of business the PROPERTY for a period of at least fifteen (15) ☒ years from the date of this document.
3. For a period of fifteen (15) ☒ years from the date of this document, if the PROPERTY shall be sold, refinanced, or transferred, the OWNER shall repay to the CRA/CITY the financial assistance provided to OWNER under the CRA/CITY Institutional Rehabilitation Program immediately upon the sale, refinance, or transfer of the PROPERTY.
4. OWNER understands and agrees that this agreement shall be recorded in the office of the Clerk of the Circuit Court in and for St. Johns County, Florida, and its obligations thereof shall run with title to the PROPERTY and shall encumber and burden title to the PROPERTY.
5. THE OWNER UNDERSTANDS AND AGREES THAT THIS INSTRUMENT SHALL PLACE A MORTGAGE LIEN UPON OWNER PROPERTY DESCRIBED HEREIN ABOVE AND THIS AGREEMENT SHALL BE BINDING UPON THE HEIRS, DEVISEES, SUCCESSORS, AND ASSIGNS OF THE OWNER.
6. In any instance where OWNER endeavors to refinance existing or obtain new mortgage(s) that are being secured by the PROPERTY, this Security Agreement may NOT be subordinated, unless agreed to in writing by the CRA/CITY.
7. The OWNER further understands and agrees that any benefit received by OWNER as a result of false or misleading information submitted to CRA/CITY or its independent contractors shall be paid back to the CRA/CITY by the OWNER immediately upon discovery of same.
8. All obligations and conditions herein and within the related HISTORIC PRESERVATION COVENANT (COVENANT) recorded in the public records of St. Johns County that are applicable to OWNER are secured by this mortgage lien PROVIDED that if the OWNER shall meet or pay all obligations described herein and in the COVENANT and shall comply with all conditions and perform all agreements set forth herein and in the COVENANT, then this mortgage lien and the estate hereby created shall cease and be null and void after a period of fifteen (15) ☒ years from the date of this document.

*** * * SIGNATURES APPEAR ON THE FOLLOWING PAGE * * ***

IN WITNESS WHEREOF, OWNER has executed this instrument under seal on the day and year first above written.

Signed, sealed and delivered
in the presence of:

James Allen Jr
Witness

Print: James Allen Jr.

Joann Johnson
Witness
Print: Joann Johnson

"OWNER"

Ben Stevenson
Signature

Print: BEN STEVENSON

Title: TRUSTEE

STATE OF FLORIDA
COUNTY OF St. Johns

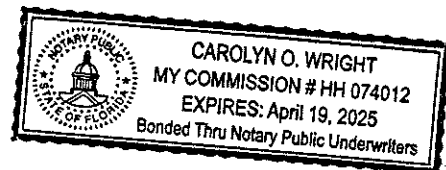
I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Ben Stevenson, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 22nd day of December, 2020^{Year}.

Carolyn O. Wright
Notary Public, State of Florida

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CITY ATTORNEY



TO REIMBURSE THE CRA/CITY FOR THE NO-INTEREST LOAN AND TO CLEAR THE TITLE OF THIS LIEN, CONTACT CITY OF ST. AUGUSTINE HISTORIC PRESERVATION/COMMUNITY DEVELOPMENT. CASHIER CHECK OR MONEY ORDER SHOULD BE MADE PAYABLE TO CITY OF ST. AUGUSTINE, FLORIDA FOR REPAYMENT OF THE CITY OF ST. AUGUSTINE CRA INSTITUTIONAL GRANT PROGRAM LIEN.

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Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)

EXHIBIT "B"

INSTITUTIONAL GRANT PROGRAM FUNDS ALLOCATED



CITY OF ST. AUGUSTINE

MEMORANDUM

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

DATE: April 15, 2025

RE: Agenda Item for April 28, 2025, Community Redevelopment Agency Meeting;
Cordova Street Design Update

Following the adoption of the Historic Area Community Redevelopment Area (HACRA) plan amendment, staff were directed to begin efforts to implement projects identified within the plan. In November 2024 Inspire Placemaking was retained to assist in the development of a conceptual design of Cordova Street.

On February 12, the CRA hosted a staff engagement walk with the consultant. This effort provided an opportunity for key and senior staff to provide feedback and offer input on the direction of the improvement of Cordova Street. The consultant was able to use the data collected during that walk at the February 28 public engagement workshop. Staff request the opportunity to provide an update on the Cordova Street Design project.

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.

Respectfully 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

CITY OF ST. AUGUSTINE

MEMORANDUM

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

DATE: April 20, 2025

RE: Agenda Item for April 28, 2025, Community Redevelopment Agency Meeting;
CRA Annual Report Update

Attached please find the Fiscal Year (FY) 2024 Community Redevelopment Agency (CRA) Annual Report. In compliance with Florida State Statute 163 Part III, the Annual Report has been published on the CRA website and has been shared with all Governing Boards and Taxing Authorities.

The CRA Annual Report highlights all the redevelopment efforts within each defined special district. Details of the CRA's financial performance as well as projects, programs, studies and plans can be found within the pages of the report.

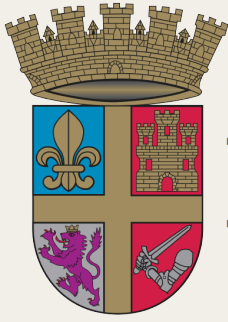
CRA Staff respectfully request the opportunity to present to the CRA the FY 2024 CRA Annual Report "Meaningful Redevelopment". Thank you for your attention to this matter. If you have any questions, I can be reached by phone at 904.209.4254 or by email at jperkins@citystaug.com.



Jaime D. Perkins
Neighborhood Services & CRA Manager

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

Attachments: FY 2024 CRA Annual Report



CITY OF ST AUGUSTINE

COMMUNITY
◆ **REDEVELOPMENT** ◆
AGENCY

Meaningful Redevelopment



Annual Report

2024



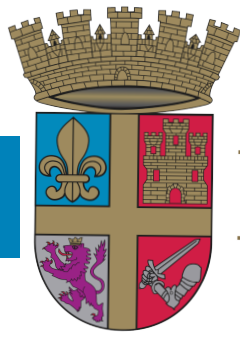


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ACKNOWLEDGEMENTS

Community Redevelopment Agency Board

Mayor Nancy Sikes-Kline

Vice Mayor Barbara Blonder

Commissioner Cynthia Garris

Commissioner Jim Springfield

Commissioner Jon DePreter

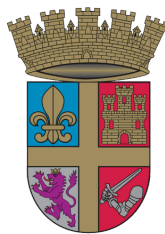
City of St. Augustine

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



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



BOARD OF COMMISSIONERS | CRA BOARD



Nancy Sikes-Kline

Mayor | Board Chair



Barbara Blonder

Vice Mayor | Vice-Chair



Cynthia Garris

Commissioner



Jim Springfield

Commissioner



Jon DePreter

Commissioner

LINCOLNVILLE CRA STEERING COMMITTEE



James St. George
Chairperson



Mari Hayes
Vice-Chairperson



Madeline Wise



Dalonja Duncan



Ken McClain

WEST CITY CRA STEERING COMMITTEE



Arthur Culbert
Chairperson



Dianya Markovitz
Vice-Chairperson



Jeanne Moeller



Wanda Sams



Brooke Bohall



BJ Kalaidi



Jeffrey Kempf



Jaime D. Perkins

Manager

Neighborhood Services &
Community Redevelopment Agency



Jill Collins

Administrative Coordinator

Neighborhood Services &
Community Redevelopment Agency

CRA HISTORY AND VISION

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

The Lincolnville Community Redevelopment Area (LCRA) was established in 2013 and the plan was amended in 2017. The plan defines three focus areas; African-American heritage and historic preservation, the stabilization of long term residents, and neighborhood improvements.

The West City Community Redevelopment Area (WCCRA) was established in 2024. At the time this report was published, the CRA plan was being developed with anticipated adoption intended for June 2025.

Community Redevelopment Agencies by legislative definition are designed to rid communities of “slum and urban blight”. At the time this report was published the City of St. Augustine City Commission had authorized a Finding of Necessity be completed, proposing the establishment of a potential third Community Redevelopment Area- West City CRA.

Special District Individual Data



- Established in 2000
- Plan Amended in 2024
- 216.6 Acres
- Sunset January 2054
- 1 Project/Plan Initiated
- 1 Project/Plan Completed
- 2 Active Projects
- Expended \$1,736,367



- Established in 2013
- Plan Amended in 2017
- 541.4 Acres
- Sunset April 2033
- 6 Projects Initiated
- 3 Projects Completed
- 9 Active Projects
- Expended \$852,796



- Established in 2024
- 604 Acres
- Sunset April 2044
- 0 Projects Initiated
- 0 Projects Completed
- 1 Active Projects (plan)
- Expended \$0

A MESSAGE FROM THE CHAIR- NANCY SIKES-KLINE



Another year of meaningful redevelopment means more historic preservation, more infrastructure improvements, more residential repairs, more improved recreational spaces, and more ways to make our Community Redevelopment Areas even better places to live, work, and thrive.

As mayor of the Nation's Oldest City and the Community Redevelopment Agency (CRA) Board Chair, I am proud of all that we accomplished during Fiscal Year 2024 and I look forward to the years ahead, optimistic about how we will continue to evolve.

In 2024 the CRA adopted an amended plan for the Historic Area CRA, focusing on its original goals related to parking and transportation, improvement of open spaces, continuing resiliency efforts, historic preservation, and overall redevelopment improvements.

The Lincolnville Community Redevelopment Area (LCRA) continues to sustain residents through its Fix-It-Up program which focuses on residential health and safety repairs, and through the through Institutional Rehabilitation program which addresses the importance of historic preservation. The LCRA is looking ahead in 2025 with the implementation of several recreational and streetscape capital improvement projects, including the much anticipated kayak launch!

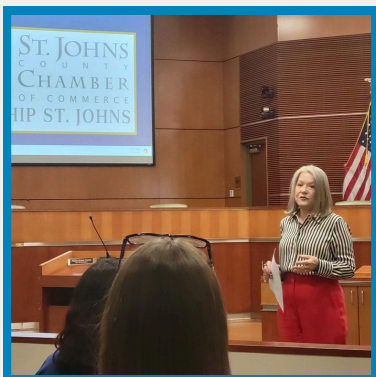
Currently, the plan for the West City CRA is being developed and the board is excited to embark on redevelopment investments that will undoubtedly help in revitalizing such a remarkable area of our city.

As we enter the new fiscal year, embarking on 25 years of redevelopment; I have no doubt that we will continue to accomplish the goals we initially set out to attain.

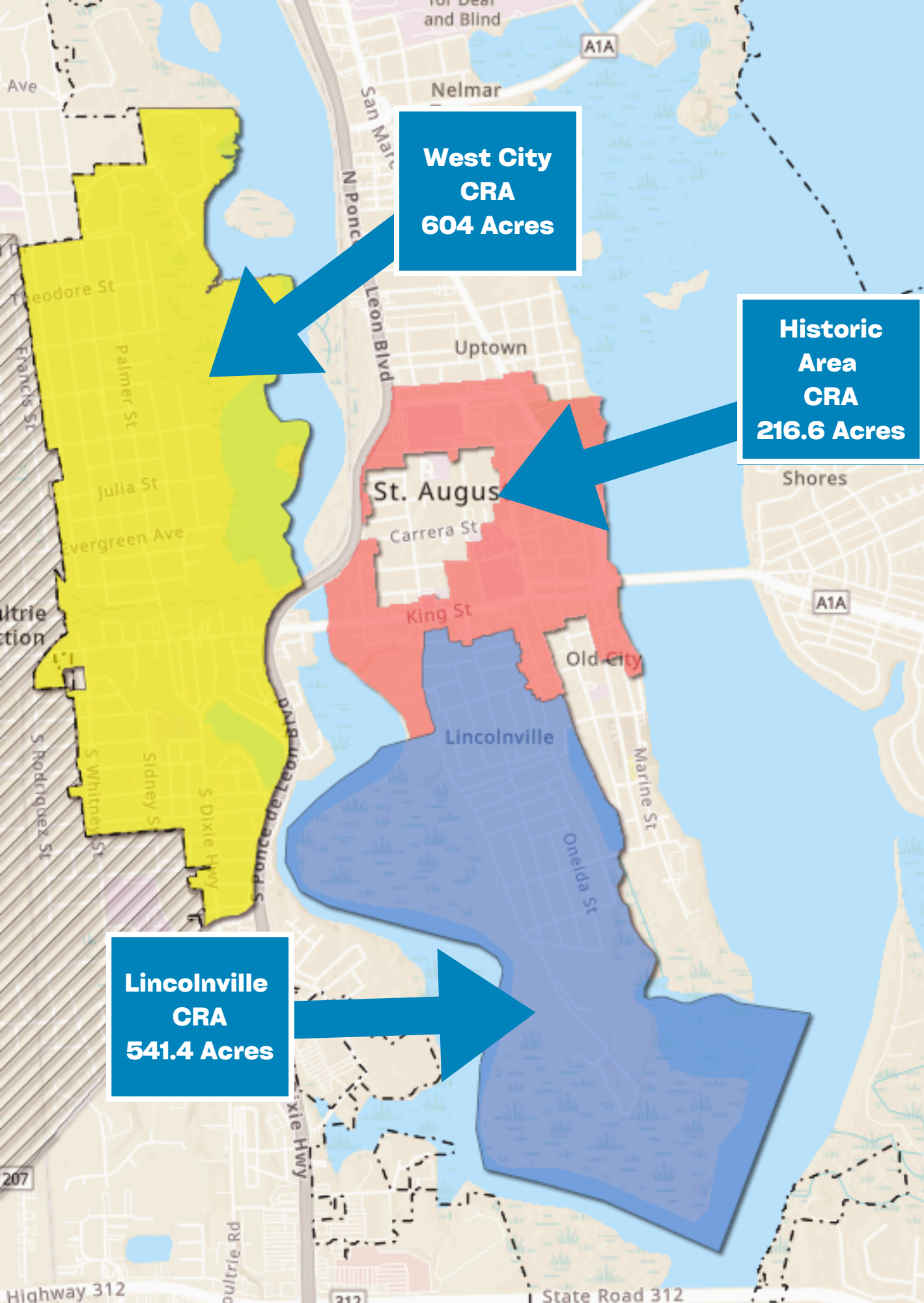
In service to the community,

A stylized, handwritten signature in blue ink, likely belonging to Nancy Sikes-Kline.

Mayor and CRA Board Chair



CRA MAPS



FROM THE WCCRA STEERING COMMITTEE CHAIR



In the short time that I have served as Chairperson for the West City CRA Steering Committee, I have learned so much. I am happy to have been apart of such an important and critical process; establishing the Community Redevelopment Plan. I have had the privilege to meet and speak with many members of the West City community. I've learned about their needs and expectations for redeveloping West City. Attending workshops, coordinating with city staff, and community stakeholders will always be the highlight of serving as WCCRA Steering Committee Chair. I hope that the final plan will embody the vision, passion, and concern that both myself and my fellow steering committee members have for the future of the WCCRA.

In Gratitude,

Arthur Culbert, PhD

WCCRA Steering Committee Chair



FROM THE LCRA STEERING COMMITTEE CHAIR

Each year that I have the opportunity to serve as the LCRA Steering Committee chair I become even more elated about the community I get to call home. Lincolnville is such an amazing neighborhood and having the opportunity to take part in strategizing on the redevelopment goals outlined in our plan is a privilege I don't take for granted. The planning and redevelopment process can often times be extensive and tedious. I am excited to say that in 2024 Lincolnville moved many projects forward, including the opening of two very important recreational spaces, Eddie Vickers Park and Lincolnville Park in Honor of George and Ollie Smith. I look forward to continuing the momentum in the years ahead!

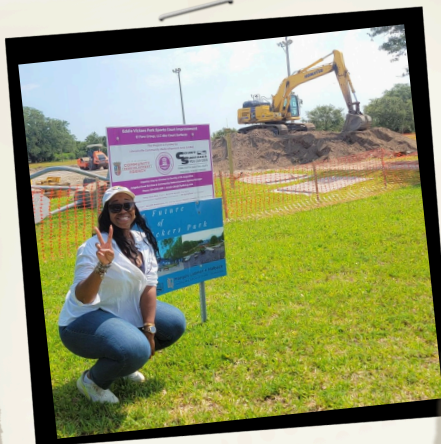
Respectfully,

James St. George, MD

LCRA Steering Committee Chair



#ShotsOfRedevelopment





#ShotsOfRedevelopment



A MESSAGE FROM THE CRA MANAGER- JAIME D. PERKINS

I've said it many times, but I must reiterate that developing and publishing the CRA's annual report is an effort I value most in this role. Each year as I begin organizing the information to share with the readers, I am often in awe of all the wonderful things that we have accomplished throughout our redevelopment areas.

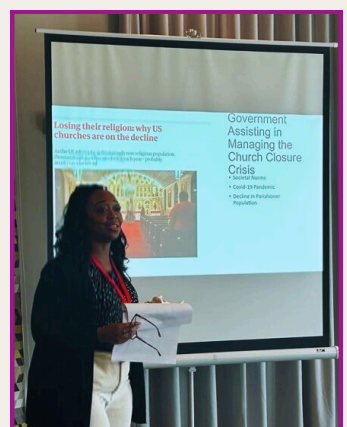
I work boldly by the theory that “redevelopment is going to happen, but it is my job to ensure that it happens in a meaningful way”. Meaningful Redevelopment to me is ensuring that the integrity of historic structures is not compromised, that communities and long-term residents are stabilized as they are impacted by the effects of urban renewal, that capital improvement projects are designed and implemented with the stakeholder in mind, and that economic development is at the forefront of all of our revitalization efforts, as it addresses and improves the quality of life for residents and business owners, alike.

As we end Fiscal Year 24 and embark on the 25th year of the establishment of the Community Redevelopment Agency in the City of St. Augustine, I am optimistic about our future and the positive impacts that redevelopment will have on our community.

So, here's to continued Meaningful Redevelopment and invaluable investments into the communities that we are so honored to serve.

Onward,

Jaime D. Perkins
Neighborhood Services & CRA Manager



PROJECTS & PROGRAMS

Trinity Independent Institutional Rehab

The Institutional Rehabilitation Grant Program focuses on the rehabilitation of historic institutions within the Lincolnville CRA. Trinity Independent is a historic African American Methodist Church in the Historic Lincolnville Community. Cited as having the “city’s oldest congregation” the church dates back to 1821 and has significant ties to St. Augustine’s 1964 Civil Rights Movement. The church has been closed since 2014, when the city deemed the structure unsafe. The CRA has appropriated \$463k to begin the design and preliminary construction of the rehabilitation project. We anticipate this project to be a multi-year multi-million dollar improvement. The investment in this historic structure is vital to the historic significance of Lincolnville and the City of St. Augustine as a whole.



Greater St. Mary’s Church Institutional Rehab



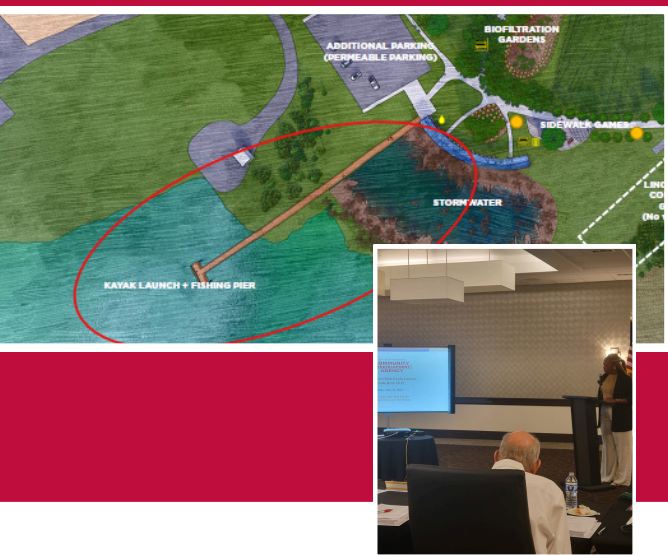
Inclusive of structural stabilization, flood proofing, and several historic preservation elements, the project scope looks to revitalize this historic institution in Lincolnville . The project cost is estimated to be close to \$1 million dollars. Partially funded by the African American Cultural and Historical Grant, Greater St. Mary’s was awarded \$671k with a \$250k match from the LCRA’s Institutional Rehabilitation Grant Program. The project is currently in the construction phase and scheduled to be complete by Fiscal Year (FY) 2026.

Elks Lodge Institutional Rehab

The Elks Lodge, a historic institution in Lincolnville, is known for its rich cultural heritage. This \$1.2M dollar revitalization project focuses on historic preservation; with the repair and repurposing of it’s famous jalacy windows, updates to all mechanical and electrical components, installation of an elevator for ADA access, structural stabilization, flood mitigation, exterior and interior painting. The project is partially funded through the African American Cultural and Historical Grant, with an award amount of \$891k. The project is scheduled to be complete by June 2025.



Eddie Vickers Park Kayak Launch



In 2017, proposed kayak launch construction was postponed when funds needed to be reallocated to a more critical improvement due to millions of dollars in damage that the St. Augustine Municipal Marina sustained following Hurricane Irma. In 2022, the CRA included the kayak launch construction in its Eddie Vickers Park Masterplan and in 2024 the CRA received a \$85k grant from the Florida Inland Navigation District (FIND) Water Assistance Program (WAP) to assist with costs related to further design and construction. The CRA recently requested additional FIND funding to address additional cost challenges. All necessary permits have been received and the CRA intends to begin construction in Fall 2025.

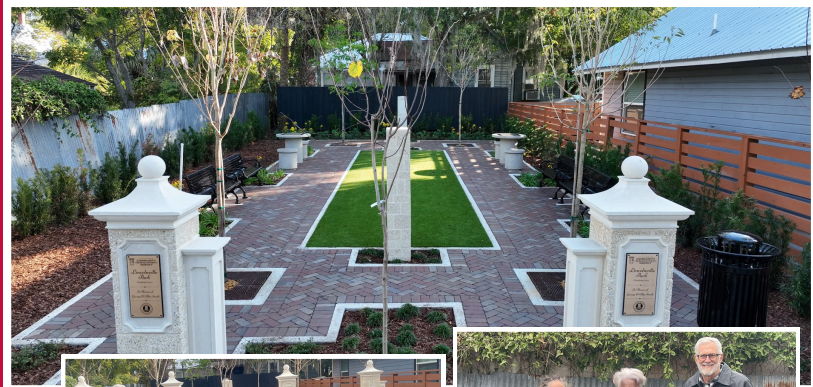
Dr. Robert B. Hayling Freedom Park | Eddie Vickers Park

Dr. Robert B. Hayling Freedom Park and Eddie Vickers Park represent over 25 acres of recreational space situated in the southeast area of the Lincolnville Community. The masterplan, adopted in October 2023, conceptualizes a multi-phase improvement project inclusive of gathering areas, improved walking paths, sports courts, seating areas, a dog park, kayak launch and historic signage representative of individuals with historically significant relevance to the 1964 Civil Rights Movement and other matters of historical significance within the Lincolnville Community. A major highlight of the park improvements is the development of Hayling Plaza within Freedom Park. A statue of Dr. Hayling is proposed to be installed in Fall of 2025. On July 2, 2024, during the ACCORD Civil Rights 60th Anniversary luncheon, model of the statue was unveiled.



Scan the QR Code to learn more about Dr. Hayling and the St. Augustine Civil Rights Movement of 1964

Lincolnville Park in Honor of George & Ollie Smith



Lincolnville Park in Honor of George and Ollie Smith was constructed on a small City-owned parcel in Lincolnville. It's a passive recreation space and meets the CRA's plan goals of relieving the Lincolnville CRA of blight and preserving history and heritage. The park name honorees are long-time residents and business owners in Lincolnville. Inclusive of design and construction, the final project cost was \$202k. Pocket parks, or mini parks as some planners refer to them, are designed to provide a safe inviting space for the community to gather, relax, and socialize. Lincolnville Park was constructed complete with native plantings, synthetic turf to minimize maintenance and water usage, chess and checkers tables, and shady seating.



Scan the QR code to watch the ribbon cutting video



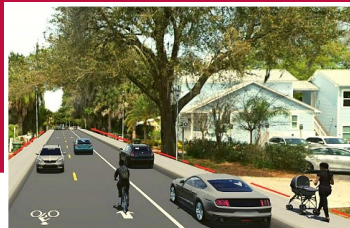
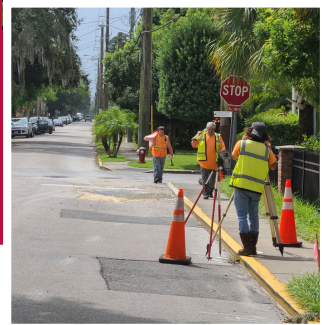
St. Joseph Neighborhood Center

This project has been a successful effort to save and revitalize St. Benedict the Moor School, a historic African American schoolhouse in Lincolnville. This multi-million dollar project is partially funded by the African American Cultural and Historical Grant. Additionally, the project was awarded \$155k in grant funding through the LCRA Institutional Rehabilitation Grant Program. The CRA's contribution will be used to improve a very critical historic exterior feature, window shutters. The window shutters are significant to the historic integrity of the building. The design and materials have been selected to replicate previous features. The CRA's project contribution is scheduled for completion by Fall 2025.



Scan QR code to see rehab progress photos

Dr. Martin Luther King Jr. Streetscape Project



Dr. Martin Luther King Jr. (MLK) Avenue Streetscape Project will enhance pedestrian connectivity, vehicular access, introduce traffic calming, underground utilities, and overall improve the aesthetics of the corridor. The project cost is estimated at \$7M dollars. At the time this report was written, CRA staff had acquired 90 percent design documents and had submitted a grant application to Rebuilding American Infrastructure with Sustainability and Equity (RAISE), which is a Department of Transportation (DOT) funding source designed to help with cost for surface transportation infrastructure projects with significant local or regional impact.

Fix-It-Up Residential Repair Program

Fix-It-Up is a residential repair grant program which addresses deficiencies related to affordable housing and provides health and safety repairs for qualifying applicants. Applicants may apply for up to \$100k in grant funding to repair their home. Our applicants may request funds to address long-term repair issues or issues related to emergency circumstances. During Fiscal Year 24, the CRA expended \$226,965 on residential repairs.



Scan the QR Code to learn more about Fix-It-Up and to obtain an application



Cordova Street Design Project

Cordova Street, once part of the Rosario Line, which marked the western boundary of the walled city, is now a vital connection in the center of the Historic Area Community Redevelopment Area. After amending the plan, the conceptual streetscape design of Cordova Street became one of the CRA's first capital improvement projects. \$189k has been allocated toward the design and public engagement efforts.



Scan QR Code for public engagement website



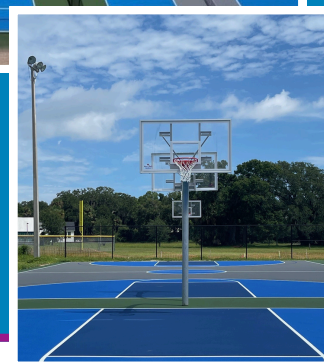
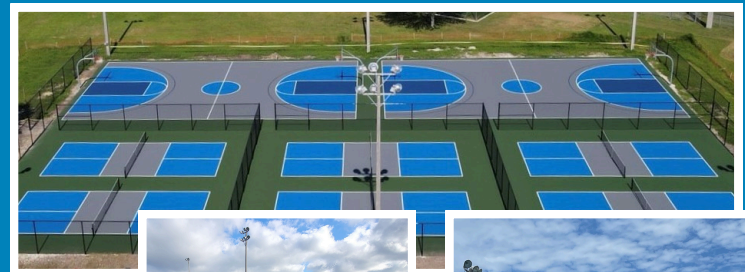
Property Acquisition & Affordable Housing



The LCRA continues to pursue the path of establishing affordable housing within the Lincolnville Community Redevelopment Area. These efforts are being realized by vetting out opportunities to acquire property for the affordable housing component of the LCRA Plan. CRA Staff has hired consultants to assist in developing a housing program and determining acquisition opportunities. During FY 24 \$39k was expended toward this goal and inclusive of prior year carryforward, \$659k was allocated for future use. This is an ongoing effort to establish affordable and attainable housing. With the increasing cost of property in the Lincolnville community staff continues to look for creative ways to address the housing deficiencies in the LCRA.

Eddie Vickers Park Sports Courts

Utilizing the combined funding source of LCRA dollars and \$221k in ARPA funds contributed by the St. Johns County Parks and Recreation Department, the courts have been improved to two full basketball courts and six pickleball courts with covered bleachers for spectators. The total cost of this project was \$539k. We held the grand re-opening of the sports courts in April 2025 with equipment giveaways and some friendly competition among residents and city staff.



Scan QR Code to watch the re-opening video



WEST CITY COMMUNITY REDEVELOPMENT AREA



The West City Community Redevelopment Area (WCCRA) was established in 2024. At the time this report was published, the Community Redevelopment Plan (CRP) was in its final stages of review, approval, and adoption. The plan elements are consistent with information and data collected during several public engagement efforts.

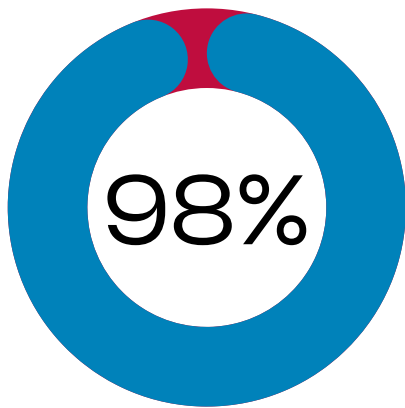
The 6-Point Strategic Action Plan focuses on:

- Community Stabilization
- Public Space Enhancement/Beautification
- Local Business Development
- Mobility/Connectivity Improvements
- CRA Branding
- Historic Preservation

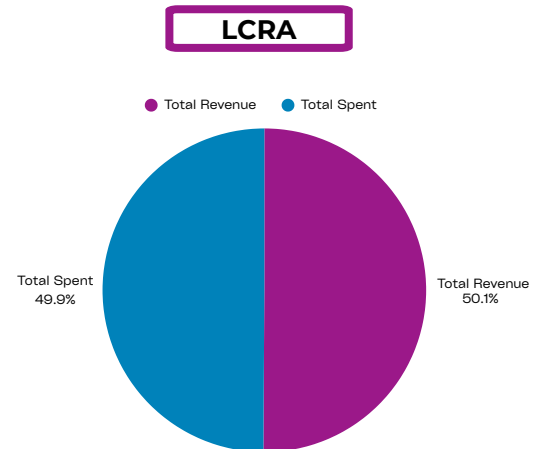
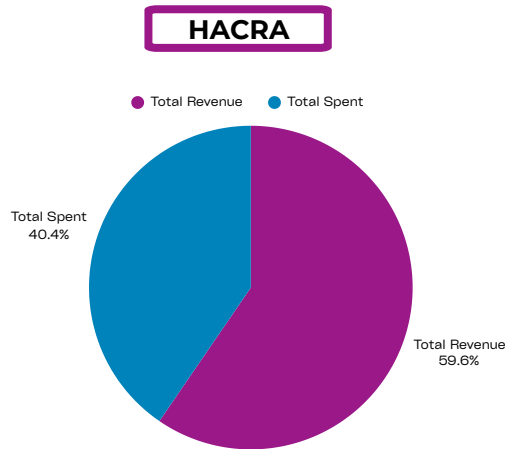
To learn more about the WCCRA scan the QR code.



FINANCIAL PERFORMANCE



● FY 24 CRA Revenue \$7,457,596
● FY 24 CRA Expenditures \$7,466,622



Revenue

County TIF	\$1,426,840
City TIF	\$2,560,072
Grants, Int., Carryforward, Other Sources	\$3,470,684

Expenditures

Debt Service	\$1,325,166
Community Improvements/Capital	\$2,435,045
Plans/Studies Professional Services	\$198,743
Historic and Cultural Preservation	\$2,561,035
Resident Stabilization	\$406,095
Affordable Housing/Property Acquisition	\$498,477
Administrative/Other Costs	\$42,061

- Financials were unaudited at the time this report was published
- Administrative Cost is not inclusive of staff salaries and benefits
- Expenditure figures determined by encumbered/allocated funds
- Revenue and expenditures are inclusive of carryforward funds

PROJECT LIST

Projects

FY 2024 Expenditures

Elks Lodge Institutional Rehab	\$ 1,285,621
Greater St. Mary's Institutional Rehab	\$ 935,000
First Baptist Institutional Rehabilitation	\$ 98,415
Lincolnville Park in Honor of George & Ollie Smith	\$ 158,503
Vickers/Hayling Park Improvements	\$ 682,668
HACRA Plan Update	\$ 3,600
MLK Streetscape Design	\$ 578,694
Fix-It-Up Residential Repair Program	\$ 406,095
Property Acquisition/Affordable Housing Plan	\$ 498,477
St Paul Structural Repairs	\$ 98,415
St. Joseph Neighborhood Center	\$ 150,000
Trinity Independent Institutional Rehab	\$ 163,205

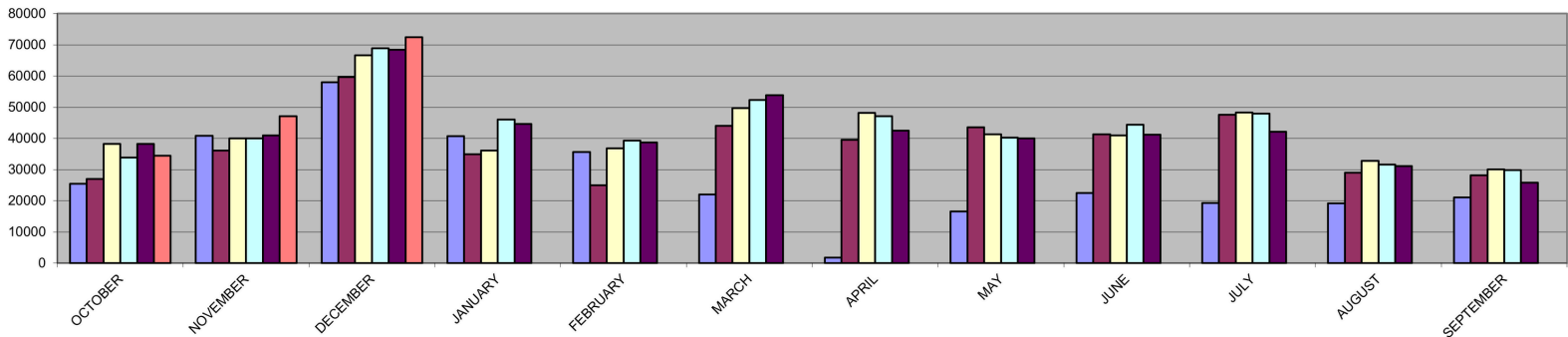
Unaudited financials reflect funds actually expended/appropriated in FY 2024.

HISTORIC DOWNTOWN PARKING FACILITY



- FY20
- FY21
- FY22
- FY23
- FY24
- FY25

6 Year Comparison Number of Cars Utilizing the Parking Facility

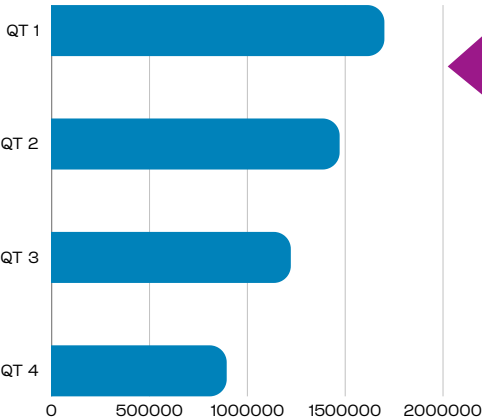


Resident
Discounts
\$3

508,020
Cars
Parked in
FY 2024

\$5
Parking
after 5pm

Garage Quarterly Revenues



Parking By The Numbers

1 st Quarter Oct-Dec	2 nd Quarter Jan-March	3 rd Quarter April-June	4 th Quarter July-Sept
\$334,214	\$443,690	\$441,731	\$418,735
\$469,115	\$407,765	\$391,017	\$263,593
\$897,038	\$620,129	\$389,323	\$212,043
TOTALS			
\$1,700,367	\$1,471,584	\$1,222,071	\$894,371

How We Stay Connected

The CRA is always working on something exciting. We want to make sure that all who are impacted are in the know and can be involved in the process. The table below shows our many forms of communication, public outreach and how many people we reached with the initiative.

Outreach Method		# of Times Method Used	Annual Direct Cost	Target Audience		
			CRA	HACRA	LCRA	WCCRA
		Annual Average of Individuals Reached				
Email Campaign	15	\$75	175	175	91	175
CRA Website	15	\$1,700	321			
External Website	2	\$0		100		140
Survey	3	\$0		163	128	137
City News & Notes	10	\$0				
In Person Workshops	4	\$0		83	68	72
Mailers/Newsletters	5	\$1,300			2065	
The Break Room (radio)	4	\$0	1000			

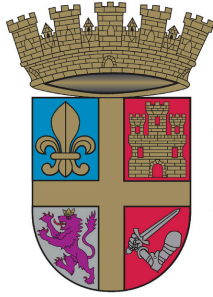
Blank spaces indicate no recorded impact for that target audience.

If there is no cost associated with a method of outreach, there may be no direct cost to the CRA or cost is built in with a project or task order.

www.CityStAugCRA.Com



Meaningful Redevelopment



CITY OF ST AUGUSTINE

COMMUNITY ◆ REDEVELOPMENT ◆ AGENCY



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