

RESOLUTION NO. 2001- 226

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; ADOPTING THE WEST AUGUSTINE COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR FURTHER ACTIONS TO IMPLEMENT THE PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature enacted the Community Redevelopment Act of 1969, which is codified as chapter 163, part III, Florida Statutes, as amended; and

WHEREAS, all powers arising under the Community Redevelopment Act are conferred on counties; and

WHEREAS, on September 26, 2000 the Board of County Commissioners of St. Johns County adopted Resolution #2000-146, declaring the West Augustine Community Redevelopment Area to be a slum or blighted area, determining that it is necessary to redevelop the area and to establish a community redevelopment agency to redevelop the area, in accordance with chapter 163, part III, Florida Statutes, and delegating certain powers conferred upon the Board of County Commissioners of St. Johns County (herein referred to as the BCC) as the governing body of St. Johns County by chapter 163, part III, Florida Statutes, with regard to the West Augustine Community Redevelopment Area, so that either directly or through its duly designated community redevelopment agency, may proceed to exercise such powers; and

WHEREAS, the BCC has found that there is a need for a community redevelopment agency within the county to carry out the purpose of chapter 163, part III, Florida Statutes and, on September 26, 2000 created the West Augustine Community Redevelopment Agency (hereinafter referred to as the West Augustine CRA) by Resolution No. 2000-146; and

WHEREAS, pursuant to requirements of section 163.360, Florida Statutes, the West Augustine CRA prepared the West Augustine Community Redevelopment Plan (hereafter referred to as the Plan) , received and considered comments concerning the conformity of the Plan with the St. Johns County Comprehensive Plan, accepted the Plan, transmitted the Plan to the County Commission and to the taxing authorities, gave proper notice of the public hearing on proposed redevelopment plan; and

WHEREAS, pursuant to Section 163.346, notice of this proposed action has been given, by registered mail, to each taxing authority which levies ad valorem taxes on taxable real property within the boundaries of the redevelopment area; and

WHEREAS, the Plan is annexed to this resolution as Appendix 1, the Notice of Public Hearing is annexed as Appendix 2, and the Notice to Taxing Authorities is annexed as Appendix 3; and

WHEREAS, the BCC has, at this meeting, conducted a public hearing on the proposed redevelopment plan with respect to the findings, conclusions, and other matters set forth in these recitals and the body of this resolution; and

WHEREAS, the BCC has determined that it is in the public interest to adopt the West Augustine Community Redevelopment Plan.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida:

Section 1. The above recitals are incorporated by reference as findings of fact and conclusions of law.

Section 2. The Board of County Commissioners accepts the delivery of the West Augustine Community Redevelopment Plan to it by the West Augustine CRA.

Section 3. The BCC finds that:

1. Redevelopment of the redevelopment area is in the public interest of the residents of St. Johns County to revitalize an area that exhibits blighted conditions, including building deterioration, site deterioration and deficiencies, unsanitary conditions, drainage deficiencies, diversity of ownership, age of structures, property maintenance code violations, non-conforming structures, closed buildings, vacant lots, inadequate street layout and unacceptable crime rates.

2. The Plan is consistent with, and conforms to, the St. Johns County Comprehensive Plan.

3. It is the West Augustine CRA's goal and intent to increase the affordable housing stock in the community redevelopment area. A feasible method exists for the location of families who might be temporarily displaced to decent, safe and sanitary dwellings within their means and without undue hardship to the families.

4. The Plan will afford maximum opportunity, consistent with the needs of the West Augustine redevelopment area for the rehabilitation or redevelopment of the residential and commercial properties in the community redevelopment area by private enterprise.

Section 4. The Plan complies with the requirements of section 163.360, Florida Statutes, and furthers the purposes of the Community Redevelopment Act and the delegation of authority by the BCC.

Section 5. The West Augustine Community Redevelopment Plan is adopted. The Plan is designated as the official redevelopment plan for the community redevelopment area, and it is the intent of the BCC that the plan be implemented expeditiously.

Section 6. This resolution shall take effect immediately upon approval. The West Augustine Redevelopment Plan shall be in full force and effect upon approval by the Board of County Commissioners of St. Johns County.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 27th day of Nov, 2001.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Marc A. Jacalone
Marc A. Jacalone, Chairman

Attest: Cheryl Strickland, Clerk of Court

Rendition Date 11-29-01

By: Cheryl Strickland
Deputy Clerk



COMMUNITY REDEVELOPMENT PLAN



St. Johns County
West Augustine
Community Redevelopment Agency

Prepared by Strategic Development Initiatives, Inc.
2001

**ST. JOHNS COUNTY
WEST AUGUSTINE
COMMUNITY
REDEVELOPMENT
PLAN
2001**

ACKNOWLEDGEMENTS

**ST. JOHNS COUNTY
BOARD OF COMMISSIONERS**

**Nicholas M. Meiszer, District 1
John J. Reardon, District 2
Marc A. Jacalone, Chair, District 3
Dr. Mary F. Kohnke, District 4
James E. Bryant, Vice-Chair District 5**

**Ben W. Adams, County Administrator
Scott Clem, Growth Management Services Director
Tom Crawford, Housing/ Community Services Director
Jim Argrett, CRA Manager
Judith Foxworth, SHIP Program Manager**

**PREPARED BY: Strategic Development Initiatives, Inc.
8422 SE Royal Street
Hobe Sound, Florida 33455
Don DeLaney, President
Diana McKinney, Research Assistant**

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INTRODUCTION

In a resolution adopted by the St. Johns County Commission in September 2000, the West Augustine Community Redevelopment Agency was created. This community that borders the City of St. Augustine is primarily residential, with one small community commercial area. The area includes the now vacant Florida Memorial College property.

The area was declared by the St. Johns County Commission to meet the criteria established in Chapter 163, Part III, *Florida Statutes* for establishment of a community redevelopment area. A 1996 study that focused primarily on housing, found a substantial number (almost 50%) of structures to be in some degree of deterioration.

In June 2001, a firm specializing in community redevelopment completed a comprehensive Finding of Necessity. This study examined infrastructure, building deterioration, unsanitary conditions, crime, code violations, vacant lots, abandoned structures, inadequate street layout, economic factors, and other conditions that contribute to slum and blight as defined in the Community Redevelopment Act of 1969, Chapter 163, Part III, *Florida Statutes*.

This Community Redevelopment Plan was prepared utilizing input from the community to create redevelopment programs that address the priorities expressed in public meetings of the West Augustine CRA Steering Committee. Every effort was made to address each priority issue stated by the members of the community with a redevelopment program.

This Plan is program oriented, not site or project specific. The programs created for this community will be phased in based on future community input and future revenues available for redevelopment from tax-increment financing,

County funding, grants, and other public or private resources. The tax increment mechanism established for this area provides dedicated revenue for a thirty-year period. The program section of this Plan should be considered the “tool box” with which to create and implement redevelopment projects.

The Plan addresses the elimination of blighted conditions, provides for community policing, affordable housing programs, infrastructure improvements, economic development incentives, and encourages the development of activities which impact on the quality of life of the people who live and work in this West Augustine neighborhood. It is incumbent on the Agency to create early successes that can be built upon in subsequent years. The support of the County and the strong advocacy role of the Agency will be crucial during Phase One (first five years), in order to make redevelopment real. The development and implementation of the redevelopment programs outlined in this plan must begin as soon as possible to demonstrate to the citizens of the West Augustine Community Redevelopment area that their elected officials have listened to their concerns and the promised improvements will happen.

**SECTION ONE
GENERAL DESCRIPTION OF REDEVELOPMENT
AREA
AND FINDING OF NECESSITY**

A. GENERAL DESCRIPTION OF REDEVELOPMENT AREA

- The West Augustine CRA area includes approximately 2,150.33 acres of land that is primarily zoned residential.
- The CRA includes the Florida Memorial College property which is currently vacant.
- Approximately fifty-percent of the total land area is currently vacant.
- Only about half of the roads within the area are paved; the rest are dirt.
- The area is virtually without sidewalks.
- The West Augustine neighborhood is not completely served by water and sewer service.

The homes in this predominantly African-American community range from \$25,000 up to \$75,000. The neighborhood is scattered with abandoned structures and accumulations of trash and debris, both of which contribute to low property values. The majority of existing housing stock (approximately 580

single-family units) range from \$25,000 to \$50,000 in market value. Most of the housing stock in the area is renter-occupied.

The West Augustine CRA area includes three schools: Webster Elementary, Osceola Elementary, and Murray Middle. The Calvin Peete Park and Recreation Complex is also within the area.

The West Augustine neighborhood is within the western development path of the long-term growth of the greater St. Augustine area. The Holmes Boulevard extension, along with the planned State Road 312 bypass around St. Augustine, will improve the potential for future commercial and residential development. The 300+/- acres owned by Florida Memorial College has strong potential for development and is the largest vacant parcel within the West Augustine CRA area.

WEST AUGUSTINE COMMUNITY REDEVELOPMENT AREA including FLORIDA MEMORIAL COLLEGE PUD

West Augustine Community Redevelopment Area, Option B site includes six recorded sub-divisions plus approximately 320 acres of land west of Holmes Boulevard owned by Florida Memorial College. Herein referred to as neighborhoods, those sub-divisions are South Masters Drive, College Park, Holmes Boulevard, Kinlaw Road-Little League, South Dixie Highway, North and Oyster Creek, West. For West Augustine Community Redevelopment Area, Option B site location, see attached map title: *West Augustine Community Redevelopment Area including Florida Memorial College PUD, Option B.*

Excluding operating borrow pit and land under lease to private entity and including West King Streets Redevelopment Corridor as the first focus area, West Augustine Community Redevelopment Area boundaries are narratively described as follows.

Starting on Ravenswood Drive 137.5 feet west of intersection of Ravenswood Drive and Whitney Street, proceed north along east edge of parcel #80 135.0 feet; then west 280.0 feet; then north 190.0 feet; then west 136.0 feet; then south 250.0 feet; then west 1,461.0 feet; then south along rear of parcels 1, 2 and two unnumbered parcels 420.0 feet to Pacific Boulevard at a point 100.0 feet west of the intersection of Ravenswood Drive and Pacific Boulevard; then proceed west along center line of Ravenswood Drive to North Clay Street; then proceed south along center line of North Clay Street to point approximately 101 feet north of John Street; then proceed west along north edge of parcel 10 (095-220) to Collier Street; then proceed north along center line of Collier Street to northeast corner of Murray School No. __ property at Collier Street; then proceed west along the north edges of Murray School's property to northwest corner at North Holmes Boulevard: WA CRA's northern boundary.

Continuing from northwest corner of Murray School property at Holmes Boulevard, proceed north along center line of North Holmes Boulevard (WA CRA's western boundary) approximately 125.0 feet; then southwest 1,336.0 feet; then northwest 880.0 feet; then west 1,034.0 feet; then south 2,372.0 feet; then east 580.0 feet; then southeast 2,540.0 feet to Florida East Coast Railroad's north ROW; then northeast 2,730.0 feet to center lines of South Holmes Boulevard and Florida East Coast Railroad.

Continuing from intersection of center lines of South Holmes Boulevard and Florida East Coast Railroad, proceed south along center line of South Holmes Boulevard to State Road 207; then proceed east along center line of State Road 207 (WA CRA's southern boundary) to City of St. Augustine-St. Johns County line; then proceed north along the City of St. Augustine-St. Johns line (WA CRA's eastern boundary) to Ravenswood Drive; then proceed west along center line of Ravenswood Drive (WA CRA's northern boundary) back to the **starting point**.

The principal east-west transportation artery through West Augustine Community Redevelopment area is West King Street, also known as County Road 214. The principal north-south transportation artery vis-a-vis West Augustine Community Redevelopment Area (from Daytona or Jacksonville) via State Road 16 is Four Mile Road-Volusia Street to West King Street to South Holmes Boulevard to State Road 207. Two new transportation arteries will impact the West Augustine Community Redevelopment Area. They are the Holmes Boulevard By-pass and State Road 312 Inner Loop extension.

LEGAL DESCRIPTION

**THE LEGAL DESCRIPTION ON THE FOLLOWING PAGE WAS PROVIDED
BY ST. JOHNS COUNTY.**

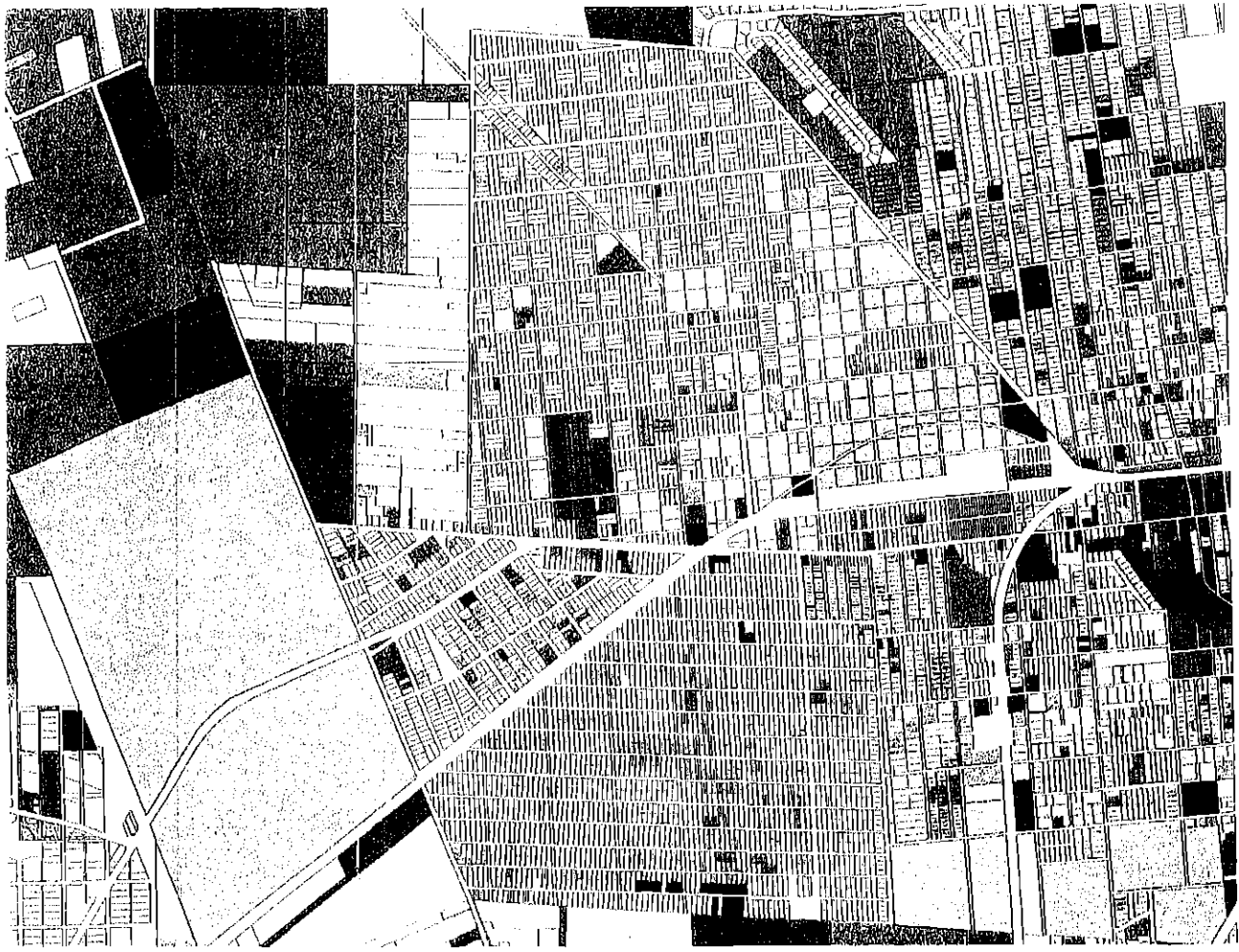
THE BOUNDARY MAP















The geographic area included in the West Augustine Community Redevelopment Agency was officially established with the adoption of Resolution Number 2000-146, as "Exhibit A". The area is generally described as bounded on the east by the City of St. Augustine City Limits, on the south by State Road 207, on the west by Holmes Boulevard (but including the Florida Memorial College property west of Holmes Boulevard) and on the north by Ravenswood Drive and Pacific Boulevard.

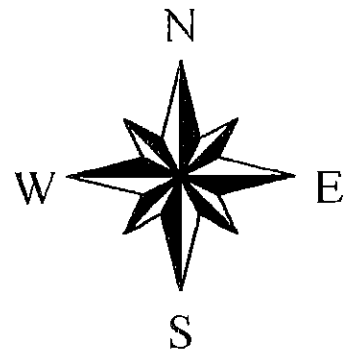
**THE BOUNDARY MAP OF THE WEST AUGUSTINE COMMUNITY
REDEVELOPMENT AGENCY AREA ON THE FOLLOWING PAGE WAS
PROVIDED BY ST. JOHNS COUNTY.**

THE LAND USE MAP ON THE FOLLOWING PAGE SHOWS THAT THE MAJORITY OF THE PROPERTY WITHIN THE WACRA AREA IS DESIGNATED AS SINGLE-FAMILY RESIDENTIAL AND THAT ALMOST HALF OF THE PROPERTY IS CURRENTLY VACANT.

Land Use



- Twn729.shp
-  Vacant
 -  Single-Family
 -  Mobile Home
 -  Apartments
 -  Multi-Family
 -  Commercial
 -  Mobile Home Park
 -  Hotels/Motels
 -  Tourist Attractions
 -  Industrial
 -  Crop/Pasture
 -  Churches
 -  Governmental
 -  Open Space/ROW

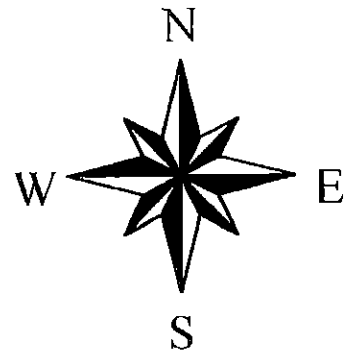
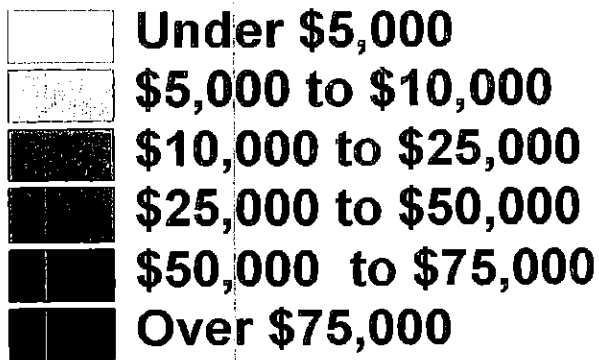


THE MAP ON THE FOLLOWING PAGE ILLUSTRATES THAT THE PROPERTY
VALUES WITHIN THE WACRA AREA FALL PRIMARILY BETWEEN \$25,000
AND \$75,000.

Property Values



Twn729.shp

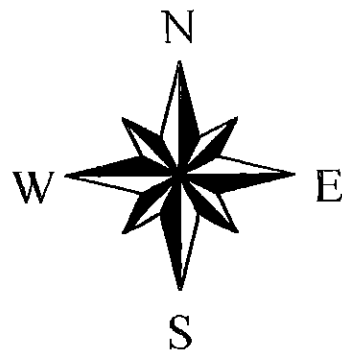
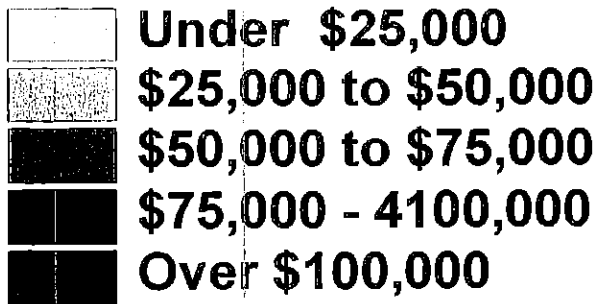


AS ILLUSTRATED ON THE FOLLOWING MAP, BUILDING VALUES IN THE WEST AUGUSTINE CRA ARE PRIMARILY WITHIN THE \$25,000 TO \$50,000 RANGE.

Building Values



Twn729.shp



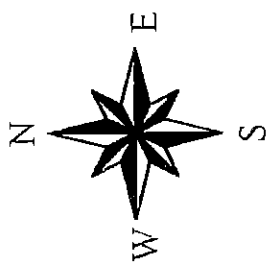
THE FOLLOWING TWO MAPS ILLUSTRATE THE RELATIVELY LOW
NUMBER OF RESIDENTIAL PROPERTIES WITH HOMESTEAD
EXEMPTIONS, WHICH INDICATES A HIGH RATE OF RENTER-OCCUPIED
RESIDENCES.

Homestead Exemptions



Twn729.shp

Homestead Exemption

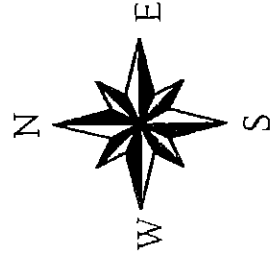


Homestead Exemptions



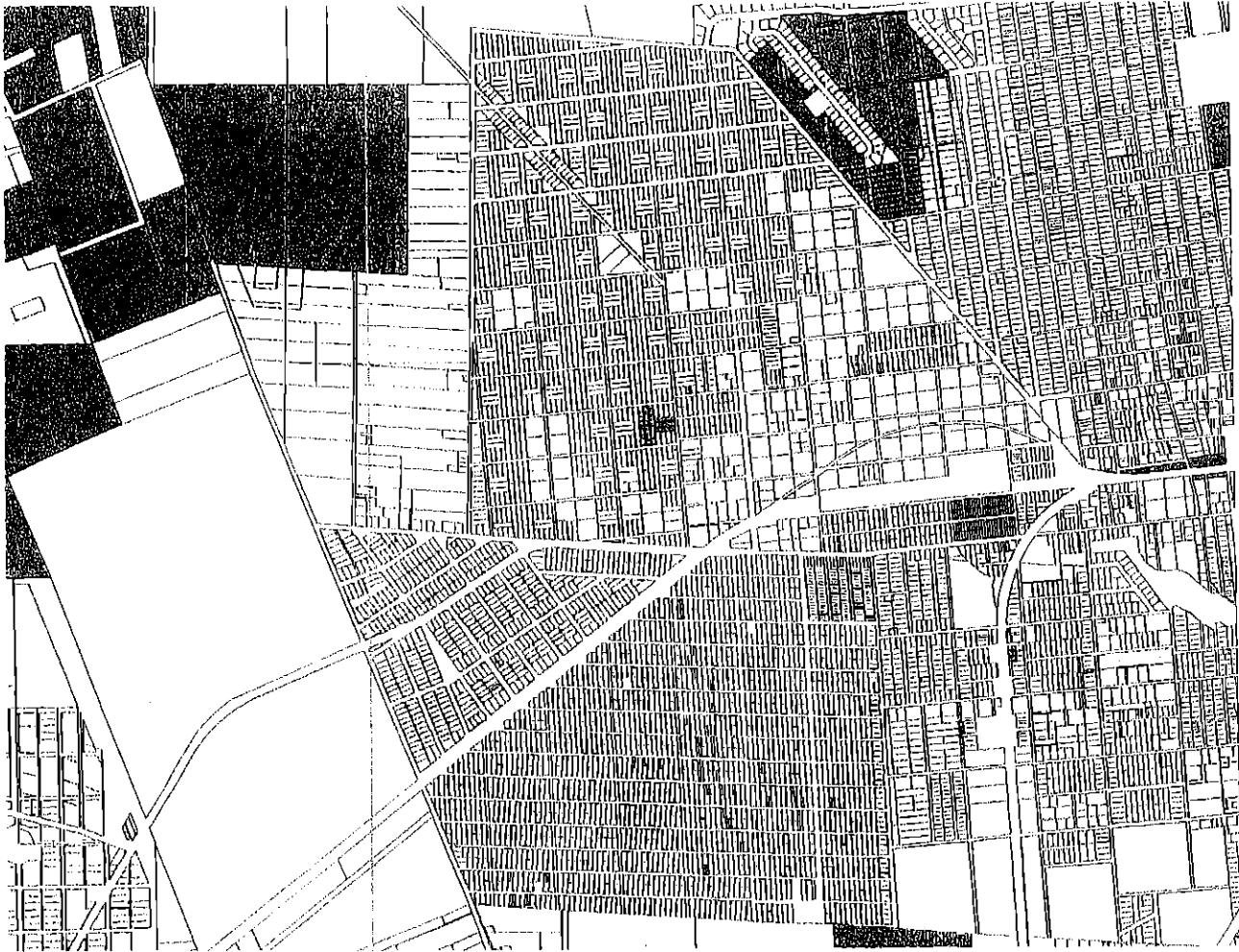
TwN729.shp

Homestead Exemption



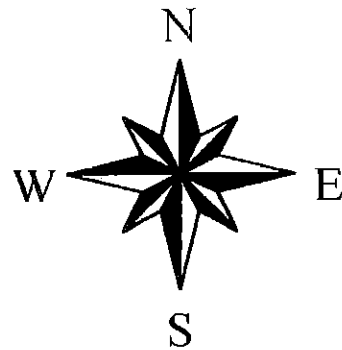
THE MAP ON THE NEXT PAGE ILLUSTRATES THE HIGH NUMBER OF VACANT LOTS WITHIN THE WACRA AREA. ALMOST HALF OF THE PROPERTY IS CURRENTLY VACANT.

Vacant Land

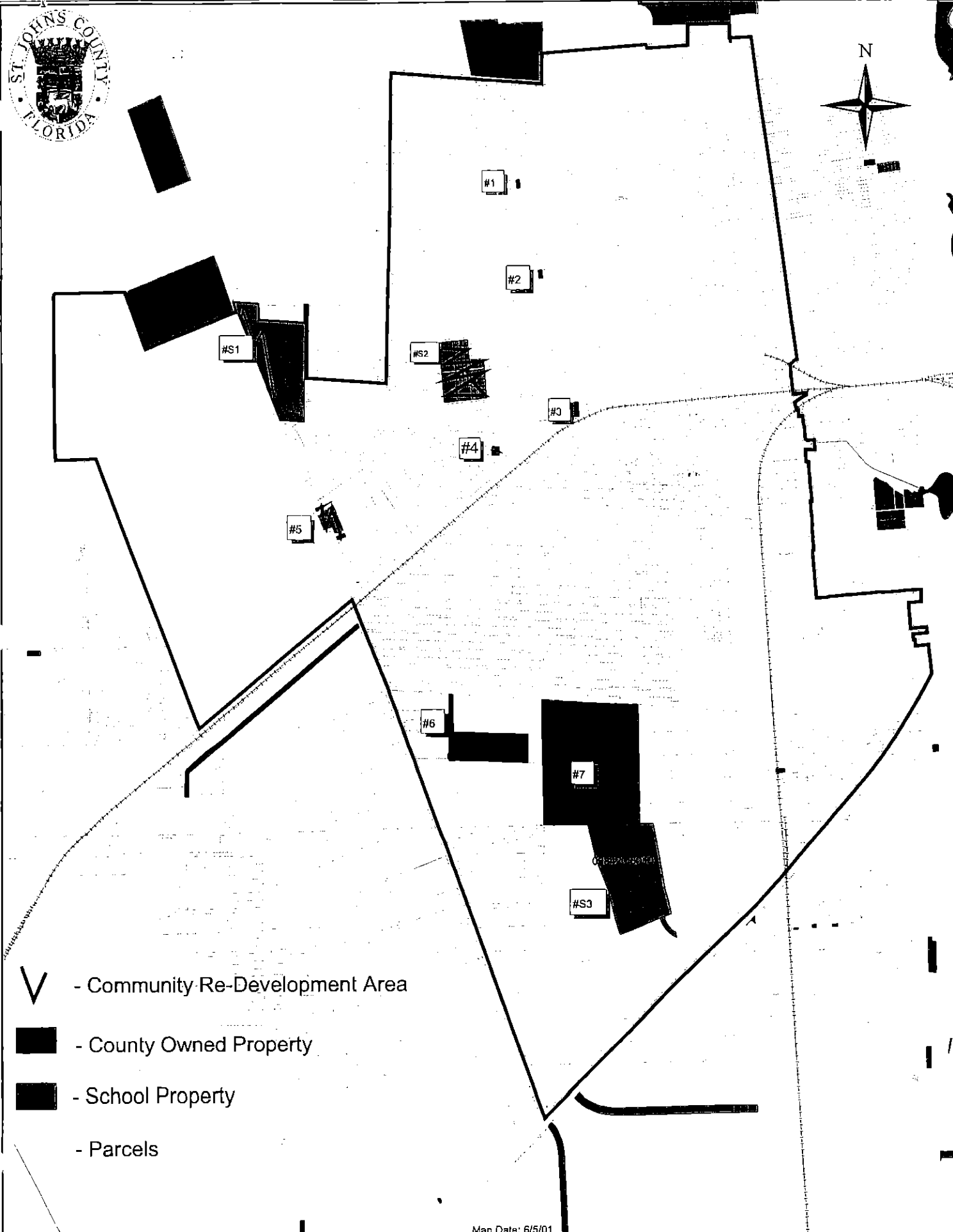






Twn729.shp

- Vacant
- Single-Family
- Mobile Home
- Apartments
- Multi-Family
- Commercial
- Mobile Home Park
- Hotels/Motels
- Tourist Attractions
- Industrial
- Crop/Pasture
- Churches
- Governmental
- Open Space/ROW



THE FOLLOWING MAP AND SIX-PAGE ATTACHMENT ILLUSTRATES THE COUNTY-OWNED PROPERTY WITHIN THE WEST AUGUSTINE COMMUNITY REDEVELOPMENT AREA.



-  - Community Re-Development Area
-  - County Owned Property
-  - School Property
-  - Parcels

Map Date: 6/5/01

County Property within Community Re-development Area

ST. JOHNS COUNTY, FLORIDA
COUNTY ENGINEER
1100 W. UNIVERSITY BLVD.
SUITE 1000
ST. JOHNS COUNTY, FLORIDA 32057
PHONE: 321-277-1000
FAX: 321-277-1001
WWW.SJCFORIDA.COM

ST. JOHNS COUNTY
REAL ESTATE DIVISION

#1

CAM110M01 CamaUSA Appraisal System St. Johns County
 6/04/2001 11:29 Property Maintenance 2250 Land 001
 Year T Property Sel AG 000
 2001 R 116620-0000 Bldg 000
 Owner BOARD OF COUNTY COMMISSIONERS Conf Xfea 000
 Address ST JOHNS COUNTY 2250 TOTAL C
 P O DRAWER 300

City,St ST AUGUSTINE FL Zip 32085 0300 Retain Cap? N Renewal
 Country Notice

ApprBy 1/01/1999 AppCode UseCd 008600 COUNTY
 TxDist Nbhd MktA ExCode Exemption/% TxCode Units Tp
 450 493.00 03 03 2250
 AFRO AMER

House# 895 Street AVERY MD ST Dir #
 - City ST AUGUSTINE
 Subd N/A Condo .00 N/A
 Sect 41 TwN 7 Rnge 29 Subd Blk 81 Lot 1
 Legals 4-28 AFRO-AMERICAN SUB OF BLK 81 LOT 1 OR808/846 (T/D)

Map# 4E41B Mnt 3/05/1999 JC
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#2

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 Year T Property Sel AG 000
 2001 R 116420-0001 Bldg 000
 Owner BOARD OF COUNTY COMMISSIONERS Conf Xfea 000
 Address ST JOHNS COUNTY 2180 TOTAL C
 P O DRAWER 300

City,St ST AUGUSTINE FL Zip 32085 0300 Retain Cap? N Renewal
 Country Notice

ApprBy 12/01/1998 AppCode UseCd 008600 COUNTY
 TxDist Nbhd MktA ExCode Exemption/% TxCode Units Tp
 450 493.00 03 03 2180
 AFRO AMER

House# 879 Street HELEN MD ST Dir #
 - City ST AUGUSTINE
 Subd N/A Condo .00 N/A
 Sect 41 TwN 7 Rnge 29 Subd Blk A Lot 8
 Legals 4-58 CLARK SUB OF BLK 78 DANCY TRACT LOT 8 BLK A
 OR782/677 (TAX DEED)

Map# 4E41B Mnt 4/10/1997 LAR
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Owner ST JOHNS COUNTY Conf Xfea 000
Address P O DRAWER 349 5270 TOTAL C

City,St ST AUGUSTINE FL Zip 32085 0349 Retain Cap? N Renewal
Country Notice

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TxDist Nbhd MktA ExCode Exemption/% TxCode Units Tp
450 493.00 03 03 5270

AFRO AMER
House# 157 Street ST JOHNS MD ST Dir N #
- City ST AUGUSTINE
Subd N/A Condo .00 N/A
Sect 41 Twn 7 Rnge 29 Subd Blk 74 Lot 1
Legals 1-1 DANCY TRACT E1/2 OF LOT 1 BLK 74 OR279/9

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Owner ST JOHNS COUNTY Conf Xfea 000
Address P O DRAWER 349 5000 TOTAL C

City,St ST AUGUSTINE FL Zip 32085 0349 Retain Cap? N Renewal
Country Notice

ApprBy 12/01/1998 AppCode UseCd 008600 COUNTY
TxDist Nbhd MktA ExCode Exemption/% TxCode Units Tp
450 2234.00 03 03 5000

MAP#: 4E41
House# 948 Street BROWN MD ST Dir #
- City ST AUGUSTINE
Subd N/A Condo .00 N/A
Sect 45 Twn 7 Rnge 29 Subd Blk Z Lot 15&16
Legals 3-22 COLLEGE PK LOTS 15 & 16 BLK Z (EX DRAINAGE EASEMENT
SHOWN IN OR35/639) OR933/1312

Map# 4E41C Mnt 9/24/1998 MDH
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Year T Property Sel AG 000
2001 R 129670-0000 372920 Bldg 001
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Address P O DRAWER 349 441500 TOTAL C

City,St ST AUGUSTINE FL Zip 32085 0349 Retain Cap? N Renewal
Country Notice

ApprBy 1/01/1999 AppCode UseCd 008600 COUNTY
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COLLEGE PK
House# 1255 Street KING MD ST Dir W #
City ST AUGUSTINE
Subd N/A Condo .00 N/A
Sect 45 Twn 7 Rnge 29 Subd Blk J Lot 1-9
Legals 3-22 COLLEGE PARK LOTS 1 THRU 9 & LOTS 11 13 & 17 BLK J & PT
OF LOTS 12 13 & 14 BLK G LYING S OF CR 214 OR1004/70
Map# 4E41C Mnt 0/00/0000
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City,St ST AUGUSTINE FL Zip 32085 0349 Retain Cap? N Renewal
Country Notice

ApprBy 1/01/1999 AppCode UseCd 008600 COUNTY
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City ST AUGUSTINE
Subd N/A Condo .00 N/A
Sect 23 Twn 7 Rnge 29 Subd Blk Lot 1-1
Legals 1-1 PT OF N1/2 OF GL 1 W1100FT OF S400 & W60FT LYING N
OR515/630
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2001 R 098240-0000 Bldg 000

Owner ST JOHNS COUNTY
Address P O BOX 349

Conf Xfea 000
535400 TOTAL C

City,St ST AUGUSTINE FL Zip 32085 0349 Retain Cap? N Renewal
Country Notice

ApprBy LAR 10/02/2000 AppCode UseCd 008600 COUNTY
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450 2222.00 03 03 535400

MAP#: 4E24

House# Street OSCEOLA ELEMENTARY MD RD Dir #
- City ST AUGUSTINE

Subd N/A Condo .00 N/A

Sect 24 Twn 7 Rnge 29 Subd Blk Lot 14

Legals 14 LOT 4 & SW'LY TRI PT LOT 3 OR704/778 860/1976 & 1425/120

Map# 4E24S

Mnt 10/02/2000 LAR

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#8

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2001 R 097670-0000 Bldg 000
Owner ST JOHNS COUNTY Conf Xfea 000
Address P O DRAWER 349 2040 TOTAL C

City,St ST AUGUSTINE FL Zip 32085 0349 Retain Cap? N Renewal
Country Notice

ApprBy 1/01/1999 AppCode UseCd 000000 VACANT
TxDist Nbhd MktA ExCode Exemption/% TxCode Units Tp
450 449.00 03 03 2040

ST AUG HTS

House# 1401 Street STUART MD AVE Dir #
- City ST AUGUSTINE

Subd N/A Condo .00 N/A

Sect 24 Twn 7 Rnge 29 Subd Blk 3 Lot 5

Legals 3-68 AUGUSTINE HGTS LOT 5 BLK 3

Map# 4E24S

Mnt 0/00/0000

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S1

CAM110M01 CamaUSA Appraisal System St. Johns County
6/04/2001 11:54 Property Maintenance 67060 Land 001
Year T Property Sel AG 000
2001 R 095390-0000 3898340 Bldg 008

Owner BOARD OF PUBLIC INSTRUCTION + Conf 37280 Xfea 006
Address ST JOHNS COUNTY 4002680 TOTAL C
40 ORANGE STREET

City,St ST AUGUSTINE FL Zip 32084 0000 Retain Cap? N Renewal
Country Notice

ApprBy 1/01/1999 AppCode UseCd 008300 PUBLIC SCHOOLS
TxDist Nbhd MktA ExCode Exemption/% TxCode Units Tp
450 440.00 03 03 4002680

LOS CAMPOS
House# 150 Street HOLMES MD BLVD Dir N #
- City ST AUGUSTINE

Subd N/A Condo .00 N/A
Sect 14 Twn 7 Rnge 29 Subd Blk B Lot 7-10
Legals 5-70 LOS CAMPOS PEQUENOS LOTS 7 THRU 10 BLK B DB206/94

Map# 4E41C Mnt 2/04/1999 MDH
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#S2

CAM110M01 CamaUSA Appraisal System St. Johns County
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Year T Property Sel AG 000
2001 R 117480-0000 2605000 Bldg 014
Owner BOARD OF PUBLIC INSTRUCTION + Conf 43690 Xfea 003
Address ST JOHNS COUNTY 2726470 TOTAL C
40 ORANGE STREET

City,St ST AUGUSTINE FL Zip 32084 0000 Retain Cap? N Renewal
Country Notice

ApprBy 1/01/1999 AppCode UseCd 008300 PUBLIC SCHOOLS
TxDist Nbhd MktA ExCode Exemption/% TxCode Units Tp
450 493.00 03 03 2726470

AFRO AMER
House# 420 Street ORANGE MD ST Dir N #
- City ST AUGUSTINE

Subd N/A Condo .00 N/A
Sect 41 Twn 7 Rnge 29 Subd Blk 93 Lot 1-6
Legals 1-1 DANCY TR LOTS 1 THRU 6 BLK 93 & S125FT LOT 1 & LOTS 2 3
5 & 6 BLK 94 & VACATED STREET LYING BETWEEN BLKS 93 & 94 +

Map# 4E41C Mnt 0/00/0000
F1=Help F2=ExTx F3=Exil F4=Prompt F11=Docs F10=GoTo PGUP/PGDN F24=MoreKeys
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#S3

CAM110M01 CamaUSA Appraisal System St. Johns County
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Year T Property Sel AG 000
2001 R 098420-0010 4011500 Bldg 001
Owner ST JOHNS COUNTY SCHOOL BOARD + Conf Xfea 000

Address 40 ORANGE STREET

4215330 TOTAL C

City,St ST AUGUSTINE FL Zip 32084 0000 Retain Cap? N Renewal
Country Notice

ApprBy 12/01/1998 AppCode UseCd 008300 PUBLIC SCHOOLS
TxDist Nbhd MkIA ExCode Exemption/% TxCode Units Tp
450 2223.00 03 03 4215330

MAP#: 4E25

House# 1605 Street OSCEOLA ELEMENTARY MD RD Dir #
- City ST AUGUSTINE

Subd N/A Condo .00 N/A

Sect 25 Twn 7 Rnge 29 Subd Blk Lot 7-1

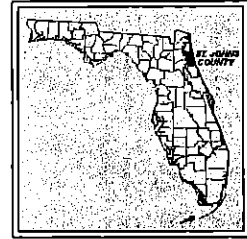
Legals 7-1 PT OF NW1/4 LYING NW OF SR207 - SCHOOL SITE (EX PTS IN
OR1191/1149 & OR1425/129) OR862/1357

Map# 4E25X Mnt 8/18/1997 MDH

F1=Help F2=ExTx F3=Exit F4=Prompt F11=Docs F10=GoTo PGUP/PGDN F24=MoreKeys
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THE FOLLOWING PAGE SHOWS THE ST. JOHNS COUNTY 2015 FUTURE
LAND USE MAP.

ST. JOHNS COUNTY 2015 FUTURE LAND USE MAP



DUVAL COUNTY

ATLANTIC OCEAN

LEGEND

- | | | |
|--|--------------------------|--------------------|
| | Residential Density Zone | Density Units/acre |
| | Density B | 1.0-1.9 0.4-1.0 |
| | Density C | 2.0-2.9 1.0-2.0 |
| | Density D | 3.0-4.0 1.0-4.0 |
| | Density E | 4.0-11.0 4.0-4.0 |
-
- COMMERCIAL
 - COMMUNITY COMMERCIAL
 - NEIGHBORHOOD COMMERCIAL
 - RURAL COMMERCIAL
 - INTENSIVE COMMERCIAL
 - MIXED USE DISTRICT
 - INDUSTRIAL
 - AIRPORT DISTRICT
 - PUBLIC
 - PARKS AND OPEN SPACE
 - DEVELOPMENT OF REGIONAL IMPACT (ADOPTED PRIOR TO 1996 COMPREHENSIVE PLAN)
 - CITIES AND TOWNS
 - RURAL SILVICULTURE
 - RURAL SILVICULTURE OWNED BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - AGRICULTURAL-INTENSIVE CONSERVATION
 - NEW TOWN
 - WATER BODIES
 - WETLANDS (NATIONAL WETLANDS INVENTORY)
 - SECTION LINES
 - DEVELOPMENT AREA BOUNDARY
 - COASTAL CORRIDOR BOUNDARY
 - INTERSTATE FREEWAY
 - PRINCIPAL ARTERIAL
 - MINOR ARTERIAL
 - MAJOR COLLECTOR
 - MINOR COLLECTOR
 - LOCAL ROADS
 - PROPOSED ROADS
 - RAILWAY LINES
 - MUNICIPAL BOUNDARIES

LAND USE NOTES

Conservation
 Areas designated Conservation are opportunities in nature and the rural landscape shall be determined by environmental survey and associated program to sustainable regulatory requirements.
Development of Regional Impact
 Approved Developments of Regional Impact shown on this map, may be developed consistent with

2015 COMPREHENSIVE PLAN
 ST. JOHNS COUNTY
 FUTURE LAND USE MAP

Map 1A
 Map Adopted: 06/16/00
 Map Amended: 01/20/01 Ord. No. 8000-03
 Map Amended: 12/26/00 Ord. No. 3000-04

St. Johns County Planning Department
 4050 Lempia Boulevard
 St. Augustine, FL 32086
 (904) 833-2468

DISCLAIMER
 This map is a representation of the future land use plan for St. Johns County, Florida. It is not intended to be used as a legal document. The County is not responsible for any errors or omissions in this map. The County is not responsible for any damages or losses resulting from the use of this map.

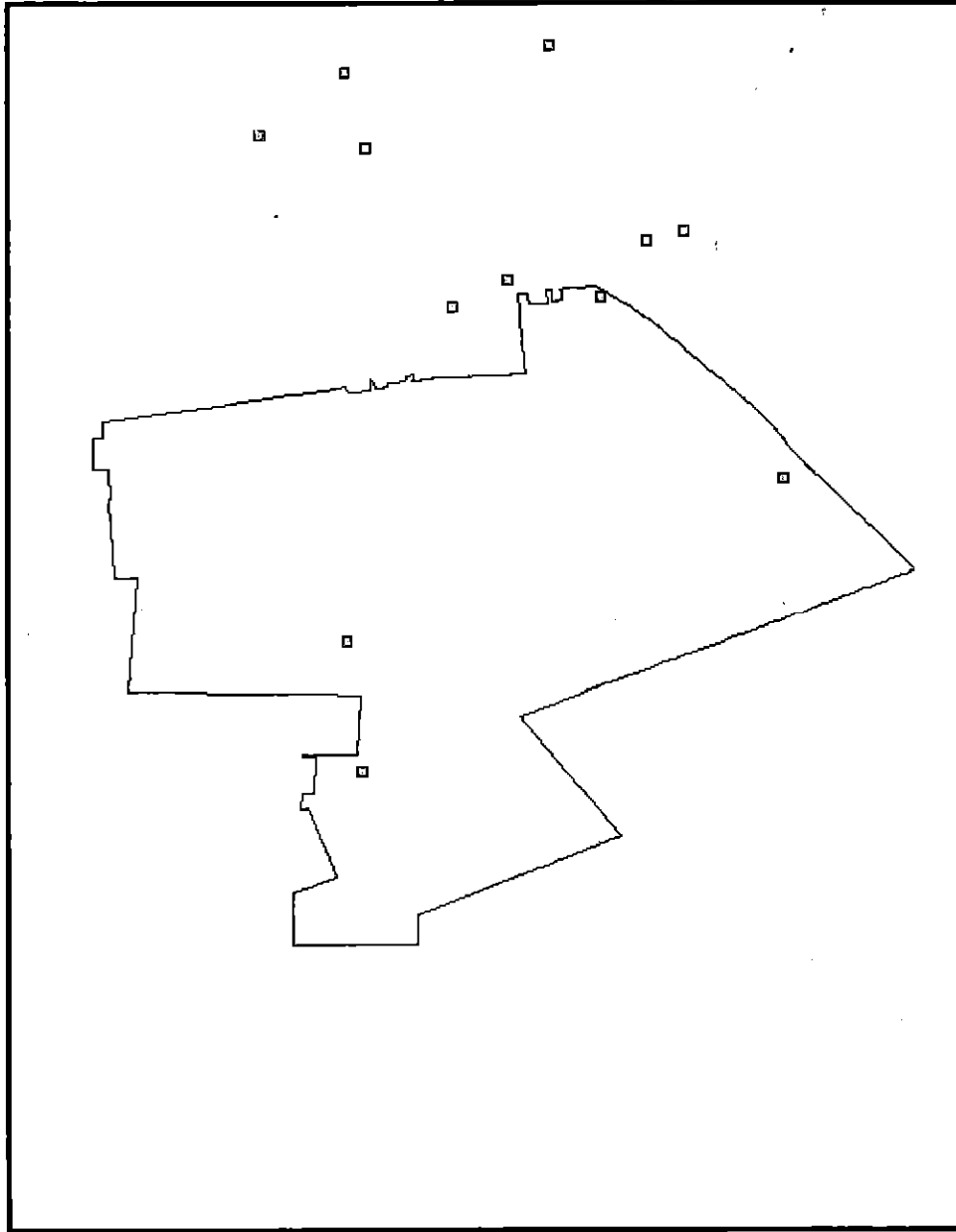


THE MAP ON THE FOLLOWING PAGE INCLUDES THE LOCATIONS OF PUBLIC SCHOOLS WITHIN THE WACRA AREA, INCLUDING TWO ELEMENTARY SCHOOLS AND ONE MIDDLE SCHOOL.

ESRI ArcExplorer 2.0

School Sites Within WACRA Area

- school_site
- waug_cra

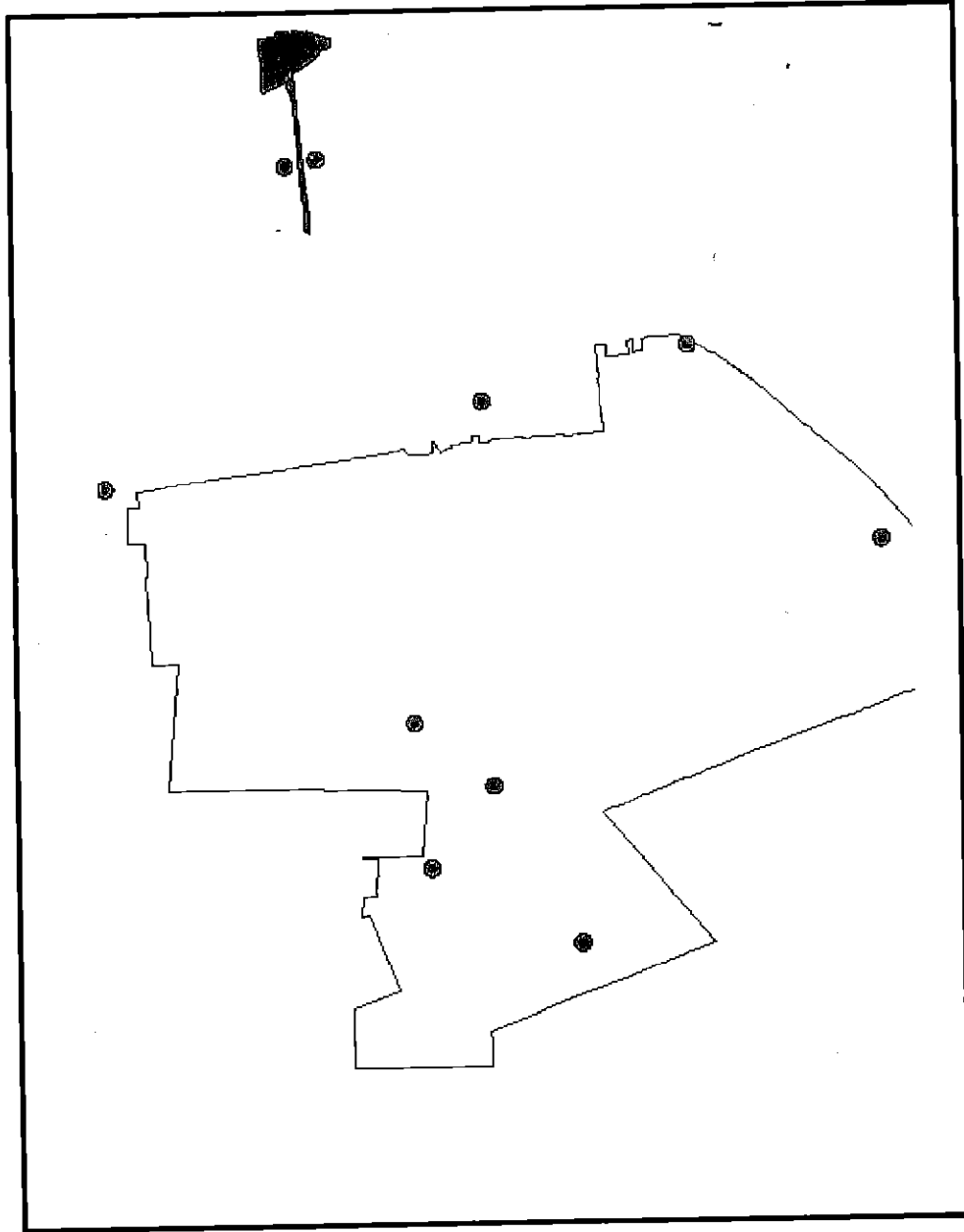


Friday, Sep 21 2001

RECREATIONAL SITES LOCATED WITHIN THE WACRA AREA ARE INDICATED ON THE MAP ON THE FOLLOWING PAGE. THE PRIMARY RECREATIONAL SITE IS THE CALVIN PEETE PARK CENTER.

ESRI ArcExplorer 2.0

Recreation Sites



recreational
waug_cra

Friday, Sep 21 2001

B. COMPREHENSIVE FINDING OF NECESSITY (JUNE 2001)

In June 2001, under contract with the St. Johns County Board of Commissioners, SDI, Inc. prepared a comprehensive Finding of Necessity for the West Augustine CRA area.

1) EXECUTIVE SUMMARY OF FINDING OF NECESSITY

The establishment of a redevelopment area requires an official “finding of necessity” for redevelopment be adopted by the County. A finding of necessity for redevelopment is based on the existence of conditions found in a community as described in the Community Redevelopment Act of 1969, Chapter 163, Part III, *Florida Statutes*.

Upon review and assessment of the study area and application of appropriate criteria set forth in the *Florida Statutes*, the “West Augustine” study area was found to have a combination of conditions that evidence the need for redevelopment. The following conditions were found to exist in the study area:

Building Deterioration: A large number of structures were found to be in either major or minor deteriorating condition. These structures are scattered throughout the study area.

Deterioration and Deficiencies: Site deterioration and deficiencies were prevalent in the form of broken glass, broken pavement in streets and sidewalks, overgrown weeds in vacant lots and existing structures, abandoned foundations from demolished buildings, deteriorating fences, and, garbage and debris in front yards and along streets.

Unsanitary Conditions: Unsanitary conditions, including abandoned cars, furniture and fixtures; accumulation of trash and debris; broken glass, environmental hazards (e.g., septic tanks and drainage ditches) were found to exist throughout the study area.

Drainage Deficiencies: Drainage deficiencies were observed during rainy days via on-site field studies. Several blocks showed signs of flooding where standing water was observed on streets and sidewalks.

Property Maintenance Code Violations: Numerous code violations related to property maintenance were documented in the study area. Property maintenance violations produce substandard conditions in buildings and associated improvements, inhibiting investments in the redevelopment area.

Non-Conforming Structures with Inadequate Parking: Several blocks within the study area were found to have non-conforming parking arrangements where off-street parking did not meet minimum code standards. In addition, a number of streets within the study area were found to be too narrow to accommodate both on-street cars and two-way traffic.

Closed Buildings: Closed buildings indicate obsolescence and stagnant economic growth. Numerous buildings were found to be closed or boarded up in the study area.

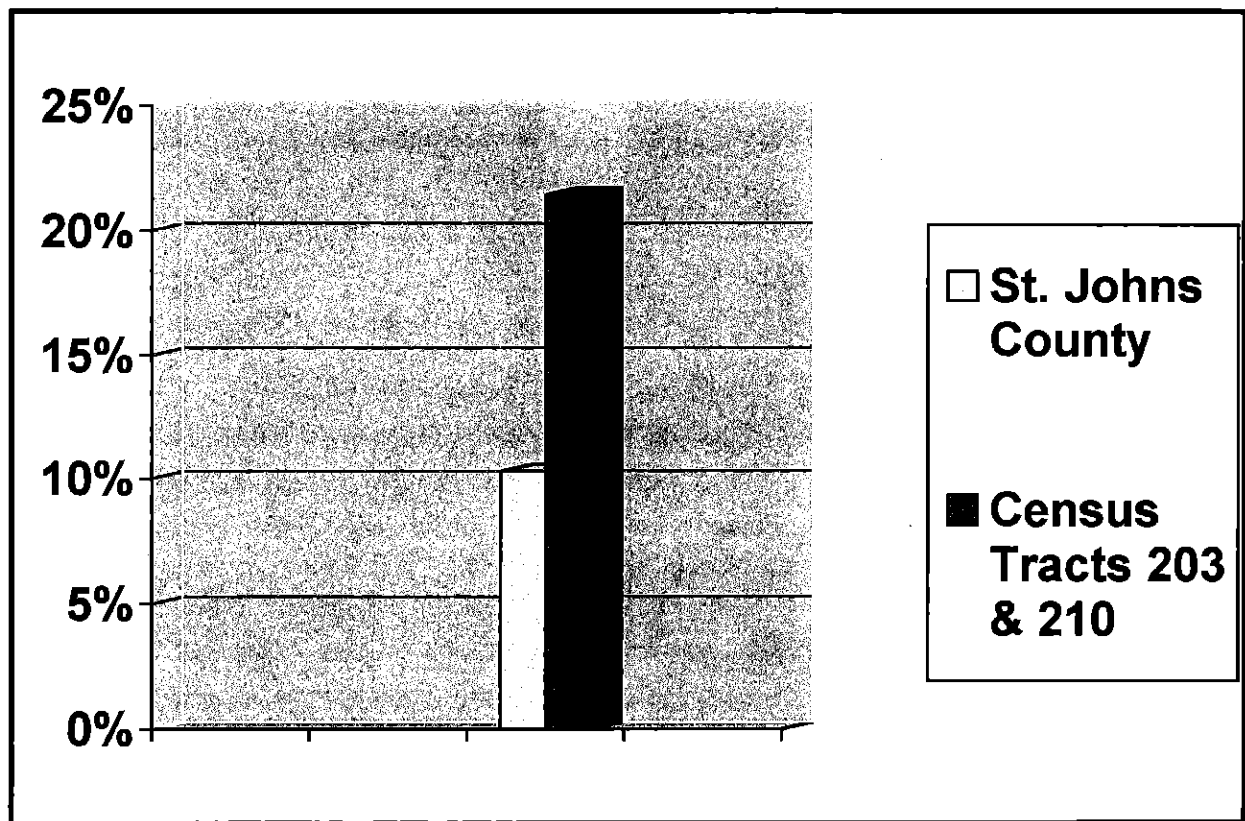
Vacant Lots: A high number of vacant lots were documented within the study area. Vacant lots denote non-productive use of land in a community, which leads to blighting conditions (e.g., unsanitary conditions, breeding ground for crime, limits upon tax revenues to the county.)

Inadequate Street Layout: Several blocks in the study area were found to have unpaved streets and/or streets that are too narrow to maintain two-way traffic flow, posing an impediment for the navigation of emergency vehicles. Further, several blocks lack adequate street parking.

High Crime Rates: Grand theft, robbery, burglary, auto theft, auto burglary, battery, homicide, and sex offenses are prevalent in the study area. High crime rates reflect a lack of adherence to the law and public safety, which inhibits redevelopment initiatives and discourages investment.

GENERAL CHARACTERISTICS INDICATIVE OF THE ECONOMY OF THE AREA

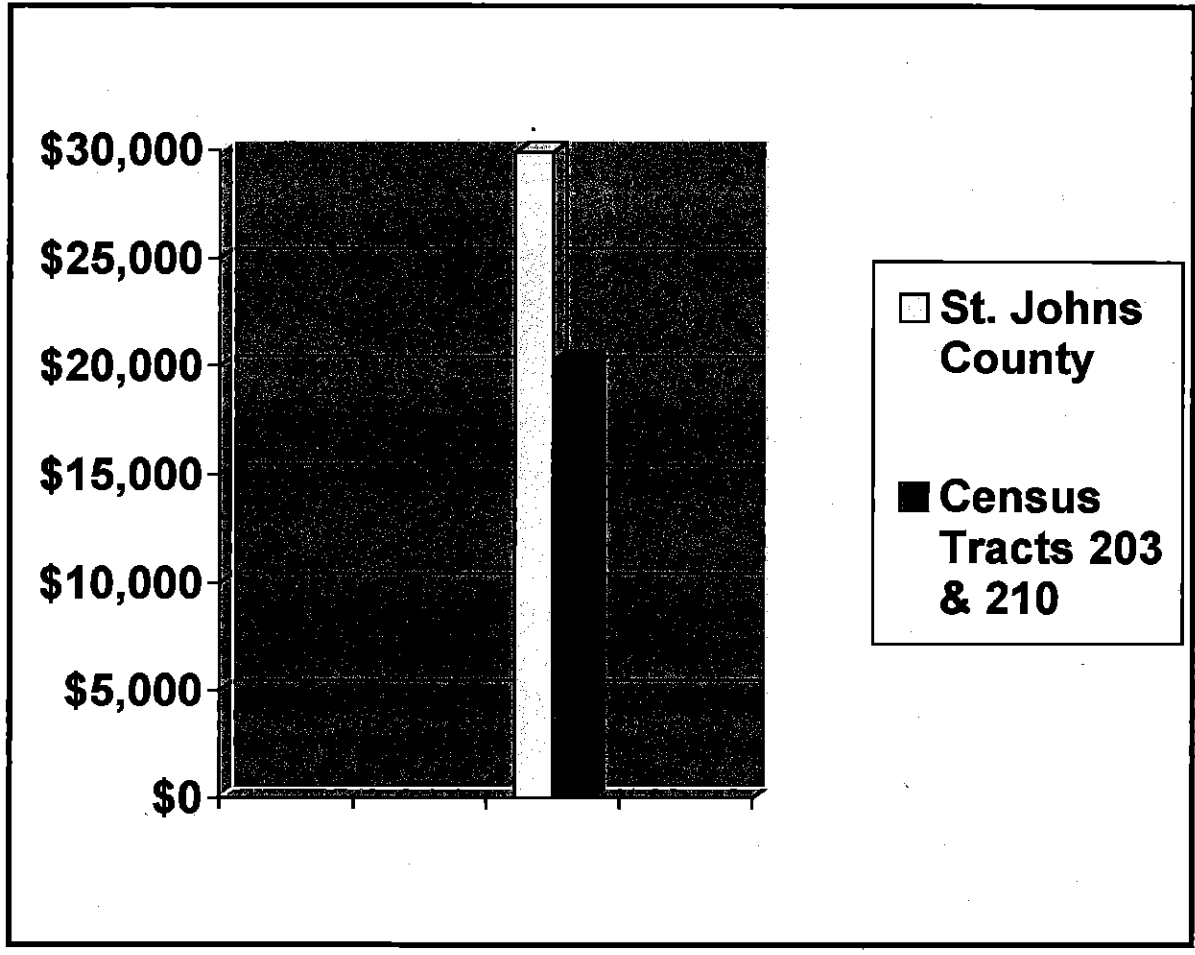
Household poverty rates are a primary indicator of economic depression, and U. S. census data is a standard source of data to evaluate its presence and extent. The West Augustine Community Redevelopment area is comprised primarily of census tracts 203 and 210. The latest available U.S. Census data indicates that 21% of households in census tract 210, and 21.9% of households in census tract 203 are below the poverty level (**average of the two tracts is 21.45%**). This figure is more than twice the amount of household poverty indicated for St. Johns County as a whole (10.3%).



Percentage of households below poverty level
(1990 U.S. Census)

Income

An analysis of income data for the West Augustine area also indicates economic depression in comparison to St. Johns County. In 1990, the median household income for households in census tracts 203 and 210 was \$18,750 and \$21,766 respectively. The median household income for St. Johns County was \$29,926.

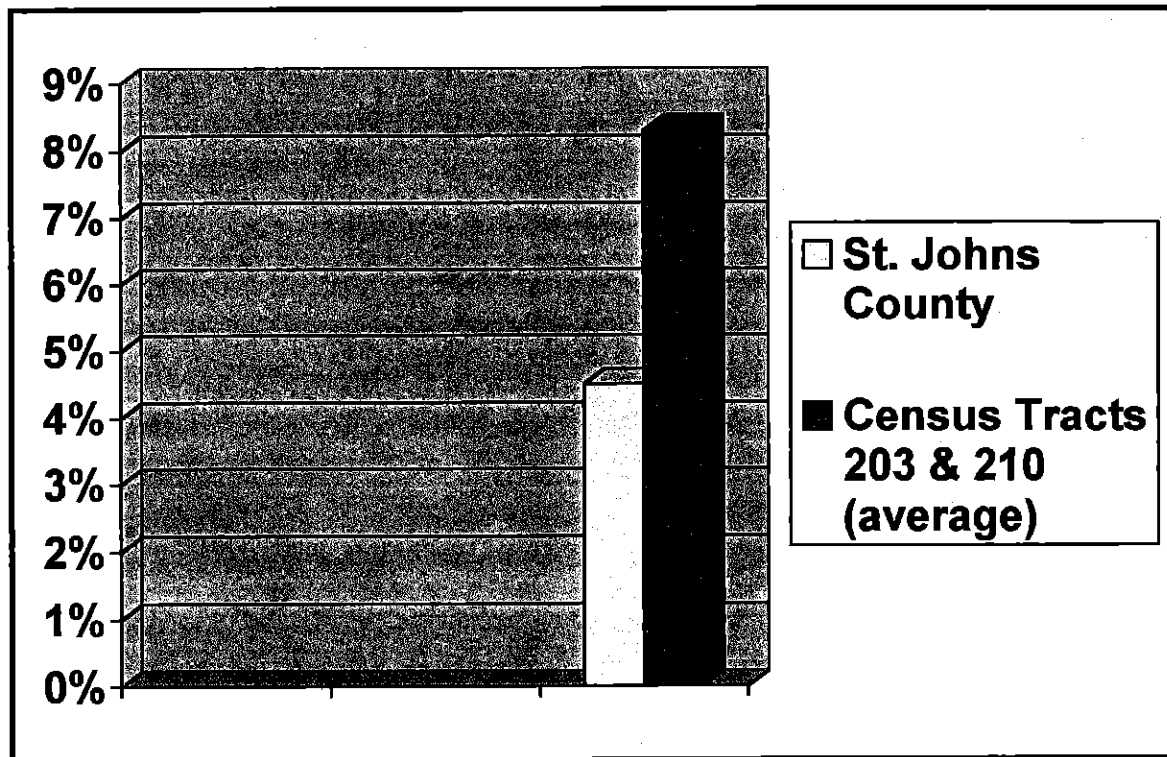


Median Household Income

(1990 Census)

Unemployment

St. Johns County's unemployment rate in 1990 was 4.5% overall, compared to 9.5% in census tract 203, and 7.1% in census tract 210. The average unemployment rate for the two census tracts is 8.3%; almost double that of the County.

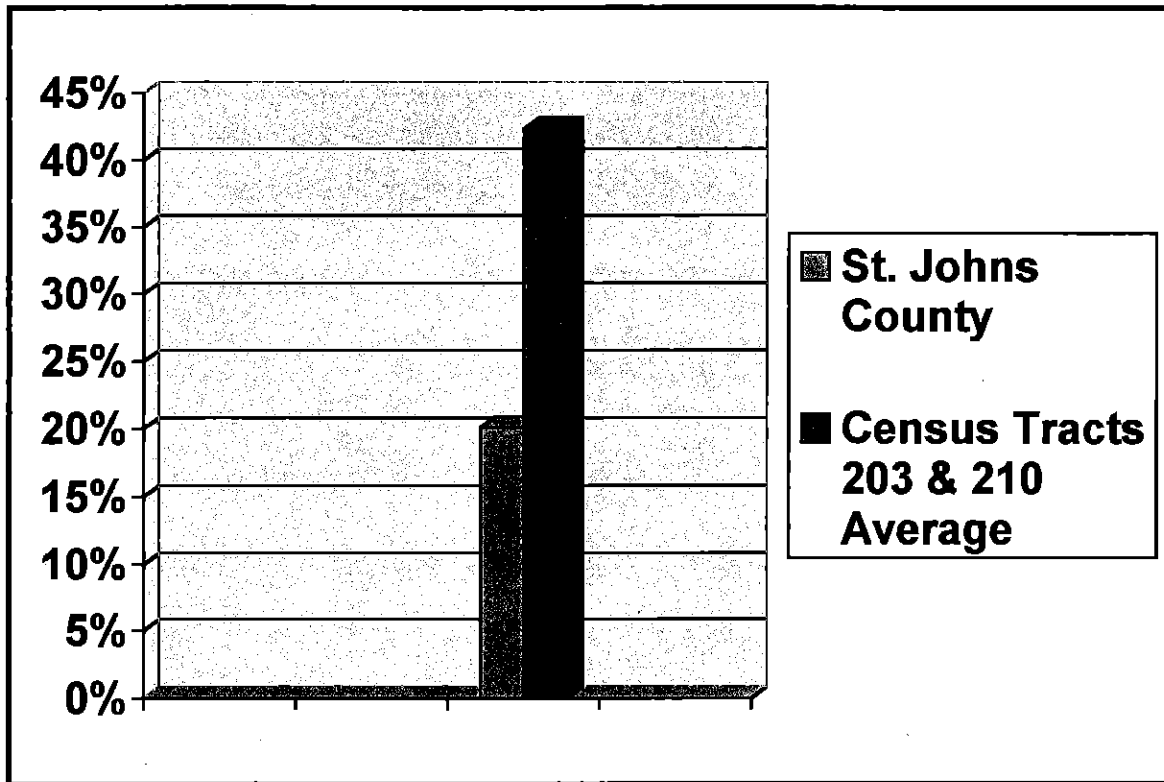


Unemployment Rates (%)

(1990 U. S. Census)

Educational Attainment Levels

20.1% of individuals age 25 and above living in St. Johns County have an educational attainment level of less than a high school diploma. In the West Augustine study area, however, that rate is more than double, with census tract 210 at 43.9% and census tract 203 at 40.8% (average 42.35%).



Percentage of individuals 25+ with educational attainment level below high school diploma

(1990 U.S. Census)

HOUSING

The West Augustine area contains numerous housing characteristics which indicate a strong need for redevelopment. Census Tracts 203 and 210 have an average vacancy rate of approximately 10 percent. As shown in photographs in the Finding, there are numerous structures that demonstrate substandard housing stock within this area. The county has recently compiled a list of structures for its building abatement program. Many of those listed lie within the West Augustine boundary (listing included in Finding document).

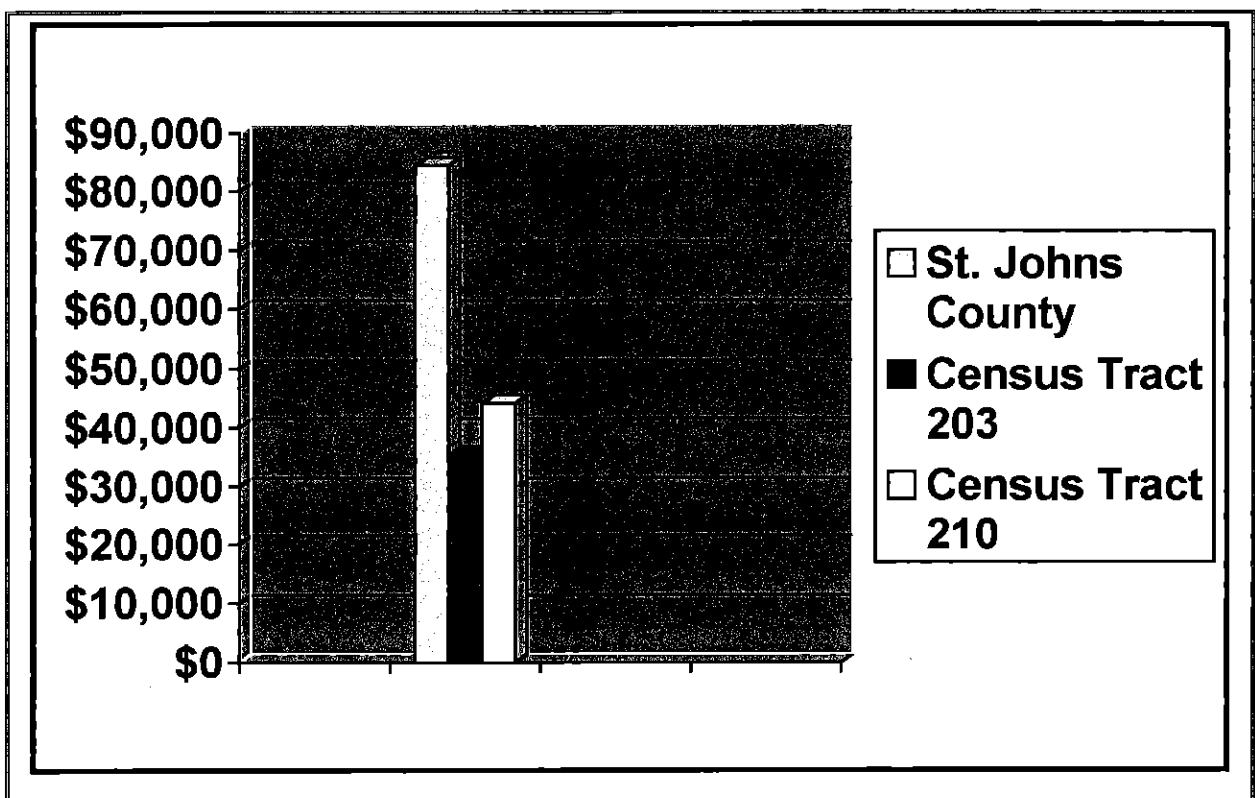
In 1996 a report entitled "A Study of Substandard Housing in St. Johns County, Florida," was completed. In addition to that report, an on-site survey and photo essay conducted by the consultant as well as analysis of current census data were used to document the substandard (or blighted) housing conditions for this finding.

According to the 1996 study, the West Augustine area contained 129 "Rank 4"* vacant dwelling units (61% of total) and 22 Rank 3 vacant dwelling units (43% of total). The report states "West Augustine contains no less than 58 percent (123) of all occupied "Rank 3"* substandard housing." And, "West Augustine contains 66 percent (68 units) of all occupied Rank 4 housing. Clearly the West Augustine study area contains an extremely high concentration of substandard dwellings.

A study of substandard housing in St. Johns County, 1996 defines RANK 3: Substandard " as: exterior cladding and/or framing missing or appears unsound; reshoring or alignment of exterior structural components may be needed; overall conditions of structure and property appears neglected and requires maintenance. RANK 4: Substandard II is defined as: exterior cladding and/or framing deteriorated and appears dilapidated; framing members missing or leaning so as to be dangerous; overall condition of structure appears to be defective to the point that life, health and safety of the public or building occupants are endangered."

The median value of housing stock in the West Augustine area also represents economic depression when compared to St. Johns County. Based on 1990 US Census statistics, the median value of homes in St. Johns County was \$84,500. However, in the West Augustine area the median value of homes was far below that figure, at roughly 50%:

- Median value of homes in West Augustine Census Tract 210: \$44,100
- Median value of homes in West Augustine Census Tract 203: \$35,300



A report from the St. Johns County Code Enforcement Department shows that during the twelve-month period from June 2000 through May 2001, 254 code violations were investigated, and 33 of those were in the West Augustine area.

CRIME

High crime rates demonstrate a lack of adherence to the law and public safety that deters continued economic development in an area and compromises the quality of life. The St. Johns County Sheriff's Office provided data on seven types of crime. The Administrative Crime Analysis Report provides a statistical analysis of crimes committed during the year 2000. The types of offenses include residential and commercial burglaries, vehicle burglaries, vehicle theft, robbery, homicide, sex offenses, and rape.

There are 13 zones within St. Johns County according to the report. **The West Augustine area lies within Zone 6.**

Burglaries

The report combines residential and commercial burglaries. There were 617 burglaries in the County during 2000. Zone 6 ranks third in the total number of burglaries in the county.

Vehicle Burglaries

Countywide, the number of vehicle burglaries increased from a total of 397 in 1999 to 452 in 2000. There were approximately 38 vehicle burglaries in Zone 6.

Vehicle Theft

The number of vehicle thefts declined countywide from 153 to 135. Zone 6 experienced the highest number of vehicle thefts with a total of approximately 24.

Robberies

Zone 6 ranks second in the number of robberies in the county last year. The total number in the county was 32, and six of those took place in Zone 6.

Homicide

There was one homicide in Zone 6 in 2000. The total in the county was 6.

Sex Offenses

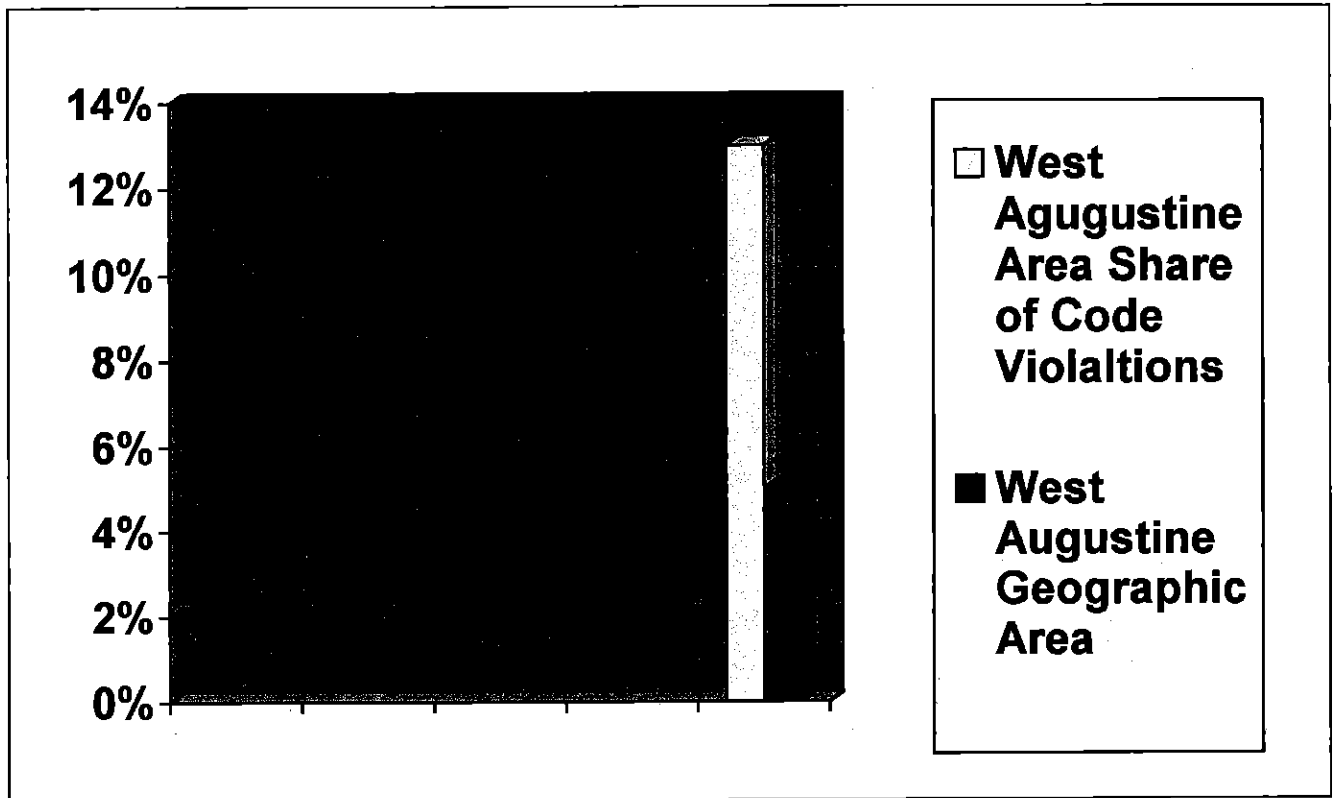
The total number of sex offenses declined countywide from 41 in 1999 to 36 in 2000. Zone 6 had the third highest number of such crimes.

Rape

Reported rapes increased from 8 to 19 countywide. Two of these reported rapes were in Zone 6.

CODE ENFORCEMENT

Violation of property maintenance requirements lead to substandard conditions and endangers the life and property of those in the dwellings. During the twelve-month period from June 2000 to May 2001, approximately 13% of the total code violations investigated were in the comparatively small West Augustine area, which covers approximately less than 5% of the total geographic acreage of St. Johns County.



INFRASTRUCTURE

ROADS

The major roads in the West Augustine area are Holmes Boulevard (Link 67), King Street (Links 47, 48, 49), and Four Mile Road/Volusia Street (Link 62), and the St. Johns County Transportation Planning Section tracks each link. According to the County's 1998 EAR Report, each of these roads operated at a level D or E.

STREETS, PAVEMENT AND SIDEWALK CONDITONS

For purposes of this study, pavement and sidewalk conditions were identified as either sound or deteriorated. Sound pavement and sidewalks are those in very good condition with little or no cracks as well as those, which are moderately, deteriorated pavement with small cracks, holes or defective characteristics. Deteriorated conditions on the other hand, consist of those paved surfaces with large holes or other serious defects including sites with pavement considered being dilapidated and in need of complete replacement. In addition, those developed sites that are lacking in pavement or sidewalks are also included in the deteriorated category.

Sidewalk and asphalt conditions in the study area were found to be either deteriorated or non-existent. The field survey conducted by the consultant in May 2001 identifies numerous unpaved streets, inadequate drainage, lack of sidewalks, and other indicators of conditions that are deterrents to redevelopment.

2) METHODOLOGY

“Blight” as defined by Florida Statute:

Sections 163.340(8)(a)(b) F.S.

This section of the statute provides a definition of “Blighted Area” which means:

(a) An area in which there are a substantial number of slum, deteriorated or deteriorating structures and conditions which endanger life or property by fire or other causes or one or more of the following factors which substantially impairs or arrests the sound growth of a county or municipality and is a menace to the public health, safety, morals or welfare in its present condition and use:

- 1. Predominance of defective or inadequate street layout;*
- 2. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- 3. Unsanitary or unsafe conditions;*
- 4. Deterioration of site or other improvements;*
- 5. Tax or special assessment delinquency exceeding the fair value of the land; and*
- 6. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or*

(b) An area in which there exists faulty or inadequate street layout; inadequate parking facilities; or roadways, bridges, or public transportation facilities incapable of handling the volume of traffic flow into or through the area, either at present or following proposed construction.

The methodology for data collection, evaluation and analysis was developed utilizing a breakdown of the criteria used to determine the existence of blight as described in *Florida Statutes*.

Each of the statutory criteria was examined to determine its presence or absence, its extent within the study area, and the data required for its documentation. For those conditions considered to be applicable to the study area, a more detailed analysis was undertaken. After preliminary data collection and analysis, the

Finding of Necessity study ultimately focused upon seven conditions which are indicative of blight. These are:

- Economic factors
- Deterioration of site or other improvements,
- Unsanitary or unsafe conditions,
- Housing/Structural decline
- Crime rates
- Code enforcement violations
- Infrastructure needs

In addition to general socioeconomic, planning and demographic data, each of these blight indicators was analyzed with specific data, and each of the blight indicators is discussed in more detail in the June 2001 Finding of Necessity study.

RESEARCH BIBLIOGRAPHY

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4. Holmes Boulevard Study, (June 1999), by Bessent, Hammack & Ruckman, Inc.
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6. West St. Augustine South Utility Improvement Report prepared by Utilities Department, Engineering Division, City of St. Augustine.
7. Project Estimate for West St. Augustine South Sanitary Sewer Project from V.J. Usina Contracting, Inc. (April 11, 2001).
8. Memorandum to Judith Foxworth from Florida Department of Health regarding active onsite sewage treatment and disposal systems, (May 30, 2001).
9. Map of St. Johns County depicting On-Site Sewage Disposal System Repairs: (January 1, 1996 – January 31, 2000).
10. St. Johns County EAR for Stormwater Management Sub-Element, adopted January 27, 1998.
11. A Study of Substandard Housing in St. Johns County, Florida by Peter S. Wludyka, Ph.D, Angela R. Williams, and Jerome B. Hallan, Dr. P.H. University of North Florida.
12. 1990 U. S. Census Data
13. Memorandum from St. Johns County Code Enforcement regarding building abatement (March 26, 2001).
14. Countywide Standard Housing Violations report for June 1, 2000 – May 30, 2001.
15. St. Johns County EAR for Solid Waste Sub-Element adopted January 27, 1998.
16. St. Johns County EAR for Traffic Circulation Element adopted January 27, 1998.
17. St. Johns County Sheriff's Office Administrative Crime Analysis Report for 2000.
18. SHIP Application for Whispering Woods, submitted by TWC Eighty-Nine, Ltd., 2001.

19. 2001 SHIP Application, Ponce Harbor Apartments, Ponce Harbor Partners, Ltd.
20. Progress Report and Community Profile – St. Johns County Northwest Sector Plan, by Miller Seller Conner & Walsh

SECTION TWO

COMMUNITY PARTICIPATION

The St. Johns County Board of Commissioners created a Steering Committee for the WACRA in 2000. This Steering Committee meets regularly, is composed primarily of residents and property owners, and the Committee is staffed by the Housing and Community Services Office. The Steering Committee has appointed subcommittees and recently elected a chairman.

The Steering Committee provided valuable input regarding the problems within the West Augustine area. During the development of the Plan, Steering Committee members identified key issues to be addressed to improve their neighborhood and make it a better place to live. Steering Committee comments were utilized by the Consultant in creating programs for the West Augustine CRA which are identified in this Plan.

COMMUNITY NEEDS IDENTIFICATION: At its meeting of December 11, 2000, the West Augustine CRA Steering Committee convened and was divided into five subcommittees to compile a list of community needs. The following is a recap of the report and recommendations that were generated at that meeting. The primary focus of each committee and recommended are listed below.

Committee A: Focus on the reduction and elimination of blighted conditions.

- Identify abandoned buildings and pockets of poverty within St. Johns County (Committee highlighted focus on abandoned buildings).
- Recommended that St. Johns County purchase land for affordable housing.
- Review existing survey which provides inventory of housing in West Augustine area.

- ❑ Investigate toxic waste sites and require all private lands be cleared of polluting materials.
- ❑ Investigate, identify and eliminate septic tank pollution.
- ❑ Develop plan of reforestation for the entire community of West Augustine.
- ❑ Assist Florida Memorial College in creating an environmental-friendly development program that addresses responsible environmental building, landscaping, and nature preservation.

Committee B: Focus on Community Policing and encourage compliance with community standards and County Ordinances.

- ❑ Review applicable ordinances which define enforcement and serve to eliminate recurring problems in all areas of St. Johns.
- ❑ Encourage Sheriff's Office to work with property owners to eliminate undesirable existing conditions.
- ❑ Pursue amendments to the open container (law) and open drinking.
- ❑ Elicit the aid of the ministerial community and others who will petition through community support.

Committee C: Support the creation and provision of affordable housing for very low and low-income elderly/disabled persons.

- ❑ Identify available lots in West Augustine area.
- ❑ Identify abandoned properties.
- ❑ Pursue housing abatement program.
- ❑ Explore programs which can help West Augustine.
- ❑ Review problems with Flagler Village which an emphasis on management practices.
- ❑ Increase Federal HUD oversight.
- ❑ Explore education for the public regarding credit issues and opportunities for homeownership.

- ❑ Committee noted the Challenge mortgage was helping with down payment and FHA loans. See information regarding the Ameridream Foundation and the Nehemiah Program.
- ❑ Committee noted that the lack of affordable rental property prevents residents from complaining about their conditions.

(No comments were provided from Committees D and E.)

Committee F: Encourage and provide incentives for appropriate economic development.

- ❑ Encourage a couple of new start-up businesses.
- ❑ Ensure the business owners are aware of community redevelopment agency.
- ❑ Increase business involvement in neighborhood by reducing/eliminating crime in and around the King Street area.
- ❑ Encourage police presence, specific to West Augustine. Use the Durkeeville Model (in Jacksonville) as example. No ID of complaint is very important.
- ❑ Approach King Street Market owner to change the way business is conducted.

Committee G: Encourage and foster the development of activities that positively impact culture and quality of life.

- ❑ Conduct initial survey of residents to identify their needs and desires.
- ❑ Conduct a logo contest for the Westside – through this project, kickoff activities; perhaps following the completion of the reforestation project with a Westside pride parade.
- ❑ Encourage active participation of Florida Memorial College, potentially including a concert by the college choir in the community activities.

- Conduct tennis clinics for residents (young and old).
- Encourage participation in activities like fashion shows with original fashions and dance-a-thons.
- Arrange and conduct athletic events, such as a three-on-three basketball tournament.
- Design a "celebration for doing good" for the students in neighborhood schools or for neighborhood students in areas like citizenship and scholarship. This should include activities and accomplishments via community involvement which are outside the school context as well.
- Establish a mentoring program.
- Encourage keeping the establishment of a Westside Garden Club. This could be used as an extension of the beautification of West King Street.
- Explore culture through drama adventures.
- Consider a Westside Heritage Festival.
- Have organizations sponsor a bicycle rodeo.
- Promote activities such as "seniors" day or "seniors" prom.
- Identify all community agencies, organizations and stakeholders to be used as resources.

COMMUNITY REDEVELOPMENT AND ECONOMIC REVITALIZATION

WORKSHOP: At its meeting of October 8th, 2001, the CRA Steering Committee agenda included two key discussion topics: first, a presentation by the Florida Planning Group on the recently completed Economic Revitalization Plan for the West Augustine CRA area; and second, a presentation by Don DeLaney, President of Strategic Development Initiatives regarding the Community Redevelopment Plan which was being prepared for the West Augustine CRA. Mr. DeLaney asked the community members in attendance to provide input regarding the problems they would like to have addressed in their community. Members of the community responded with a range of issues, from code enforcement and policing to beautification and economic development. Mr. DeLaney also

addressed specific questions regarding tax increment financing. The following is a compilation of the direct comments from the members of the community.



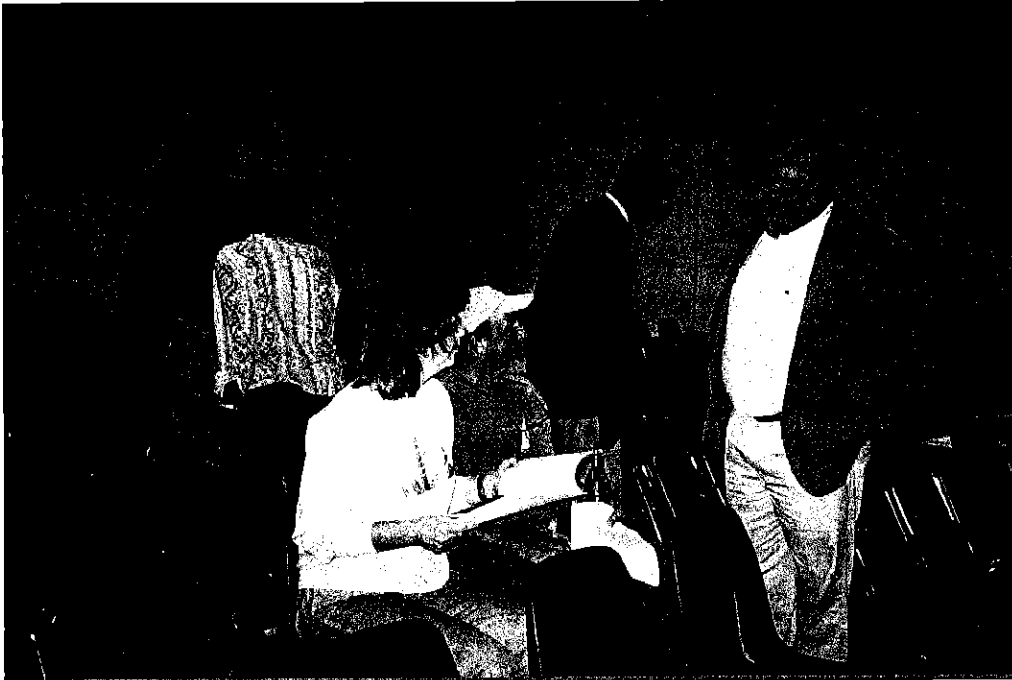
Audience Suggestions:

- If they would arrange a march with the sheriff's office to help get drugs off the street. Best way to start clean up.
- Beautify the neighborhood – Flagler Village – involve the children – plant flowers, etc.
- Locate a police substation in Flagler Village.
- We need sidewalks.
- Street crossing guard Holmes/King.
- Sidewalks on Pearl crossing guard Volusia/Pearl.



Audience Suggestions continued:

- Stop light at King/Holmes.
- Fix pavement Holmes/Clay.
- Stop light at Volusia/King.
- Pearl and Brevard – street needs to be paved.
- Police, county in general neglected area – drug sales going on – need law enforcement.
- Are there any neighborhood watch groups in the area?
- Talked to sheriff about prostitution and drugs – but he said they pick them up and they are out the next day.
- Work with the State Attorney's Office.

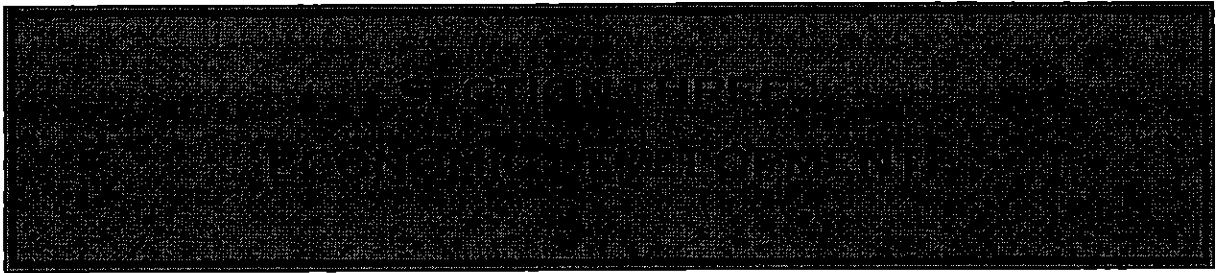


Comments:

- Sheriff complains about lack of funds – can TIF pay for police patrol?
(It was noted that this is a possibility.)
- There are toxic Waste sites in wetlands in West Augustine area
Reply: A study is being done now by the County to identify those toxic waste sites.
- Prostitution – does this go on in other neighborhoods – no!
- Potable water is a problem.
- 900 block of Pearl St. water accumulation is a problem.
- A program for homeowners who need home repairs.
- We need more than SHIP funds.
- "Slow – Children Playing" signs are needed.
- SHIP not available to mobile homes – is it available to modular homes?
- Fund raising for neighborhood.

- ❑ A mobile home rehab program.
- ❑ Sewers – hook up assistance- impact fees.
- ❑ Conduct a job fair – invite corporate – create job opportunities.
- ❑ Main issue – blighted houses – County just paved roads in West Augustine – but if there is a junk yard next door.... not enough help – do some clean up – paint up and fix up.
- ❑ Fast track code enforcement and permitting for redevelopment projects (Check with Duval Co).
- ❑ Street lighting, streetscape and landscape in the area.
- ❑ Tree trimming – public works for maintenance of trees, gutters.
- ❑ Need more people in these chairs.
- ❑ Do door-to-door walk in community.
- ❑ Need notice of meetings – organize telephone committee to increase participation.
- ❑ Community outreach – public access TV notice.
- ❑ What can we do to get our voices heard – go to Commission meetings.
- ❑ How can CRA go out and apply for grants?





Through an Economic Diversification Planning grant received from the U. S. Economic Development Administration, St. Johns County contracted with the Florida Planning Group, Inc. to conduct an Economic Revitalization and Job Creation Plan. In September 2001, the West Augustine Economic Revitalization Plan was completed.

The following 17 pages comprise relevant sections of that report. All actions and recommendations in this section are to be considered as part of the mandate and power of the WACRA.

EXECUTIVE SUMMARY

INTRODUCTION

In September 2000, the St. Johns County Board of County Commissioners recognized the long-standing problems facing the West Augustine area. The County officially found that the area met the criteria (*slum and blighted*) for a Community Redevelopment Area. (*Map One*) Using this as the base, the County successfully sought a planning grant from the Economic Development Administration (*EDA*). This grant funded the preparation of an economic revitalization plan for West Augustine.

A drive through survey of West Augustine reveals a long neglected predominantly African-American community. An area that is quite literally on the opposite side of the railroad tracks from the City of St. Augustine. While the mature live oaks and low density have created an attractive environment, the abandoned and deteriorating structures, junk cars, trash, and open air drug market speak of other problems.

EDA revitalization plans are meant to focus on redevelopment projects that will create business and employment opportunities. EDA can then provide implementation grants (*50/50 match*) for individual public infrastructure projects.

The Revitalization Plan was initially intended to focus on workforce development, but this study raised a host of other issues that will need to be addressed by St. Johns County as part of a holistic revitalization program for West Augustine.

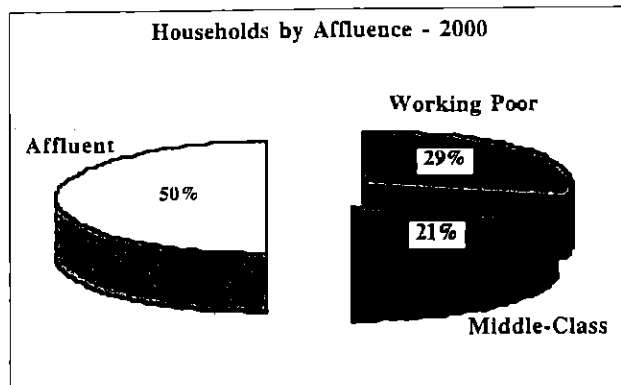
KEY FINDINGS

1. Strong County leadership is required.

West Augustine is a major entryway to St. Augustine and lies in the natural long-term growth path of the City. Large areas of vacant and underutilized land in and around West Augustine will remain undeveloped (*and off the tax rolls*) if current conditions persist. Surrounding neighborhoods will also continue to have lower property values through the public perception of undesirability.

2. St. Johns County has become two communities.

Broken apart by affluence level, the socioeconomic information displays the wide societal disparity that is St. Johns County today.



Half the households in the County are affluent, primarily suburban households, with a small middle-class and a large population of working poor.

3. **The County is caught in a low paying job cycle.**

The County's current retiree and tourism-oriented economy will continue to produce low paying service and retail jobs. Yet the availability of a skilled workforce is a major detriment to attracting new businesses to the county.

4. **The West Augustine area is a long neglected area that is in need of intensive care.**

a. **Socioeconomics**

The majority of the residents of West Augustine are:

- Low Income
- African-American
- Poorly Educated
- Are employed in jobs that do not require a college degree.
- Have unemployment levels 60% higher than the County's.

b. **Neighborhood (Map Two)**

- West Augustine is primarily residential in character.
- The majority of the housing is renter occupied.
- A review of homestead exemptions found that of the approximately 580 single-family units in West Augustine only 40% had homestead exemptions (*versus 90% in typical middle-class single-family developments*). When the subsidized housing stock is added in, the area is predominantly rental housing.

This is unfortunate. Under FHA guidelines, if a residential neighborhood is over 50% rental, the area is considered commercial in nature. Under general mortgage guidelines, downpayments of up to 30% may be required because the new owner is purchasing what is considered a rental property.

- The housing stock is modestly priced (\$25-75,000).
- A County housing study identified a high concentration (50%) of deteriorating residential and commercial structures.
- A Sheriff's department survey identified 40 abandoned structures for demolition.
- There are high incidences of trash, junk, weeds and abandoned cars.
- Over half the land is vacant. The largest single vacant parcel (300 ac ±) is owned by Florida Memorial College.
- Many roads are unpaved and the County has an ongoing storm drainage program.
- Most of the area lacks sewer service.
- The area is plagued by crime.

c. **Market Conditions**

- As part of this project, the Gate Petroleum Company, Lil' Champ, a private developer and the Florida Memorial College were provided with a complete package about the area's socioeconomic demographic make-up, along with the current traffic counts.

Unfortunately, upon further analysis by these companies, it was determined that the West Augustine area currently does not have the population, spending power, nor traffic that these stores, or those likely to locate at a small neighborhood center would require.

- The existing small stores in West Augustine would benefit greatly from a commercial façade improvement program, which is an eligible activity under the Community Development Block Grant program.
- The area is within the western development path of the long-term growth of St. Augustine.
- The planned opening of Holmes Boulevard and ultimately the completion of SR 312 bypass around St. Augustine (*planned by 2010*) will make West Augustine more attractive to commercial and residential developers.

5. Workforce development is a critical issue facing St. Johns County.

- A *Cornerstone Jacksonville* survey of St. Johns County's major employers found that there are shortages of entry level and skilled employees.

The types of positions companies are seeking were:

- Machine operators & assemblers
- Material handlers
- Warehouse positions
- Cabinet builder/carpenters
- Fiberglass fabricators
- Maids and janitors
- Front staff
- Cooks and kitchen personnel
- Attractions and amusement personnel
- General and skilled labor
- Entry-level clerical
- General technical positions
- Medical support staff

- The survey of the County's largest employers echoed these concerns.
- The St. Johns County's *Target Industry Study (prepared in 2000)* found that the availability of skilled labor was a major detriment to attracting new businesses to the County.
- Both associate degrees and technical training to fill skilled positions are available at either the St. Johns River Community College or the First Coast Technical Institute.
- *WorkForce Florida* is the regional job-training center that serves St. Johns County. *WorkForce Florida* was in the process of implementing an innovative *career pathing* program that would have provided ongoing job-training services to employees as the developed in their careers. Funding for this program was rescinded by the Congress.
- In a citizen survey conducted through the area churches serving West Augustine, a majority of the working age respondents expressed a desire to obtain additional technical training.
- Low-income workers often work more than one job to make ends meet and can not realistically be expected to have the resources necessary to obtain the skills they need to improve themselves. Thus without assistance they will find themselves trapped in dead end jobs or even unable to find work in the first place.
- The combination of racism and low educational attainment levels have precluded many West Augustine residents from achieving their full economic development potential.

6. There are some market opportunities.

- The large vacant parcel (*300 ac ±*) owned by Florida Memorial College has strong mixed-use potential for residential development north of West King Street and for commercial/industrial development south of there.

- The Holmes Boulevard corridor, especially on the western side where large deep parcels still exist, appears to be an ideal location for future small-scale office and commercial locations.
- The mostly vacant residential land within West Augustine from Josiah Street north to Ravenswood Drive has development potential for a new residential subdivision.
- There is a growing market for affordable single-family housing and apartments within St. Johns County. This will create a demand for infill housing in West Augustine.
- It may be possible to attract some existing area businesses to relocate to a new small retail center in the vicinity of West King and Volusia streets.

7. But incentives will be required.

Both EDA and the state, through its Small Cities CDBG program can provide grants (*and loans*) for economic development activities that will bring businesses and jobs to an area.

EDA provides grants (*up to \$1 million a year*) for infrastructure improvements for economic development, which require a 50% match. CDBG funds (*up to \$750,000*), which are usually awarded on a grant basis, can be used as a 'local' match.

The use of these grant programs, coupled with other existing economic development incentive programs can all be creatively utilized to foster economic redevelopment in West Augustine.

KEY RECOMMENDATIONS

1. Establish a Tax Increment Finance District (TIF)

The establishment of a TIF for the West Augustine CRA will provide the County with a dedicated source of revenue to carry out its redevelopment activities. Although the initial increment will be small, it can be expected to grow over time.

2. *WorkForce Florida* is the regional job-training center that serves St. Johns County. *WorkForce Florida* was in the process of implementing a *career pathing* program that would have provided ongoing job-training services to employees as they developed in their careers. Funding for this program was rescinded by the Congress.

The County can support *WorkForce Florida* in two ways:

- a. At a **small-scale**: sponsor a pilot workforce outreach program (*\$25,000*) to the residents of West Augustine.
- b. At a **large-scale**: seek a State Small Cities CDBG grant (*\$750,000*) on behalf of *WorkForce Florida* to implement a pilot *career pathing* workforce development program for the residents of West Augustine.
- c. Partner with the Florida National Guard to sponsor the *Forward March* job training program and the *About Face* youth development program in St. Johns County.

3. Recruit Small Business to West Augustine

Seek a combination of State Small Cities CDBG (*economic development*) and Economic Development Administration (EDA) grants to provide incentives for local businesses willing to relocate into a small retail center to be built near the intersection of West King and Volusia streets.

Under the CDBG program grant funds can be used to buy the land and install the necessary public infrastructure. These CDBG dollars could then be used to meet EDA's 50% match requirements for their infrastructure grant program. Collectively, this incentive could reduce the overall project development cost by 40%. USDA rural development is an additional source of funding.

4. Façade Improvement Program

Seek a State Small Cities CDBG (*economic development*) grant to fund a façade improvement program for the existing businesses within West Augustine. Under the CDBG program (*slum & blight*) funds can be utilized to 'modernize' the existing small retail facilities, including upgrading the building façade, paving the parking lots, and providing signage and landscaping.

5. Form a partnership with Florida Memorial College to assist in the development of its vacant property.

This is the largest vacant parcel (*300± acres*) within the CRA. With good road and rail access the southern portion of this site (*south of West King Street to the railroad*) is an excellent location for a new business park.

Should Florida Memorial College choose to develop this site for commercial purposes, the provision of the necessary roads and infrastructure for this development would be eligible for an EDA (*50% match grant*). The development of this site for commercial development would also meet the criteria for a State Small Cities CDBG grant.

The County should also review providing special development incentives for companies to locate here.

The northern parcel would be an excellent location for a planned residential development. This site sits across the street from the middle school and the park; and it is within walking distance of an elementary school.

6. Assess the Feasibility of a Business Incubator

In conjunction with the St. Johns County EDC, assess the feasibility of constructing a business incubator in West Augustine.

7. Support New Residential Development through:

- a. Seek developers to build new housing developments on the mostly vacant land north of Josiah Street. The CRA, through its redevelopment powers, can assist a potential developer acquire the necessary property.
- b. Support grant applications by housing providers to build infill affordable housing within the area.

8. Implement an Abandoned Structures Removal Program

The County has allocated \$100,000 towards the removal of the 47-abandoned/unsafe structures within West Augustine. The County should attempt to utilize a contractor/residents of West Augustine to carry out this project in conjunction with Public Works. The County should continue to fund this program on an annual basis. Coordination of the abatement program should be assigned to the CRA/Housing and Community Services.

9. Code Enforcement

A visual survey of the West Augustine area found *(in addition to the abandoned structures)* the area especially north of West King Street to be overrun with weeds, trash, junk and abandoned cars. In addition, the housing survey found that this area has the highest concentration of deteriorating structures within the County.

The County should conduct a parcel-by-parcel code enforcement sweep of West Augustine. All code violations found should be served on the property owners. The County should remove the junk cars and trash from the vacant properties and lien the property. Owner-occupants should be referred to the County's SHIP housing rehabilitation program through the St. Johns Housing partnership.

10. Housing Rehabilitation

Focus the County's housing SHIP rehabilitation program on West Augustine. Concentrate the rehabilitation in a small area around planned infill housing to create the greatest impact.

11. Establish a Sheriff's Substation on West King Street

Crime is a major community concern. Establishment of a highly visible substation within West Augustine will provide a much higher level of community support. Hire West Augustine residents to staff the substation.

Wherever possible, the County should attempt to hire contractors/subcontractors/skilled trades from West Augustine.

12. Expand the Planned West King Street Corridor Study into a Sector Plan

The County has plans to study the West King Street Corridor. This study should be expanded to look at this whole sector in conjunction with the City of St. Augustine.

INDIVIDUALS WHO PARTICIPATED IN THIS PROJECT

Thomas Crawford, Director
Housing and Community Services

James H. Argrett, Jr., Project Manager
Housing and Community Services

Theresa Bishop, Planning Director
St. Johns County

Mike Griffin, Director of Development Services
St. Johns County

Rick Burke, Director
St. Johns County
Economic Development Council

Tina Pluckett, Tourism Director
St. Augustine/St. Johns County
Chamber of Commerce

Joan Regan, PE
Director of Utilities
City of St. Augustine

Lale Gerger, Center Director
WorkSource Development
St. Johns County

IN ADDITION

- The 22 churches serving West Augustine participated in a citizen survey of their memberships.
- The personnel directors of the County's 10 largest employers participated in a survey of workforce needs.

HOUSING MARKET STUDY – THE HANCOCK PLACE

THE PROPOSED PROJECT

The construction of 38 single-family detached houses on contiguous lots (*see attached location map*) within West Augustine. Public water and sewer is available. The average home size will be approximately 1,200 square feet. All units will have three bedrooms and two baths. The construction will be DCA approved modular home units from Horton Homes on individual foundations.

PROJECT SPECIFICATIONS

These units will be targeted toward low-income first-time homebuyers in St. Johns County.

DEVELOPER

St. Johns Housing Partnership

COSTS

Cost Per Unit:	\$85,000
Estimated Sale Price:	\$65,000
Average Unit Subsidy: ¹	\$20,000

¹*Additional SHIP downpayment/tap fee assistance available directly from St. Johns County.*

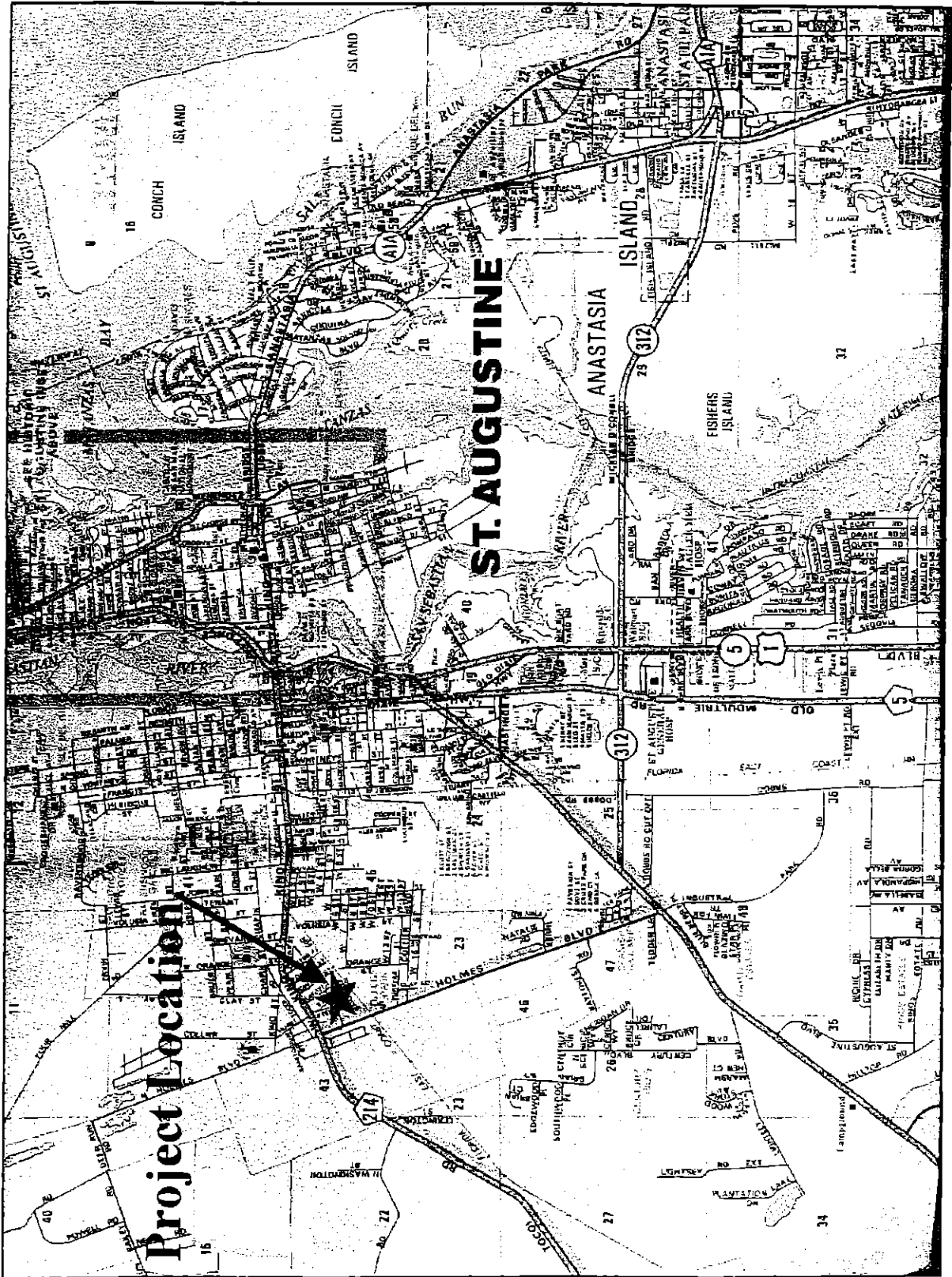
TARGET MARKET

Low-income, first-time homebuyers in St. Johns County, who include pre-qualified homebuyers who participate in the County's local SHIP homeownership program.

DEMOGRAPHICS

St. Johns County is part of the Jacksonville Metropolitan Statistical Area (MSA). The Jacksonville MSA encompasses four counties (*Duval, Clay, Nassau and St. Johns*). The HUD median family income in 2000 was \$51,400 for the MSA.

Claritas Inc., is the nation's largest provider of socioeconomic demographic information. Claritas estimates that St. Johns County had 118,318 residents in 2000, gathered into 48,202 households, with an estimated 2.40 persons per household.



St. Johns County is a fast growing County. The County added 34,389 new residents during the 1990s, a 41% increase.

Population Projections

Year	Population	Change	Cumulative Change
1990	83,829	-	-
2000	118,318	34,489	34,489
2005	134,703	16,385	50,874
2010	148,685	13,982	64,856
2015	164,796	16,111	80,967

Sources: Claritas Inc., 2001.

BEBR, 2000.

The County is expected to see strong growth over the next 15 years, adding over 3,000 new residents a year. At 2.4 persons per household, the County will add approximately 1,365 new households each year. Claritas projects the County will add 7,396 new households over the next five years.

St. Johns County has a slightly higher income structure than Jacksonville. In 2000, its median family income of \$54,248 was 6% higher than the MSA's of \$51,400. The County median household income was \$46,797 in 2000.

Although HUD deals in median family income, Claritas provides its income information for households. (*Families make up 68% of all the households in St. Johns County.*) In 2000, families making between \$25,700 (50% of MFI) and \$41,120 (80% of MFI) would be eligible to purchase a house through this program.

In 2000, Claritas estimates that there 5,905 households with incomes between \$20 and \$40,000; and 5,703 households with incomes between \$30 and \$40,000, the target market of this project. Collectively 11,607 households (24% of all households) within the County meet this basic category. By 2005, Claritas estimates the number of households with incomes between \$20-\$40,000 will grow by 255 households.

GROWTH IN AFRICAN-AMERICAN HOUSEHOLDS

In 1990 African-Americans made up almost 9% of the County's population. They formed 2,318 households with an average household size of 3.16 persons (*versus the countywide rate of 2.44 persons*). In 2000, there were an estimated 12,565 African-Americans in the County, who made up an estimated 11% of the population. This population is projected to grow to 15,535 people, or 12% of the County's population by 2005. Nine hundred and forty new African-Americans households are projected to be added (*at 3.16 persons/household*) over the next five years.

African-Americans

Year	Population	Households	Household Change
1990	7,344	2,318	-
2000	12,565	3,976	1,658
2005	15,535	4,916	940

Sources: 1990 Census.

Claritas Inc., 2001.

TENURE PATTERNS

In 1990, 70% of the County's households were owners versus 64% for the United States. Some of this can be explained by age factors. Homeownership patterns rise with age and St. Johns County has a high concentration of elderly households. Although homeownership rates for African-Americans were below those for whites, they too almost matched the national average in 1990.

Owners by Race - 1990

White	71%
African-American	63%

Source: 1990 Census.

HOUSING

Claritas Inc. reports that in 2000, 24,112 housing units, or 41% of the entire County's housing units were *census-specified owner-occupied single-family housing units*. The median value for these units was \$121,179.

SFD Owner Units by Value - 2000

	Number	Percent
under \$50,000	1,932	8%
\$50 to \$75,000	3,008	13%
\$75 to \$100,000	4,095	17%
\$100 to \$150,000	6,125	25%
over \$150,000	8,952	37%
Total:	24,112	100%

Source: Claritas Inc., 2001.

As this table reveals, less than 5,000 (4,940) of the specified owner units was valued at below \$75,000, the price range of the proposed project.

The Shimberg Center for Affordable Housing maintains the State's database on housing. It reports that the median sales price for single-family housing within the County grew by a dramatic 87% to \$149,400 from 1990 to 1998. This median far exceeds the Jacksonville median sales price of \$97,000 in 1998.

Few properties are listed for sale for under \$100,000 within the County and there are no competitive projects in this market.

ANALYSIS

As the following tables dramatically illustrate, the production of affordable (*low-end*) single-family housing in St. Johns County has for all intents and purposes stopped. The average price of a new house in the County grew by 18% between 1996 and 2001. In 2000, the average new home sales price was \$207,492. Between 1996 and the first half of 2001 there were only 38 new single-family units that sold for under \$80,000 and only an additional 198 units that sold for under \$100,000.

This table also illustrates the fact that the proposed Hancock Place will have not competitors in the market place.

St. Johns County New Home Sales - 1996-2001

Value (in \$000s)	New Single-Family					First Half 2001	Total 1996-2001
	1996	1997	1998	1999	2000		
0 to 24	1	0	0	0	-	-	1
25 to 49	1	0	0	0	-	-	1
50 to 59	2	2	1	0	-	-	5
60 to 69	2	5	0	2	-	-	9
70 to 79	8	2	3	3	4	2	22
80 to 89	47	7	14	5	2	2	77
90 to 99	48	32	20	12	7	2	121
100 to 109	46	55	26	41	21	5	194
110 to 119	50	79	52	57	60	17	315
120 to 129	73	70	59	65	100	27	394
130 to 139	53	70	53	63	106	34	379
140 to 149	53	67	69	71	81	29	370
150 to 159	55	50	56	84	90	38	373
160 to 169	76	57	37	73	82	26	351
170 to 179	51	57	47	66	66	39	326
180 to 189	40	47	33	60	58	21	259
190 to 199	28	39	44	62	57	19	249
200 to 249	114	150	163	197	218	69	911
250 to 299	41	86	107	151	88	46	519
300 to 399	14	26	72	111	115	44	382
400 to 499	9	12	14	21	28	11	95
Over 500	19	22	20	19	24	11	115
Total Sale	831	935	890	1,163	1,207	442	5,468
Average Sales Price	\$ 176,221	\$ 188,305	\$ 208,498	\$ 210,783	\$ 207,492	\$215,509	\$200,938

Source: Realty Reporting Services, 2001.

**St. Johns County
Existing Home Sales - 1996-2001**

Value (in \$000's)	Existing Single-Family					First Half 2001	Total 1996-2001
	1996	1997	1998	1999	2000		
0 to 24	43	30	35	27	19	4	158
25 to 49	95	99	77	85	53	19	428
50 to 59	77	62	59	44	30	16	288
60 to 69	101	104	93	66	63	13	440
70 to 79	120	117	118	103	75	24	557
80 to 89	148	132	123	112	82	33	630
90 to 99	118	108	116	139	102	44	627
100 to 109	92	101	96	99	79	29	496
110 to 119	84	118	133	116	123	39	613
120 to 129	95	97	119	142	126	45	624
130 to 139	71	77	113	124	130	43	558
140 to 149	69	72	87	112	121	41	502
150 to 159	74	68	80	106	100	29	457
160 to 169	80	63	67	112	88	27	437
170 to 179	58	41	65	59	90	27	340
180 to 189	47	50	51	66	73	33	320
190 to 199	23	26	55	72	55	27	258
200 to 249	117	146	206	227	215	96	1007
250 to 299	73	96	109	160	157	66	661
300 to 399	86	107	141	151	164	91	740
400 to 499	54	58	64	78	102	28	384
Over 500	45	56	101	142	188	60	592
Total Sales	1,770	1,828	2,108	2,342	2,235	834	11,117
Average Sales Price	\$ 157,346	\$ 168,754	\$ 190,358	\$ 206,563	\$ 233,226	\$ 232,393	\$ 196,735

Source: Realty Reporting Services, 2001.

Similarly the price of an existing single-family home is rising out of the reach of working-class families. The average price of an existing house rose from \$157,346 in 1996 to \$233,226 in 2000, a 48% increase.

In 1996 584 existing units sold for under \$80,000, one third of all sales. By 2000 this number had dropped to 322 units and only makes up 14% of all sales.

This information dramatically spotlights the need for affordable housing within St. Johns County.

With a selling price of \$65,000, a 30-year, fixed rate mortgage of 8%, the monthly mortgage on a house would be \$477 per month. Families making \$25,700 (50% of MFI) would have \$514 a month available to pay a mortgage. (Assumes 30% of income for housing and mortgage equals 80% of P/I/T/I.) Families making \$41,120 (80% of MFI) would have \$822 a month available to pay a mortgage.

Additional downpayment assistance provided through the local State Housing Initiatives Partnership (SHIP) program would either increase the affordability of these units or enable even lower income households to afford these units.

RECOMMENDED FIVE-YEAR REVITALIZATION STRATEGY

There are a number of interlocking actions the County can take over the next five years to measurably improve the lives of the residents of West Augustine. These include:

1. Establish a Tax Increment Finance District (TIF)

The establishment of a TIF for the West Augustine CRA will provide the County with a dedicated source of revenue to carry out its redevelopment activities. Although the initial increment will be small, it can be expected to grow over time.

2. Small Business Development

- a. Prepare a small business guide to doing business with St. Johns County and the St. Johns County School District.
- b. Support the Chamber's efforts to bring the University of North Florida Small Business Development Center into the County.

3. *WorkForce Florida* is the regional job-training center that serves St. Johns County. *WorkForce Florida* was in the process of implementing a *career pathing* program that would have provided ongoing job-training services to employees as the developed in their careers. Funding for this program was rescinded by the Congress.

The County can support *WorkForce Florida* in two ways:

- a. At a **small-scale**: sponsor a pilot workforce outreach program for West Augustine.
- b. At a **large-scale**: seek a State Small Cities CDBG grant on behalf of *WorkForce Florida* to implement a pilot *career pathing* workforce development program.

4. Recruit Small Business to West Augustine

Seek a combination of State Small Cities CDBG (*economic development*) and Economic Development Administration (EDA) grants to provide incentives for local businesses willing to relocate into a small retail center to be built at the intersection of King and Volusia streets.

Under the CDBG program funds can be used to buy the land and install the necessary public infrastructure. These CDBG dollars could then be used to meet EDA's 50% match requirements for their infrastructure grant program. Collectively, this incentive could reduce the overall project development cost by 40%.

5. Façade Improvement Program

Seek a State Small Cities CDBG (*economic development*) grant to fund a façade improvement program for the existing businesses within West Augustine. Under the CDBG program (*slum & blight*) funds can be utilized to 'modernize' the existing small retail facilities,

including upgrading the building façade, paving the parking lots, and providing signage and landscaping.

6. Form a partnership with Florida Memorial College to assist in the development of its vacant property.

This is the largest vacant parcel (94 acres) within the CRA (Map ____). With good road and rail access the southern portion of this site (south of King Street to the railroad) is an excellent location for a new business park.

Should Memorial College choose to develop this site for commercial purposes, the provision of the necessary roads and infrastructure would be eligible for an EDA (50% match grant). The development of this site for commercial development would also meet the criteria for a State Small Cities CDBG grant.

The northern parcel would be an excellent location for a planned residential development. This site sits across the street from the middle school and the park; and it is within walking distance of an elementary school.

7. Support New Residential Development through:

- a. Seek a developer to build a new housing development on the mostly vacant land north of Josiah Street. The CRA, through its redevelopment powers, can assist a potential developer acquire the necessary property.
- b. Support grant applications by non-profit housing providers to build infill affordable housing within the area.

8. Implement an Abandoned Structures Removal Program

The County has allocated \$100,000 toward the removal of the 47-abandoned/unsafe structures within West Augustine. The County should attempt to utilize a contractor/residents of West Augustine to carry out this project in conjunction with Public Works.

9. Code Enforcement

A visual survey of the West Augustine area found (in addition to the abandoned structures) the area especially north of King Street to be overrun with weeds, trash, junk and abandoned cars. In addition, the housing survey found that this area has the highest concentration of deteriorating structures within the County.

The County should conduct a parcel-by-parcel code enforcement sweep of West Augustine. All code violations found should be served on the property owners. The County should remove the junk cars and trash from the vacant properties and lien the property. Owner-occupants should be referred to the County's housing rehabilitation program.

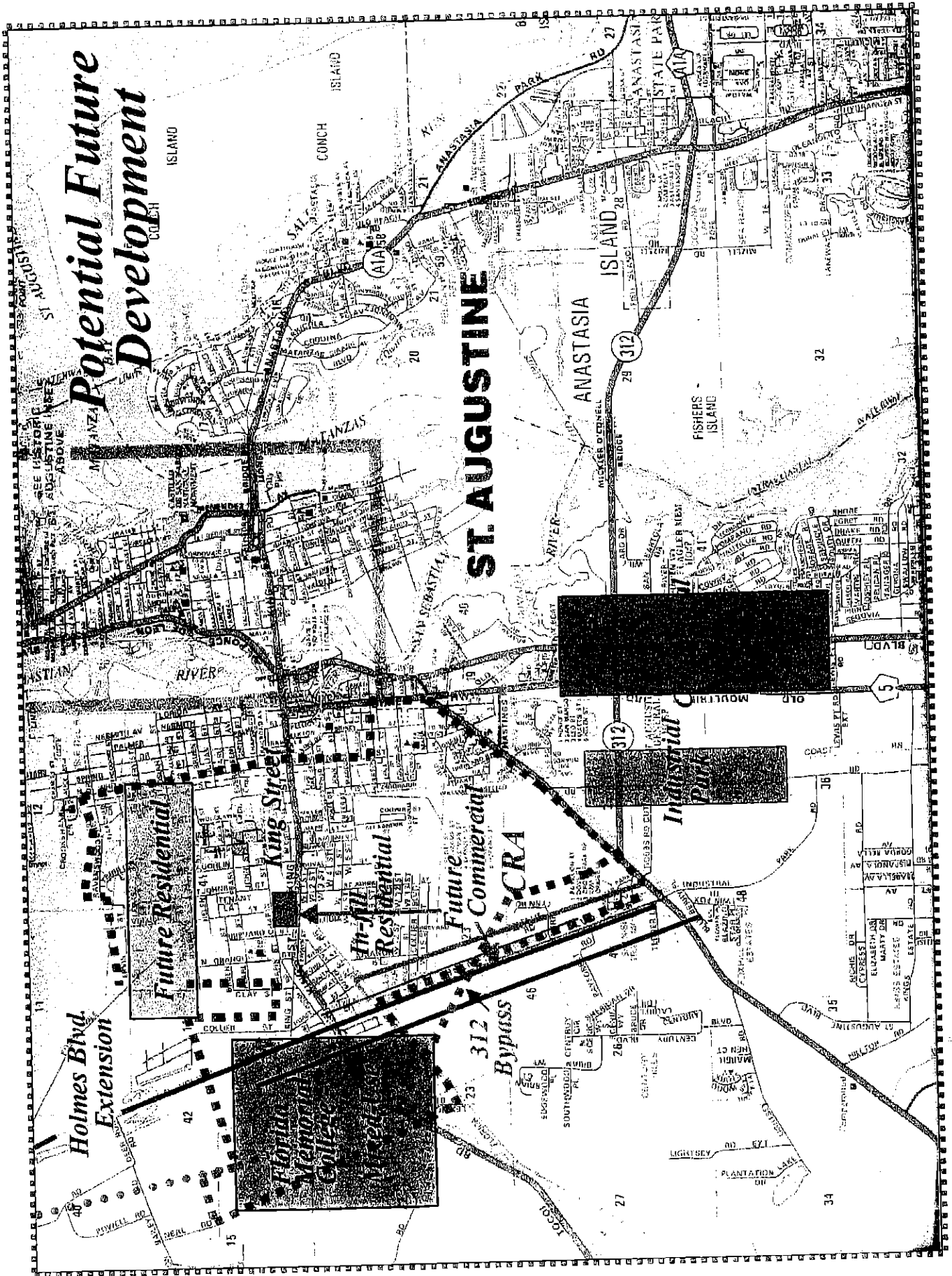
10. Housing Rehabilitation

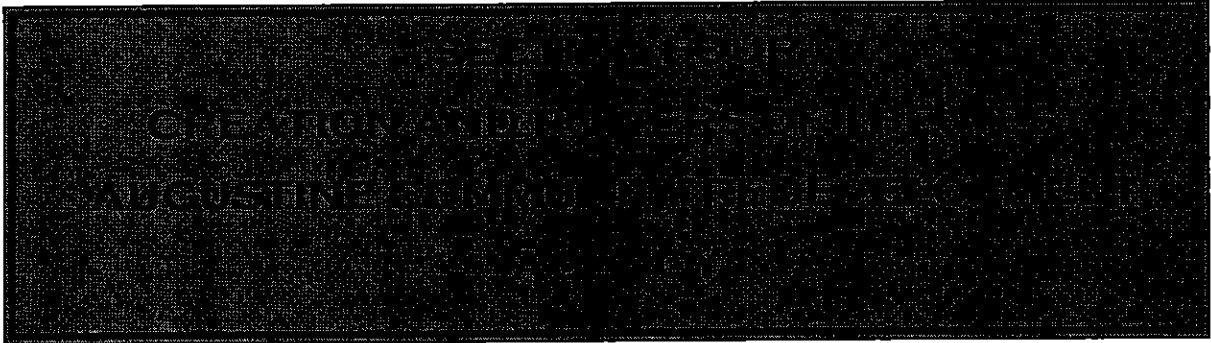
Focus the County's housing rehabilitation program on West Augustine.

11. Establish a Sheriff's Substation in West Augustine

Crime is a major community concern. Establishment of a substation within West Augustine will provide a much higher level of community support. Hire West Augustine residents to staff the substation.

Potential Future Development





This section describes the creation of the W.A.C.R.A. and the powers assigned to the Agency. It also specifies the powers which are reserved for St. Johns County.

A. CREATION

Upon adoption of a "Finding of Necessity" and subsequent to the adoption of the required resolution and ordinances, the St. Johns County Commission may create the West Augustine Community Redevelopment Agency, hereinafter referred to as the "WACRA". Through this process, it shall be determined that there is a need for the WACRA to carry out community redevelopment as defined by *Florida Statutes* and as set forth in this Plan. The WACRA shall be a public body corporate and public and shall be constituted as a public instrumentality.

The St. Johns County Commission established the WACRA on September 26, 2000, through the adoption of Resolution Number 2000-146. The organizational structure of the WACRA was also established at that time. The Board of the WACRA shall further adopt by-laws to govern the operation of the Agency.

B. POWERS

- (1) The powers necessary or convenient to carry out and effectuate the purposes and provisions of the Community Redevelopment Act of 1969, Chapter 163 Part III, *Florida Statutes*, including the following powers:

- A. To make and execute contracts and other instruments necessary or convenient to the exercise of its powers;
- B. To disseminate slum clearance and community redevelopment information;
- C. To undertake and carry out community redevelopment and related activities within the community redevelopment area, which redevelopment may include:
 - I. Acquisition of a slum area or blighted area or portion thereof.
 - II. Demolition and removal of buildings and improvements.
 - III. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities, parking garages, lobbies, and passageways, and other improvements necessary for carrying out in the community redevelopment area the community redevelopment objectives provided under Chapter 163 Part III, *Florida Statutes*, in accordance with the Plan.
 - IV. Disposition of any property acquired in the community redevelopment area for uses in accordance with the Plan.
 - V. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the Plan.
 - VI. Acquisition of real property in the community redevelopment area which, under the Plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property.
 - VII. Acquisition of any other real property in the community redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density;

eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.

- VIII. Acquisition, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.
- IX. Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.
- D. To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment and related activities, and to include in any contract let in connection with such redevelopment and

related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate.

E. Within the community redevelopment area:

- I. To enter into any building or property in any community redevelopment area in order to make inspections surveys, appraisals, soundings, or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted.
- II. To acquire by purchase, lease, option, gift, grant, bequest, devise, eminent domain, or otherwise any real property (or personal property for its administrative purposes), together with any improvements thereon; except that a community redevelopment agency may not exercise any power of eminent domain unless the exercise has been specifically approved by the Board of County Commissioners of St. Johns County.
- III. To hold, improve, clear, or prepare for redevelopment any such property.
- IV. To mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property.
- V. To insure or provide for the insurance of any real or personal property or operations of the County against any risks or hazards, including the power to pay premiums on any such insurance.
- VI. To enter into any contracts necessary to effectuate the purposes of Chapter 163 Part III, *Florida Statutes*.
- VII. To solicit requests for proposals for redevelopment of parcels of real property contemplated by the Plan to be acquired for redevelopment purposes by a community redevelopment agency and, as a result of such requests for proposals, to advertise for the disposition of such real

property to private persons pursuant to s. 163.380 prior to acquisition of such real property by the community redevelopment agency.

- F. To invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control and to redeem such bonds as have been issued pursuant to s. 163.385 at the redemption price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled.
- G. To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government of the state, county, or other public body or from any sources, public or private, for the purposes of the Plan and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to community redevelopment and related activities such conditions imposed pursuant to federal laws as the County deems reasonable and appropriate which are not inconsistent with the purposes of Chapter 163 Part III, *Florida Statutes*.
- H. Within its area of operation, to make or have made all surveys and plans necessary to the carrying out of the purposes of Chapter 163 Part III, *Florida Statutes*; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:
 - I. Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.

- II. Plans for the enforcement of state and local laws codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.
 - III. Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities.
-
- I. To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income.
 - J. To apply for, accept, and utilize grants of funds from the Federal Government for such purposes.
 - K. To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from a community redevelopment area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.
 - L. To appropriate such funds and make such expenditures as are necessary to carry out the purposes of Chapter 163 Part III, *Florida Statutes*; and to enter into agreements with a housing authority, which agreements may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county pursuant to any of the powers granted by Chapter 163, Part III, *Florida Statutes*.

- M. To plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the Redevelopment Area.
- N. Within its area of operation, to organize, coordinate, and direct the administration of the provisions of Chapter 163, Part III, *Florida Statutes*, as they apply to St. Johns County in order that the objective of remedying slum and blighted areas and preventing the causes thereof within St. Johns County may be most effectively promoted and achieved and to establish such new office or offices of the County or to reorganize existing offices in order to carry out such purpose most effectively.
- O. To exercise all or any part or combination of powers herein granted or to elect to have such powers exercised by a community redevelopment agency.
- P. To develop and implement community policing innovations.
- Q. Eminent Domain (163.375)
 - 1) Any county or municipality, or any community redevelopment agency pursuant to specific approval of the governing body of the county or municipality which established the agency, as provided by any county or municipal ordinance has the right to acquire by condemnation any interest in real property, including a fee simple title thereto, which it deems necessary for, or in connection with, community redevelopment and related activities under this part. Any county or municipality, or any community redevelopment agency pursuant to specific approval by the governing body of the county or municipality which established the agency as provided by any county or municipal ordinance may exercise the power of eminent domain in the manner provided in chapters 73 and 74 and acts amendatory thereof or supplementary thereto or it may exercise the power of eminent domain in the manner now or which may be hereafter provided by any other statutory provision for the exercise of the power of eminent domain.

Property in unincorporated enclaves surrounded by the boundaries of a community redevelopment area may be acquired when it is determined necessary by the agency to accomplish the community redevelopment plan. Property already devoted to a public use may be acquired in like manner. However, no real property belonging to the United States, the state, or any political subdivision of the state may be acquired without its consent.

2) In any proceeding to fix or assess compensation for damages for the taking of property, or any interest therein, through the exercise of the power of eminent domain or condemnation, evidence or testimony bearing upon the following matters shall be admissible and shall be considered in fixing such compensation or damages in addition to evidence or testimony otherwise admissible:

a) Any use, condition, occupancy, or operation of such property, which is unlawful or violative or, or subject to elimination, abatement, prohibition, or correction under, any law, ordinance, or regulatory measure of the state, county, municipality, or other political subdivision or any agency thereof, in which such property is located, as being unsafe, substandard, unsanitary, or otherwise contrary to the public health, safety, morals, or welfare.

b) The effect on the value of such property of any such use, condition, occupancy, or operation or the elimination abatement, prohibition, or correction of any such use, condition, occupancy, or operation.

3) The foregoing testimony and evidence shall be admissible notwithstanding that no action has been taken by any public body or public officer toward the abatement, prohibition, elimination, or correction of any such use, condition, occupancy, or operation. Testimony or evidence that any public body or public officer charged with the duty or authority so to do has rendered, made, or issued any judgment, decree, determination, or order for the

abatement, prohibition, elimination or correction of any such use, condition, occupancy, or operation shall be admissible and shall be prima facie evidence of the existence and character of such use, condition, or operation.

R. Disposal of Property in Community Redevelopment Areas (163.380)

- 1) Any county, municipality, or community redevelopment agency may sell, lease, dispose of, or otherwise transfer real property or any interest therein acquired by it for community redevelopment in a community redevelopment area to any private person, or may retain such property for public use, and may enter into contracts with respect thereto for residential, recreational, commercial, industrial, educational, or other uses, in accordance with the community redevelopment plan, subject to such covenants, conditions, and restrictions, including covenants running with the land, as it deems necessary or desirable to assist in preventing the development or spread of future slums or blighted areas or to otherwise carry out the purposes of this part. However, such sale, lease, other transfer, or retention, and any agreement relating thereto, may be made only after the approval of the community redevelopment plan by the governing body. The purchasers or lessees and their successors and assigns shall be obligated to devote such real property only to the uses specified in the community redevelopment plan and may be obligated to comply with such other requirements as the county, municipality or community redevelopment agency may determine to be in the public interest, including the obligation to begin any improvements on such real property required by the community redevelopment plan within a reasonable time.
- 2) Such real property or interest shall be sold, leased, otherwise transferred, or retained at a value determined to be in the public

interest for uses in accordance with the community redevelopment plan and in accordance with such reasonable disposal procedures as any county, municipality, or community redevelopment agency may prescribe. In determining the value of real property as being in the public interest for uses in accordance with the community redevelopment plan, the county, municipality, or community redevelopment agency shall take into account and give consideration to the long-term benefits to be achieved by the county, municipality, or community redevelopment agency resulting from incurring short-term losses or costs in the disposal of such real property; the uses provided in such plan; the restrictions upon and the covenants, conditions, and obligations assumed by, the purchaser or lessee or by the county, municipality, or community redevelopment agency retaining the property; and the objectives of such plan for the prevention of the recurrence of slum or blighted areas. In the event the value of such real property being disposed of is for less than the fair value, such disposition shall require the approval of the governing body, which approval may only be given following a duly noticed public hearing. The county, municipality, or community redevelopment agency may provide in any instrument of conveyance to a private purchaser or lessee that such purchaser or lessee is without power to sell, lease, or otherwise transfer the real property without the prior written consent of the county, municipality, or community redevelopment agency until the purchaser or lessee has completed the construction of any or all improvements which he or she has obligated himself or herself to construct thereon. Real property acquired by the county, municipality, or community redevelopment agency which, in accordance with the provisions of the community redevelopment plan, is to be transferred shall be transferred as rapidly as

feasible in the public interest, consistent with the carrying out of the provisions of the community redevelopment plan. Any contract for such transfer and the community redevelopment plan, or such part or parts of such contract or plan as the county, municipality, or community redevelopment agency may determine, may be recorded in the land records of the clerk of the circuit court in such manner as to afford actual or constructive notice thereof.

- 3) (a) Prior to disposition of any real property or interest therein a community redevelopment area, any county, municipality, or community redevelopment agency shall give public notice of such disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer real property and, prior to the delivery of any instrument of conveyance with respect thereto under the provisions of this section, invite proposals from, and make all pertinent information available to private redevelopers or any persons interested in undertaking to redevelop or rehabilitate a community redevelopment area or any part thereof. Such notice shall identify the area or portion thereof and shall state that proposals must be made by those interested within 30 days after the date of publication of the notice and that such further information as is available may be obtained at such office as is designated in the notice. The county, municipality, or community redevelopment agency shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out; and the county, municipality, or community redevelopment agency may negotiate with any persons for proposals for the purchase, lease, or other transfer of any real property acquired by it in the community

redevelopment area. The county, municipality, or community redevelopment agency may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this part. Except in the case of a governing body acting as the agency, as provided in s. 163.357, a notification of intention to accept such proposal must be filed with the governing body not less than 30 days prior to any such acceptance. Thereafter, the county, municipality, or community redevelopment agency may execute such contract in accordance with the provisions of subsection (1) and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such contract.

(b) Any county, municipality, or community redevelopment agency that, pursuant to the provisions of this section, has disposed of a real property project with a land area in excess of 20 acres may acquire an expanded area that is immediately adjacent to the original project and less than 35 percent of the land area of the original project, by purchase or eminent domain as provided in this chapter, and negotiate a disposition of such expanded area directly with the person who acquired the original project without complying with the disposition procedures established in paragraph (a), provided the county, municipality, or community redevelopment agency adopts a resolution making the following findings:

1. It is in the public interest to expand such real property project to an immediately adjacent area.
2. The expanded area is less than 35 percent of the land area of the original project.
3. The expanded area is entirely within the boundary of the community redevelopment area.
4. Any county, municipality, or community redevelopment agency may temporarily operate and maintain real

property acquired by it in a community redevelopment area for or in connection with a community redevelopment plan pending the disposition of the property as authorized in this part, without regard to the provisions of subsection (1), for such uses and purposes as may be deemed desirable, even though not in conformity with the community redevelopment plan.

5. If any conflict exists between the provisions of this section and s. 159.61, the provisions of this section govern and supersede those of s. 159.61.
6. Notwithstanding any provision of this section, if a community redevelopment area is established by the governing body for the redevelopment of property located on a closed military base within the governing body's boundaries, the procedures for disposition of real property within that community redevelopment area shall be prescribed by the governing body, and compliance with the other provisions of this section shall not be required prior to the disposal of real property.

S. Issuance of Revenue Bonds (163.385)

(1) (a) 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 undertakings of any community redevelopment under this part, including, without limiting the generality thereof the payments 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. Any redevelopment revenue bonds or other obligations issued to finance the undertaking of any community redevelopment under this part shall mature within 60 years after the end of the fiscal year in which the initial community redevelopment plan was approved or adopted. However, in no event shall any redevelopment revenue bonds or other obligations issued to finance the undertaking of any community redevelopment under this part mature later than the expiration of the plan in effect at the time such bonds or obligations were issued. The security for such bonds may be based upon the anticipated assessed valuation of the completed community redevelopment and such other revenues as are legally available. Any bond, note, or other form of indebtedness pledging increment revenues to the repayment thereof shall mature no later than the end of the 30th fiscal year after the fiscal year in which increment revenues are first deposited into the redevelopment trust fund or the fiscal year in which the plan is subsequently amended. However, any refunding bonds issued pursuant to this paragraph may not mature later than the final maturity date of any bonds or other obligations issued pursuant to this paragraph being paid or retired with the proceeds of such refunding bonds.

(b) In anticipation of the sale of revenue bonds pursuant to paragraph (a), the county, municipality, or community redevelopment agency may issue bond anticipation notes and may renew such notes from time to time, but the maximum maturity of any such note, including renewals thereof, may not exceed 5 years from the date of issue of the original note. Such notes shall be paid from any revenues of the county, municipality, or community redevelopment agency available therefore and not otherwise pledged or from the

proceeds of sale of the revenue bonds in anticipation of which they were issued.

(2) Bonds issued under this section do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction, and are not subject to the provisions of any other law or charter relating to the authorization, issuance, or sale of bonds. Bonds issued under the provisions of this part are declared to be issued for an essential public and governmental purpose and, together with interest thereon and income therefrom, are exempted from all taxes, except those taxes imposed by chapter 220 on interest, income, or profits on debt obligations owned by corporations.

(3) Bonds issued under this section shall be authorized by resolution or ordinance of the governing body; may be issued in one or more series; and shall bear such date or dates, be payable upon demand or mature at such time or times, bear interest at such rate or rates, be in such denomination or denominations, be in such form either with or without coupon or registered, carry such conversion or registration privileges, have such rank or priority, be executed in such manner, be payable in such medium of payment at such place or places, be subject to such terms of redemption (with or without premium), be secured in such manner, and have such other characteristics as may be provided by such resolution or ordinance or by a trust indenture or mortgage issued pursuant thereto. Bonds issued under this section may be sold in such manner, either at public or private sale, and for such price as the governing body may determine will effectuate the purpose of this part.

(4) In case any of the public officials of the county, municipality, or community redevelopment agency whose signatures appear on any bonds or coupons issued under this part cease to be such officials

before the delivery of such bonds, such signatures are, nevertheless, valid and sufficient for all purposes, the same as if such officials had remained in office until such delivery.

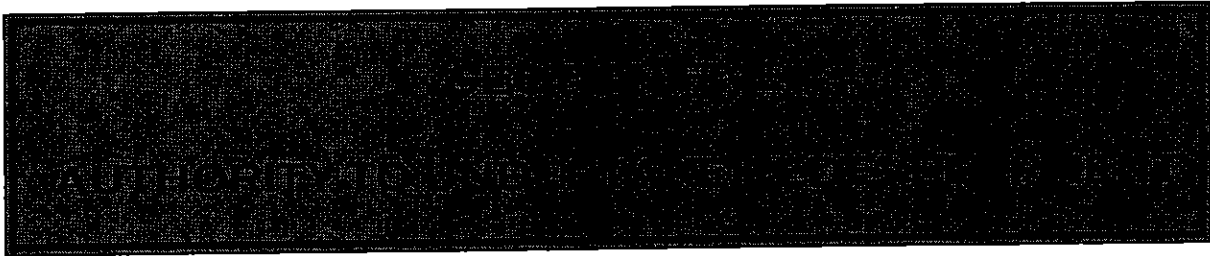
(5) In any suit, action, or proceeding involving the validity or enforceability of any bond issued under this part, or the security therefore, any such bond reciting in substance that it has been issued by the county, municipality, or community redevelopment agency in connection with community redevelopment, as herein defined, shall be conclusively deemed to have been issued for such purpose, and such project shall be conclusively deemed to have been planned, located, and carried out in accordance with the provisions of this part.

(6) Subsections (1), (4), and (5), as amended by s. 14, chapter 84-356, Laws of Florida, do not apply to any governing body of a county or municipality or to a community redevelopment agency if such governing body or agency has adopted an ordinance or resolution authorizing the issuance of any bonds, notes, or other forms of indebtedness to which is pledged increment revenues pursuant only to a community redevelopment plan as approved and adopted before chapter 84-356 became a law.

C. POWERS NOT GIVEN TO THE WACRA

- 1) The following projects may not be paid for or financed by increment revenues:
 - i. Construction or expansion of administrative buildings for public bodies or for police or fire service;
 - ii. Installation, construction, reconstruction, repair or alteration of any publicly owned capital improvements or projects which are not an integral part of or necessary for carrying out the WACRA Redevelopment Plan, or which have received the approval of the governing body within three years of the adoption of the redevelopment Plan, or which are normally financed by the governing body with user fees;
 - iii. General government operating expenses unrelated to the planning and implementation of the WACRA Redevelopment Plan.
- 2) The power to independently zone or rezone property;
- 3) The power to independently grant exceptions from building regulations;
- 4) The power to independently grant exceptions from the Land Development Regulations or County Code of Ordinances;
- 5) The power to independently close or vacate public rights-of-way;
- 6) The power to determine an area to be a slum and blighted area, or combination thereof; to designate such area as appropriate for community redevelopment; and to hold any public hearings as required with respect thereto;
- 7) The power to grant final approval to the WACRA Redevelopment Plan and amendments thereto;
- 8) The power to authorize the issuance of revenue bonds as set forth in Section 163.385, *Florida Statutes*; and

- 9) The power to approve the acquisition, demolition, removal or disposal of property as provided in Section 163.370(3), *Florida Statutes*, and the power to assume the responsibility to bear loss as provided in Section 163.370(3) *Florida Statutes*.



The West Augustine Community Redevelopment Agency (WACRA) Redevelopment Plan has been prepared in accordance with the Community Redevelopment Act, Chapter 163, Part III, and *Florida Statutes*. The adoption of this Plan, and any subsequent modifications or amendments, shall follow the procedures as required by public hearings and the adoption of the necessary resolutions and ordinances.

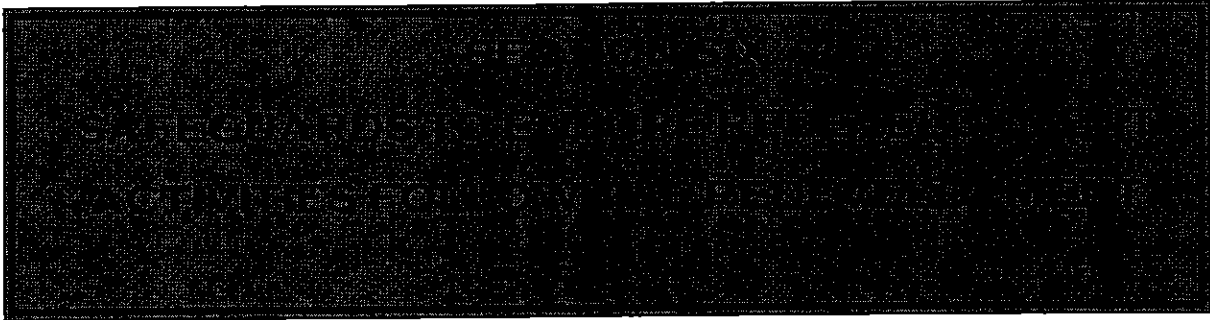
In recognition of the need to prevent the spread of and eliminate the existence of slum and blighted conditions within the community, the Community Redevelopment Act confers upon counties and municipalities the authority and powers to carry out "Community Redevelopment." For purposes of WACRA's Plan, the following definitions as provided in Chapter 163, Part III, *Florida Statutes*, shall apply.

Community redevelopment or redevelopment means undertakings, activities or projects of a county, municipality or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight for the provision of affordable housing, whether for rent or sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

The ability of a county or municipality to utilize the authority granted under the Act is predicated upon the adoption of a "Finding of Necessity" resolution by

the governing body which is incorporated into this Plan as Section 1. This finding demonstrates that:

1. One or more slum or blighted areas exists in the County or municipality;
2. One or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the county or municipality; and
3. The rehabilitation, conservation or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the county or municipality.



**A. SAFEGUARDS TO ENSURE THAT REDEVELOPMENT
ACTIVITIES FOLLOW THE REDEVELOPMENT PLAN**

- 1) The West Augustine Community Redevelopment Agency (WACRA) shall file an annual report with the State's Auditor General's Office, the St. Johns County Board of County Commissioners, and the St. Johns County Clerk's Office. This report shall contain a programmatic overview of the activities of the WACRA as allowed by the Redevelopment Plan.
- 2) The WACRA Board shall be fully subject to the Florida Sunshine Law and will meet at least on a monthly basis in a public forum.
- 3) The WACRA shall provide adequate safeguards to ensure that all leases, deeds, contracts, agreements and declarations of restrictions relative to any real property conveyed shall contain restrictions, covenants, running with the land and its uses, or other such provisions necessary to carry out the goals and objectives of the Plan.
- 4) The WACRA Board shall publicly adopt by-laws to govern its activities and to ratify its administrative policies.

B. SAFEGUARDS TO ENSURE FINANCIAL ACCOUNTABILITY

- 1) The WACRA shall maintain adequate records to provide for an annual audit which shall be conducted by an independent knowledgeable auditor selected by the County Commission. The findings of the audit shall be presented at a public meeting of the WACRA Board and such findings shall be forwarded to the State Auditor General's Office by March 31 of each year for the preceding fiscal year which shall run from October 1 through September 30. The annual Audit Report shall be accompanied by the WACRA's Annual Report and shall be provided to the St. Johns County Board of County Commissioners and the St. Johns County Clerk's Office for public review and availability. Legal notice in a newspaper of general circulation shall be provided to inform the public of the availability for review of the Annual Audit and Annual Report.
- 2) All WACRA tax increment financing funds shall be held in a Redevelopment Trust Fund separately from other funds as required by state law.

**C. SAFEGUARDS TO ENSURE PROPER IMPLEMENTATION
AND PROJECT/PROGRAM ACCOUNTABILITY**

- (1) For each WACRA program shall be established measurable objectives upon its administrative design and funding approval by the Board.
- (2) The WACRA shall hold an annual informational public workshop to:
 - a) report on the status and progress of programs and projects;
 - b) gather input from property owners, citizens and interested parties regarding redevelopment activities; and
 - c) discuss strategies relating to local redevelopment issues.

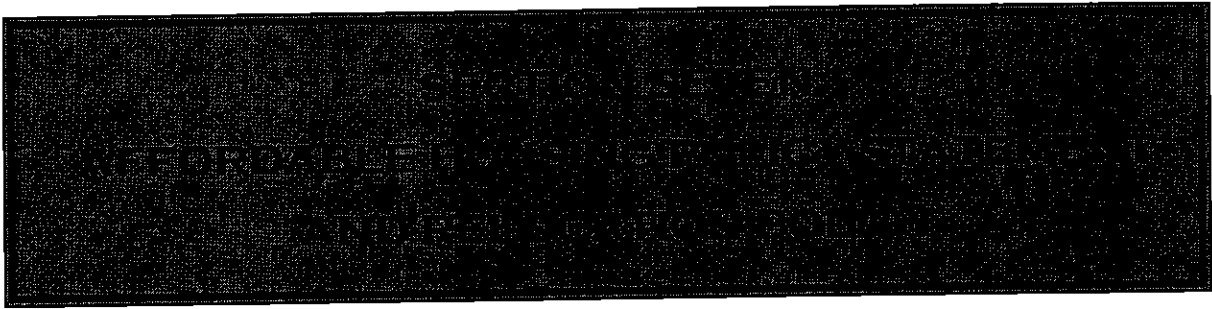
D. SAFEGUARDS THROUGH RETENTION OF CERTAIN POWERS BY THE COUNTY

The following powers shall not be vested in the WACRA:

- (1) The ability to zone or rezone property;
- (2) To abandon or vacate rights-of-way;
- (3) To approve the use of eminent domain powers to acquire property within the redevelopment area;
- (4) To approve the issuance of redevelopment bonds;
- (5) To approve any changes in the boundaries of the redevelopment area; and
- (6) To approve any amendment to the Redevelopment Plan.

E. PROVIDING FOR A TIME CERTAIN AND SEVERABILITY

All redevelopment activities of a contractual, financial and programmatic nature shall have a maximum duration, or commitment of up to, but not exceeding, thirty (30) years from the date of adoption by the Board of County Commissioners of St. Johns County. The start date for the thirty-year clock shall be the Plan adoption and approval date of the St. Johns County Commission.



The WACRA shall assist St. Johns County in the implementation of the following program policies and initiatives within the West Augustine CRA area that are included in the St. Johns County Comprehensive Plan relating to housing:

- Encourage the provision and maintenance of an adequate inventory of decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the County; and
- Encourage the creation and/or preservation of affordable housing and households with special housing needs.

By December 2001, the County shall adopt housing implementation policies such as density bonuses, infill housing and an expedited development review process for affordable housing developments that will provide for the development of sufficient housing in numbers, cost and type to support existing and projected population throughout the planning period 1995 to 2015.

St. Johns County shall continue to improve the supply of affordable housing for very low, low and moderate-income households and special-needs households, and to implement neighborhood improvement initiatives. The activities initiated by the County include the following:

- a) Application for Community Development Block Grant funding under the Small Cities CDBG Program for housing rehabilitation, infrastructure, or public facilities;

- b) Solicitation of support for the establishment of a County Housing Authority or Agency and applying for and administering Section 8 rent supplement programs and other grants for very-low, low and moderate income households;
- c) Initiation of redevelopment programs;
- d) Continue to develop cooperative joint-venture relationships with the private sector, public agencies (especially the Northeast Florida Regional Planning council), and non-profit agencies (such as the St. Johns Partnership, Inc.);
- e) Provision of support to the Housing Finance Authority, which is comprised of citizens appointed by the Board of County Commissioners;
- f) Administration of the State Housing Initiatives Partnership (SHIP) Program;
- g) Investigation of the re-establishment of a Community Redevelopment Agency (CRA); and
- h) Provision of information and technical assistance to the private sector by continuing to contribute to the "County Page", (in a format provided by the St. Johns Builders Council, Inc.) for the newsletter to the building community.

Assist the County in its goal to improve coordination among participants involved in the housing production by conducting workshop(s) with private and non-profit entities to seek partners for neighborhood improvement initiatives and density bonuses for the provision of very-low, low and moderate and special-needs households as stipulated in the land development regulations.

As part of the revisions to the land development regulations, the County shall review its ordinances for the purposes of streamlining requirements in order to increase private sector participation in meeting affordable housing needs while continuing to ensure the health, welfare, and safety of the residents.

Support utilization of the County's density bonus incentives in the land development regulations for the construction of housing for very-low, low and moderate-income households and special-needs households. Additional incentives may include:

- a) Provide for the maximum flexibility in the provision of supportive infrastructure, within the requirements of the County's Concurrency Management System;
- b) Support by the County for special taxing districts for the funding of infrastructure;
- c) Encourage creative mechanisms such as infill housing, cluster zoning, and site standard deviations; and
- d) Prioritize the permitting process for affordable housing developments.

Assist the County with implementation of the recommendations of the Special Needs Housing Study for the location of housing for the elderly and disabled (physically or mentally handicapped) and institutional housing which shall consider accessibility, convenience and infrastructure availability and continue to permit these uses in a variety of neighborhood settings. Additionally, the County shall investigate programs and grant funding for the elderly and for disabled persons such as the Federal Section 202 Program (Supportive Housing for the Elderly) and Federal Section 811 Program (Supportive Housing for Persons with Disabilities).

The County Housing Finance Authority shall continue to seek funds to provide financing opportunities for very-low, low and moderate-income housing. The County shall encourage support from the banking and mortgage communities to provide financing for construction and rehabilitation projects and to financially support non-profit housing developers to produce more rehabilitated units for very-low, low and moderate-income residents.

The County shall support the use of Planning Districts to focus housing resources to those districts with an immediate need for housing services. Emphasis shall be placed on those Planning Districts accommodating housing for special needs groups, including farm workers, the homeless, the elderly, and very-low and low income households.

The County shall investigate mitigation strategies for affordable housing not limited to the following concepts and provisions:

- a) The construction of affordable housing units on sites located inside and/or outside the boundaries of DRI's, PUD's, and other types of proposed development;
- b) Payment to an affordable housing trust fund; or
- c) Other methods approved by the Board of County Commissioners and the Department of Community Affairs.

The WACRA shall assist the County in efforts to seek funding for improvements within the designated boundaries.

This Plan establishes programs and will identify funding sources that will assist in the elimination of substandard housing and improve the aesthetic qualities of existing housing.

The County shall continue the active enforcement of the County's Standard Building Code (1997 as may be amended) which requires the application of minimum health, safety, and welfare standards to all new construction;

reconstruction; historic preservation/renovation; housing rehabilitation/adaptive reuse, and/or the removal of unsafe, unsanitary substandard structures.

The County shall increase code enforcement activities through bi-annual review of the housing stock in neighborhoods where code violations are more prevalent, institute special concentrated code enforcement activities where warranted, and map code violations and/or substandard housing through the County's GIS system.

The County shall provide for structural inspection, identification and mapping of abandoned substandard housing units. Where inspections identify a need for structural improvements, structural upgrades shall be completed before the residence is permitted to be reoccupied, or the structure may be demolished. The County shall also establish a monitoring system to track the number of units making structural upgrades and the type of upgrade.

The County shall seek federal, state and local funding for the demolition or rehabilitation of substandard housing. In addition, the County shall investigate programs such as the Small Cities CDBG Housing Rehabilitation Program to address the rehabilitation of substandard housing units within the County and alternative housing initiatives such as lot recycling to address the demolition of substandard units.

The County shall develop and implement programs which promote conservation and rehabilitation of housing for very-low, low and moderate-income households by:

- a) Pursuing Federal, State and private resources to support neighborhood conservation and improvement;
- b) Stimulating increased investment in the production and maintenance of rental property for very-low, low and moderate income households

by providing information, and by offering, when available, County resources which will leverage financing for developers (such as deferring payment of utility connections and using SHIP funds and other funds for impact fees).

- c) Working cooperatively with neighborhood groups to develop strategies designed to promote comprehensive neighborhood revitalization.

The County shall improve and maintain the quality and integrity of its residential communities. Strategies to achieve this include: encouraging the development of residential neighborhoods which are sustainable, which provide for networks of interconnected streets for both pedestrian and vehicular use, which address aesthetics, architecture, and urban design, and which discourage sprawl; coordinating with local law enforcement agencies to promote programs designed to improve safety and security of neighborhoods; and encouraging the utilization of environmental design strategies to reduce the potential of crime in neighborhoods.

Through the continued implementation of the Plan's goals, objectives and policies, along with Land Development Regulations, the County shall meet the housing needs of all current and future residents.

The County shall, through its public information functions, make available educational materials for homeowners and the construction industry which promote energy saving techniques for the construction, siting, landscaping, cooling, and heating of residential structures.

The County shall initiate interlocal agreements with adjacent local governments, as deemed necessary or appropriate, to address the County's affordable housing needs if the County determines that;

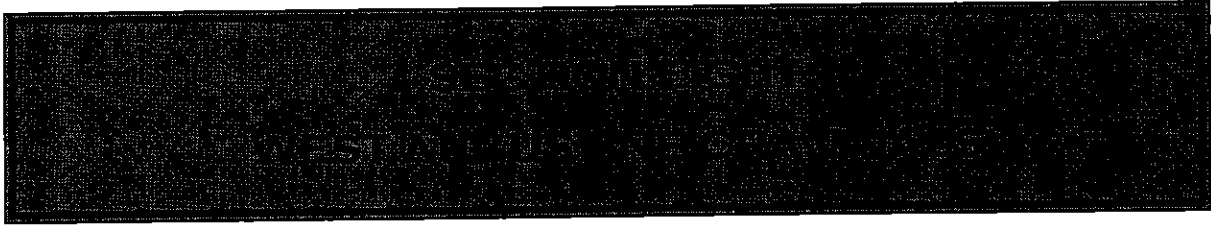
- a) Meeting the demand of affordable housing is not economically feasible due to unusually high property values; or
- b) Meeting the demand for affordable housing is not environmentally feasible due to the physical constraints of the coastal high hazard areas.

The County shall provide for uniform and equitable treatment for persons and businesses displaced by state and local government programs consistent with Section 421.55 F.S.

The County shall ensure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.

In areas where there exists historical and/or cultural identification, neighborhood improvement initiatives shall be scheduled in a manner that minimizes disruption and relocation.

As part of neighborhood improvement initiatives, priority shall be given to providing opportunities for those living in an improved area to move back into the area at reasonable costs.



ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY (WACRA) GOALS

The WACRA's community redevelopment goals represent the community's desired standards and guidelines and are intended to provide a basis for decision-making by the WACRA Board as well as state the general direction for redevelopment action. The goals provide guidance for the establishment of public policy, design of redevelopment programs, appropriation of redevelopment funds, and the establishment of Agency priorities. The general redevelopment goals of the WACRA are as follows:

- 1) The County and all of its departments shall work together with the WACRA towards the shared goal of improving the quality of life for all citizens, businesses and property owners in the redevelopment area.
- 2) The WACRA shall work with the private sector, financial institutions and interested investors to the fullest extent it deems reasonable to facilitate the maximum investment of private funds in the redevelopment area.
- 3) The WACRA shall work and communicate with all interested community groups towards the successful realization of all redevelopment goals and the successful implementation of all redevelopment programs.

- 4) The WACRA Redevelopment Plan shall serve as the primary vehicle and provide the primary tools for the County's redevelopment efforts within the WACRA area.
- 5) The WACRA shall attempt to comply with the goals, objectives and guidelines that are established by the County's development review boards for all development and redevelopment activities it supports or initiates.
- 6) The WACRA shall work towards leveraging the maximum amount of non-tax increment financing resources possible to assist in the redevelopment of its assigned area.
- 7) The WACRA shall actively pursue the purchase and/or redevelopment of vacant or abandoned properties in the redevelopment area as a priority.
- 8) The WACRA shall actively pursue successful "Quick Victory" projects in its earliest stages to increase public awareness and support for its longer-range challenges and programs.
- 9) The WACRA will actively "partner" with both public and private sector entities towards the achievement of its redevelopment goals and to gain the maximum leveraging of assets and cooperation.
- 10) The WACRA, in cooperation with local residents, businesses and property owners and development interests, shall seek to identify and rehabilitate significant historical and cultural elements of the community.
- 11) Where appropriate, the WACRA shall encourage and facilitate an integrated system of pedestrian circulation, parks and open space in the redevelopment area with special emphasis on providing residents with easy

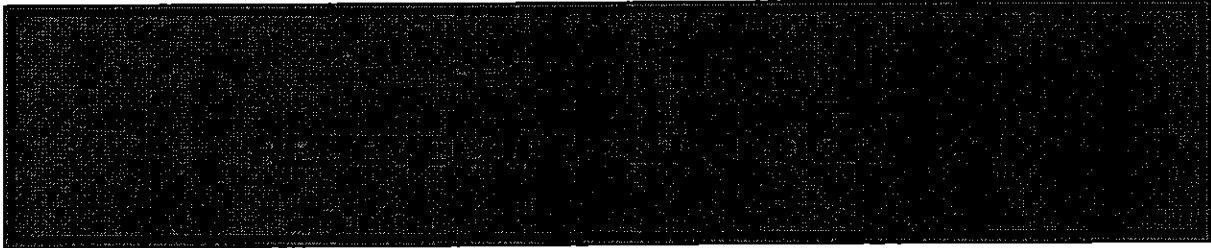
and safe access to commercial activities.

- 12) The WACRA shall support and participate in the provision of an efficient parking system throughout the redevelopment area.
- 13) The WACRA shall encourage that potable water, wastewater treatment and stormwater drainage systems accommodate present and future demands in a timely, cost-efficient and equitable manner while protecting the health, safety and welfare of the system users and the environment.
- 14) The WACRA shall actively participate in environmental clean-up activities that it considers to be in the best interest of the community and where environmental problems are an obstacle to successful redevelopment.
- 15) The WACRA shall encourage the development of new housing units and the rehabilitation of existing units in the redevelopment area.
- 16) The WACRA shall provide for priority to be given to residents of the redevelopment area and secondly to those of St. Johns County to purchase homes developed under the Redevelopment Plan to the extent the law allows.
- 17) The WACRA shall provide a priority to local builders, contractors, material providers and financial and real estate entities for their participation in all redevelopment programs to the extent it deems legal and in the public interest.
- 18) The WACRA shall strive to implement programs that increase the ad valorem value of non-residential property to assist the County in reducing the disproportionately high share of ad valorem taxes that are currently

being paid by St. Johns County homeowners.

- 19) The WACRA, with the assistance of neighborhood-based organizations, Housing Finance Authority, financial institutions, government, development interests and real estate representatives, shall preserve and enhance existing residential areas to provide a variety of housing opportunities for all income levels.
- 20) The WACRA shall undertake annual continuous improvement programs and other activities that are designed to prevent the recurrence and spread of negative conditions.
- 21) The WACRA, in cooperation with the County Sheriff's Department, Fire Department and Code Enforcement, shall work to create a safe, quality environment for residents and businesses.
- 22) The WACRA shall work with citizen groups and the St. Johns County School Board to identify opportunities for additional or improved educational facilities, structures and sites within the redevelopment area.
- 23) The WACRA shall assist the County and other governmental entities to promote alternative modes of transportation and to maximize transit facilities and related economic and community uses.
- 24) The WACRA shall implement programs that assist in removing the financial obstacles that may occur and prevent otherwise successful redevelopment projects and activities.
- 25) The WACRA will work in concert with the goals of the St. Johns County Housing Finance Authority, the St. Johns County Comprehensive Development Master Plan, and the County of St. Johns County

Comprehensive Plan, in addition to those established by *Florida Statutes*, as they relate to the adopted County of St. Johns County's Community Redevelopment Plan.



PROGRAMS, PROJECTS AND STRATEGIES

The “Redevelopment Programs” section establishes the tools and strategies to implement the goals and objectives of the WACRA Redevelopment Plan. The programs were developed by utilizing the powers available to a CRA by Florida Statutes, the needs identified in the Finding of Necessity, and the input gathered from the community for which this redevelopment agency is created to serve.

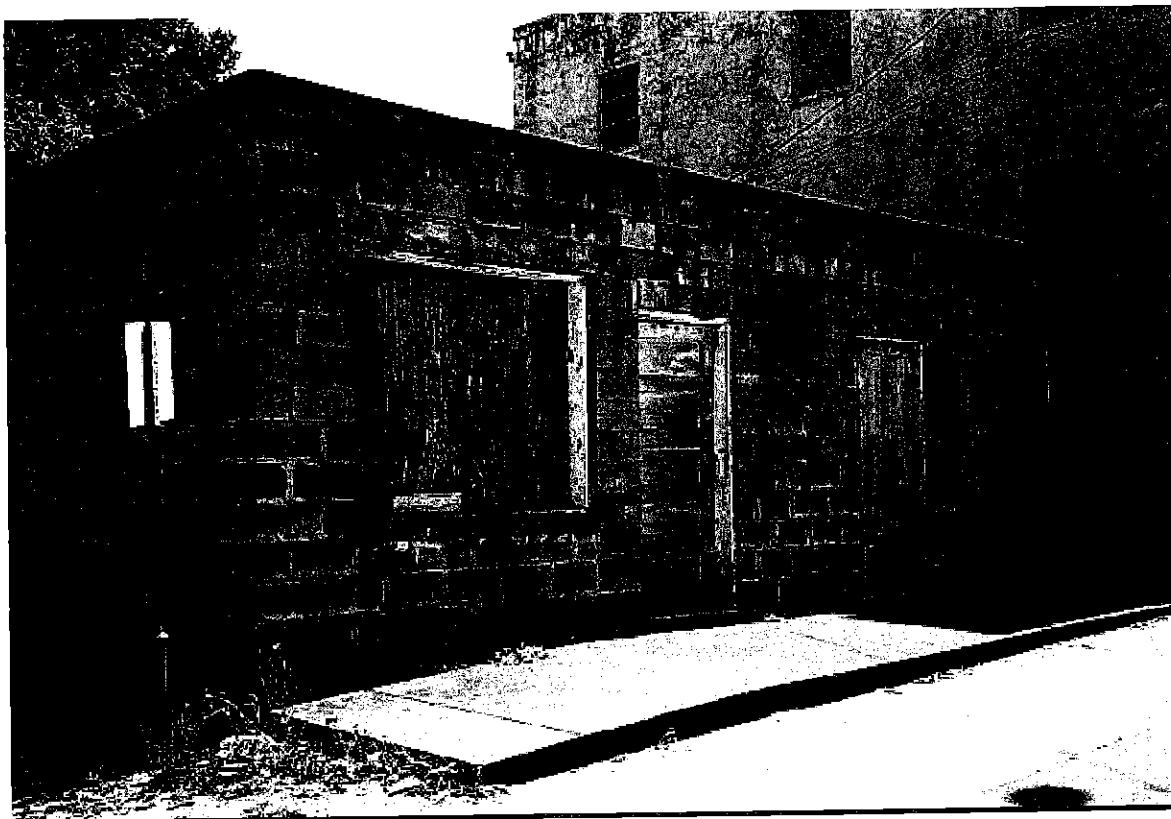
This section contains the programmatic tools which are designed to allow the WACRA to bring about cumulative redevelopment. Several of the programs are defined as “Quick Victories” (QV). These programs should be undertaken in the Agency’s start-up year, and they are key to gaining public support and the momentum necessary to sustain the Agency through its more difficult redevelopment challenges.

At the onset of each fiscal year, the Board shall establish its program and project priorities in a way to ensure measurable accomplishments. At this time, the Board will also allocate financial resources based on priorities, community needs, likelihood of success and funding availability. A special public meeting will be held annually to review the Agency’s progress regarding its assigned programs for each fiscal year.

It is prudent to consider redevelopment in five-year phases. Successes or failures in the phase I five-year period will have a significant impact upon the revenue-generating capability of the tax increment financing mechanism used in the redevelopment area for the funding of future programs. Each five years, the Agency's Board of Commissioners shall re-evaluate all sections of the WACRA Redevelopment Plan and consider amendments and changes that would best serve the public interest.

A. ECONOMIC DEVELOPMENT AND JOB CREATION

- 1) **FRONT AND REAR BUILDING COMMERCIAL/RETAIL FACADE IMPROVEMENT PROGRAM.** This program will provide matching grants, as determined by the WACRA Board, at the time of implementation which will allow for business operators and property owners to make fixed (permanent) improvements to the front or rear of any commercial or retail structure. This program shall encourage improvements such as enhanced rear parking, lighting, security, landscaping, signage and facade treatments.

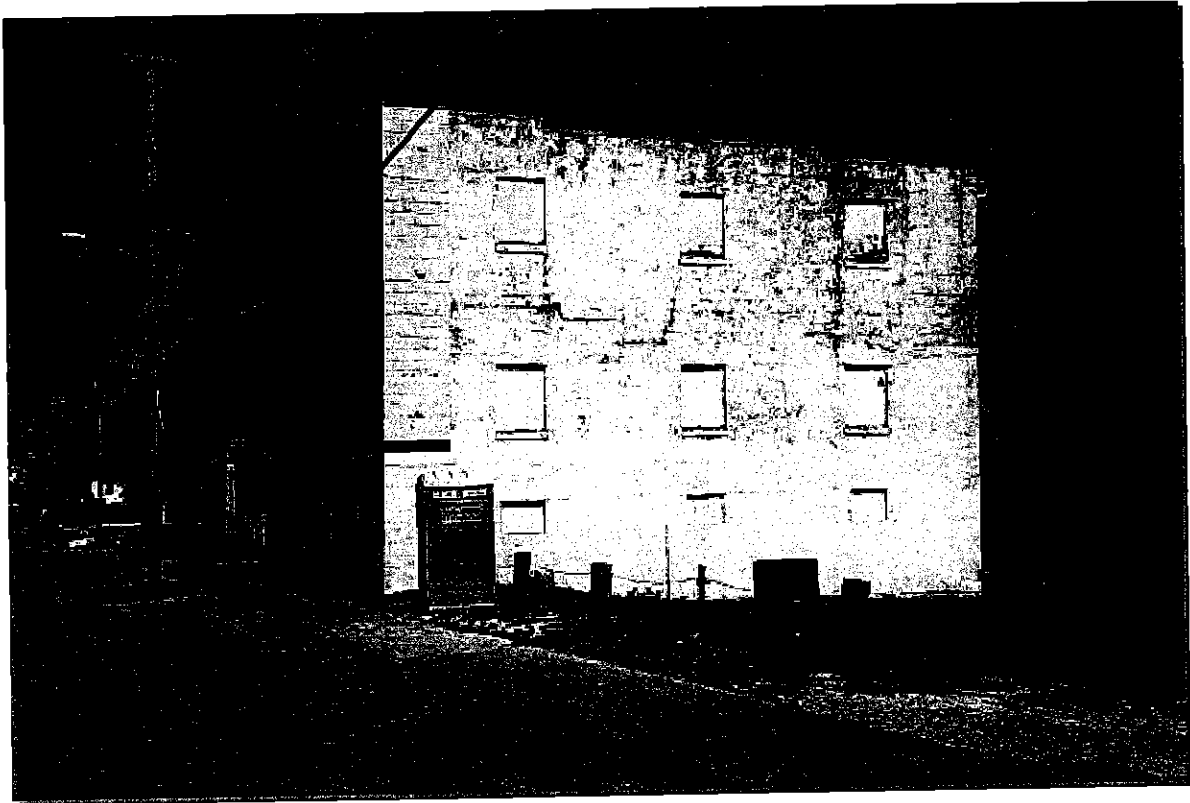


- 2) **VACANT COMMERCIAL BUILDING REHABILITATION.** Key underutilized vacant commercial buildings shall be identified, and the WACRA will pursue their purchase, work to establish a joint-venture, or

assist in the recruitment of business occupants to ensure these structures perform to their economic potential. Buildings identified as vacant are quality candidates for this program.



- 3) **LOCAL LABOR AND BUSINESS POOL.** The WACRA shall compile a listing of eligible and interested businesses that hold occupational licenses with the County and that perform services or sell goods that may be utilized in the implementation of redevelopment programs. Working with Chambers of Commerce, merchant's associations and economic development groups, a booklet describing redevelopment programs will be created and presented, and qualified businesses will be recruited and encouraged to sign-up for future work opportunities.



4) **BUSINESS INCUBATORS FOR WEST AUGUSTINE CRA**

REHABILITATION BUILDINGS. Businesses that locate in buildings that are being rehabilitated by the Agency shall be eligible for special funding to assist in the creation of business incubators. The WACRA shall consider, on a building-by-building basis, contributing to the start-up costs for fixed inventory such as computers, phone systems, office equipment and other related business equipment. This equipment shall be the property of the Agency at the onset of each program.

5) **JOB CREDITS AS CURRENCY.** The WACRA will initiate a special program designed to assist West Augustine residents who are seeking to become self-sufficient and eliminate their dependency on public welfare. The Agency will provide rental or loan reduction vouchers for up to one year to any business leasing space in an WACRA building in an amount equal to a portion of the salary paid to a new hire who is moving off of the welfare rolls.

- 6) **CRA SCHOLARSHIP WORK/STUDY PROGRAM.** As part of the Agency's effort to maintain redevelopment amenities, the general cleanliness of the redevelopment area and to provide general administrative support, two part-time Agency positions shall be created as part of a scholarship program. Eligible applicants must be residents of St. Johns County and attending college. The scholarship fund will be named by the Board of Commissioners for a past community leader and awarded by the Board on an annual basis.

- 7) **MARKETING RESEARCH.** Working with local Chambers of Commerce, merchants' associations and economic development boards, the WACRA shall provide funding and guidance to create a useful and quality marketing/retail mix plan. The goal of this Plan is to provide information for business owners by identifying the existence of profitable business opportunities given the dynamics of the St. Johns County market.

- 8) **ADVERTISEMENT AND PROMOTIONS.** The WACRA shall assist in funding for the creation of marketing collateral and television commercials aimed at increasing business volume in the area. The Agency shall also consider assisting in the funding of special events.

- 9) **BUSINESS AND REDEVELOPER RECRUITMENT.** In cooperation with Chambers of Commerce and other economic development groups, the Agency shall take steps to actively recruit quality businesses, investors and redevelopers to the Community Redevelopment Area.

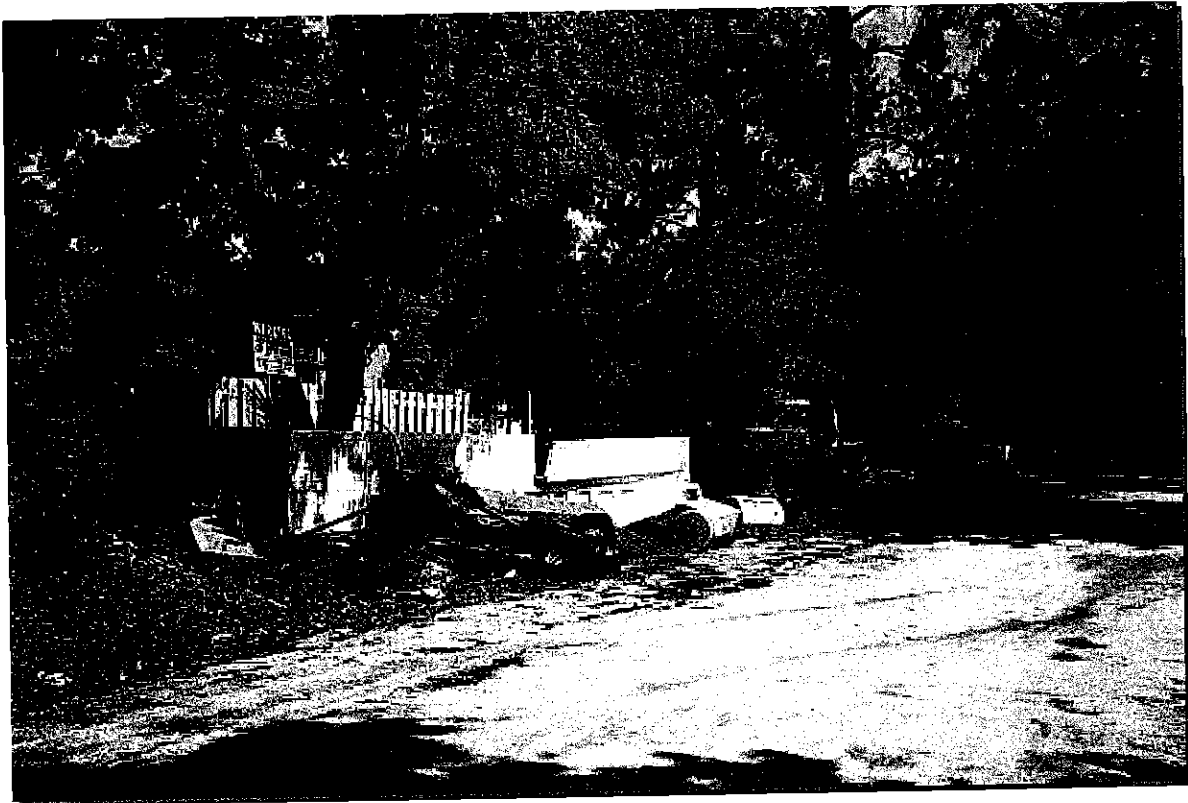
- 10) **LAND ACQUISITION.** The Agency shall identify presently underutilized sites with high redevelopment potential for consideration of acquisition and the packaging of RFPs to stimulate redevelopment interests. This program shall be utilized as a secondary tool after efforts have been made to

encourage the private sector take the lead in response to other redevelopment initiatives.

- 11) **BUSINESS INCENTIVE LOANS.** The Agency will create a loan pool and program for qualified businesses in the redevelopment area to assist with the start-up costs and capital needs of new and expanding businesses.
- 12) **REDEVELOPMENT LOAN GUARANTEES.** The WACRA shall establish partnerships with local banking and financial institutions through which in exchange for depository consideration of agency funds, the banks and financial institutions shall cooperate in the establishment of a revolving loan fund and other redevelopment finance programs. Agency monies allocated to this program shall be used as "last money in" guarantees or equity positions, which will allow for major redevelopment projects to secure financing and be completed.
- 13) **UTILIZATION OF CRA FUNDS TO LEVERAGE MAXIMUM EXTERNAL REDEVELOPMENT DOLLARS.** In cooperation with appropriate County Departments, the WACRA shall seek to utilize tax increment finance revenues to secure both public and private grants. The sources considered should include the traditional government sources as well as special efforts to involve private foundations and other innovative private and public sources.
- 14) **COALITION OF FINANCIAL INSTITUTIONS.** The WACRA shall recruit the involvement of interested local financial institutions to participate in any and all redevelopment programs, ranging from businesses loans and residential rehabilitation to subsidized mortgages and loan guarantees.

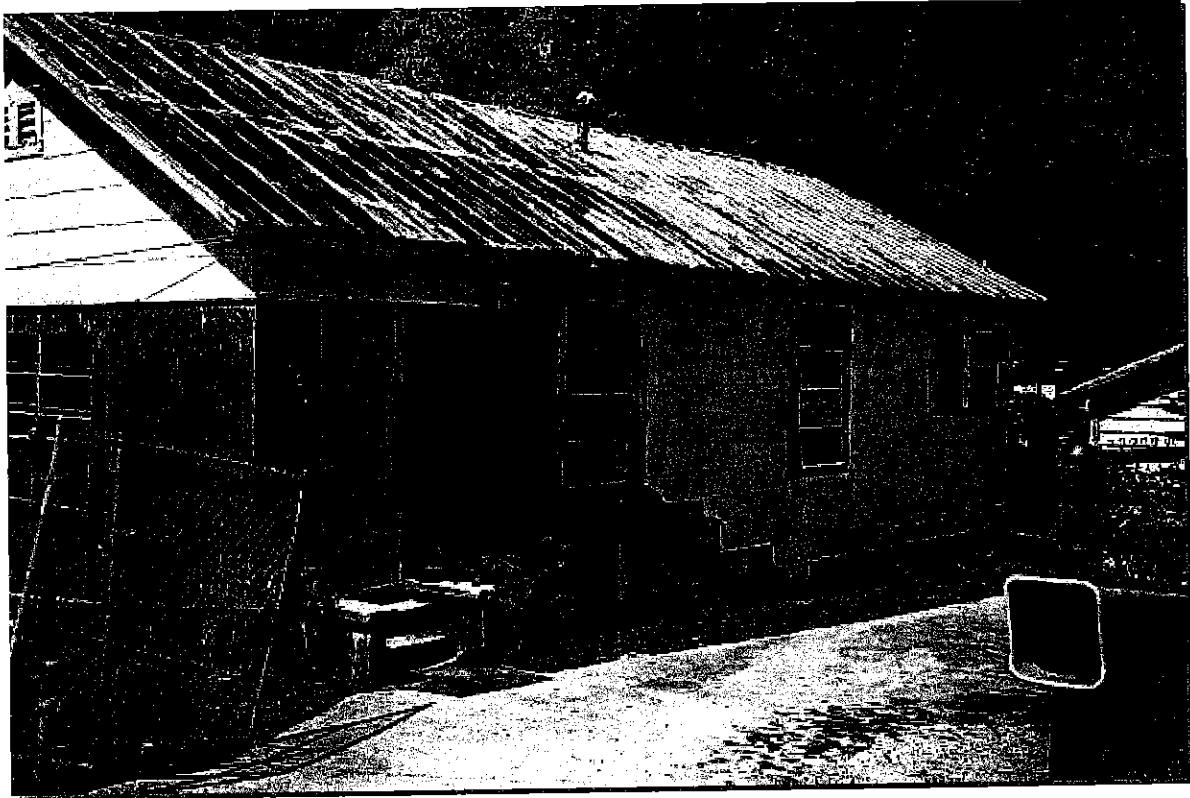
B. BEAUTIFICATION AND APPEARANCE IMPROVEMENTS

- 1) QUICK VICTORY CLEAN-UP.** Working with County Departments, the WACRA shall identify the "dirty dozen" sites which will be targeted for the inaugural Fast Strike Clean-Up. For those property owners who have left their sites in a state of disrepair, the Agency shall initiate a Clean and Lien program. This shall be designated a Quick Victory program.



- 2) LANDSCAPING/STREETSCAPING PROGRAM.** The Agency shall design and install landscape and streetscape improvements, including landscape materials, lighting, benches and trash receptacles in areas identified by the Board.

- 3) PAINT-UP/FIX-UP.** As a Quick Victory program, the Agency shall create and fund a simplified rehabilitation program designed to improve the appearance of the redevelopment area through extensive repainting of all structures in the redevelopment area which are submitted by their property owners.



- 4) PUBLIC TRASH RECEPTACLES.** The Agency shall create a contest to determine the design for public trash receptacles, which will be purchased and installed with redevelopment funds. The WACRA Board shall appoint the judging committee to select the preferred design. This shall be designated a Quick Victory program.

- 5) **ENTRANCEWAY MONUMENT SIGNS.** The Agency shall employ design professionals to create entranceway monuments for the County borders that are coterminous with the redevelopment area. The Agency will fund all aspects of design, building and installation of the monuments after final Board approval.

- 6) **SIGNAGE PROGRAM.** The Agency shall encourage business owners to develop innovative and attractive signage by awarding partial funding for such signs. This shall be a Quick Victory program.

- 7) **ART IN PUBLIC PLACES.** The Agency shall appropriate funds for the purchase and installation of Art in Public Places within the Redevelopment Area. Emphasis shall be placed on local artists and themes.

C. RESIDENTIAL REINVESTMENT

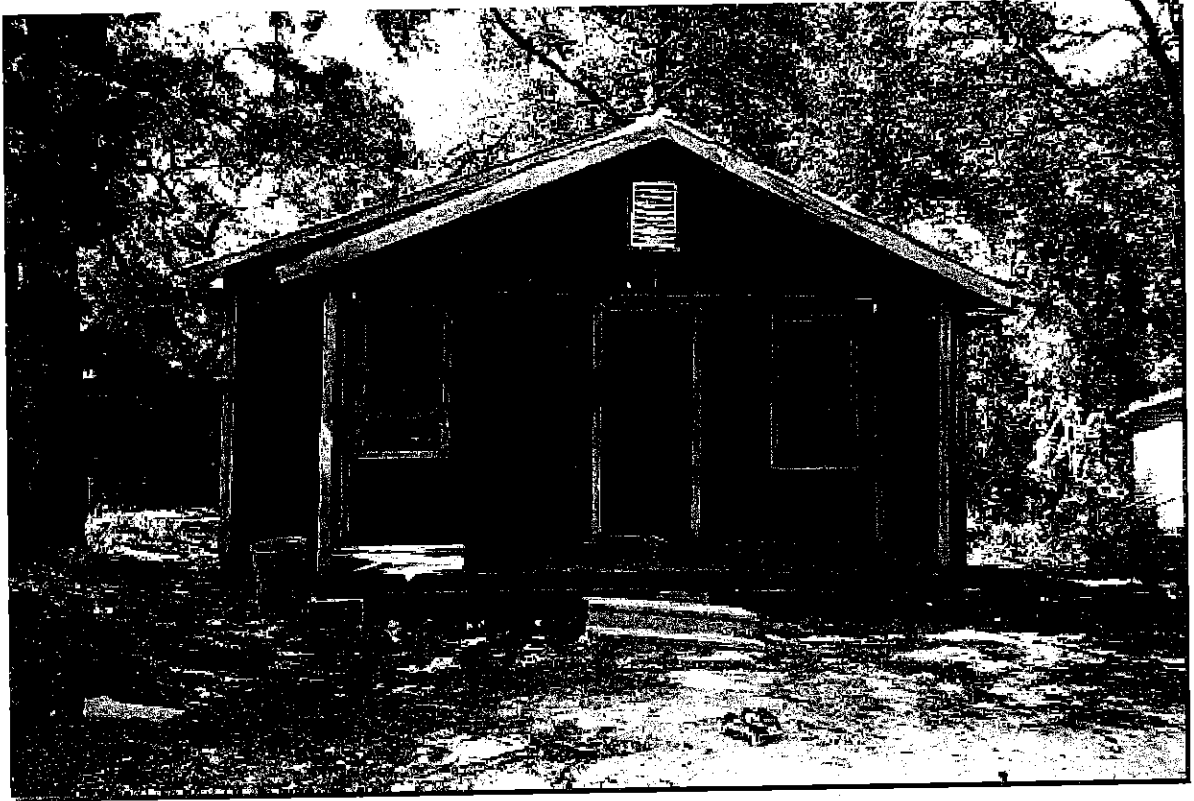
1) RESIDENTIAL REHABILITATION.

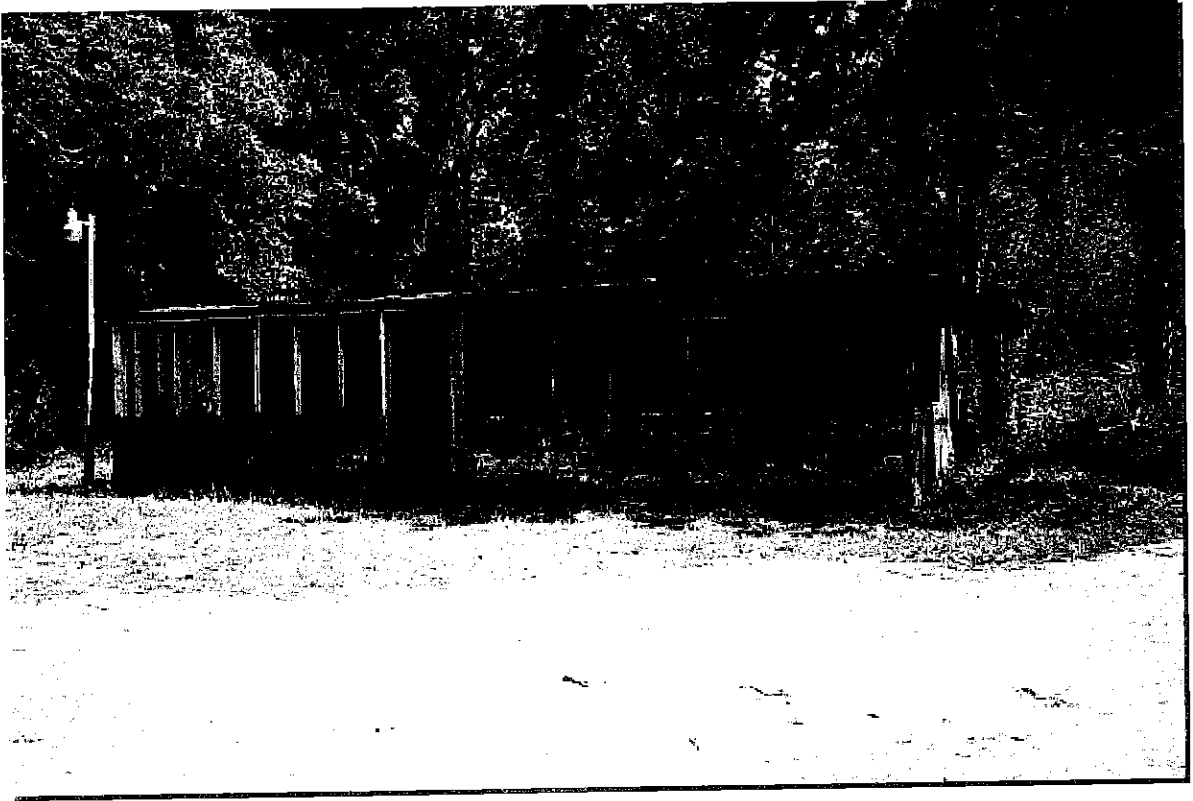
The Agency shall provide a combination of grants and loans to residential property owners for the rehabilitation of their homes. These funds can be used for a broad range of permanent improvements including sewer hook-ups.



- 1) IN-FILL & NEW HOUSING PROGRAM.** The St. Johns County Sheriff's Department survey identified approximately 47 abandoned structures in the redevelopment area. An appropriation of funds has been designated for demolition of approximately 40 of these structures. These sites have been identified as "high priority" for residential infill. The Agency shall recruit local builders and build new homes on these sites and on vacant sites throughout the area.

The following photographs show potential sites for infill housing.





2) MORTGAGE SUBSIDY GUARANTEE AND "SILENT SECONDS."

The Agency shall provide a pool of mortgage money which will be available to purchasers of WACRA-built residential homes and will serve as the "gap financing" between what banking institutions will lend and what a qualified potential homeowner can secure. The Agency shall have the authority to structure mortgages to be "silent" during the new homeowner's period of ownership. The Agency's position becomes active upon the sale of the property. The cap of these mortgages shall be set by Board policy on an annual basis each year the program is active.

- 3) ROLE MODEL RESIDENTIAL RECRUITMENT PROGRAM.** In order for a community to become sustainable, it is important for its younger citizens to view members of the community as role models. Accordingly, the WACRA has identified police officers, firemen and educators providers as quality role models for West Augustine's youth. This program initiates a special recruitment effort to be undertaken by the Agency to market homeownership to members of these professions for all housing-related redevelopment programs. The Agency will conduct special informational seminars with organizations employing "role models" in an effort to inform them of the housing and mortgage assistance opportunities in the improving West Augustine redevelopment area.

D. INFRASTRUCTURE

**1)
INFRASTRUCTURE
IMPROVEMENTS.**

Working with appropriate County departments, the Agency may consider funding infrastructure deficiencies and projected needs, including utilities, roadways, sidewalks and stormwater management. All infrastructure projects funded by the Agency shall be directly tied to increasing the area's redevelopment potential to generate a higher return of tax increment funds and increase the likelihood of private investment. This program is not designed to replace the County's efforts to secure CDBG and other similar funds but rather to augment them.





Lack of infrastructure within the area is an impediment to new residential as well as commercial development which is necessary to revitalization.

E. ENVIRONMENTAL CLEAN-UP

- 1) **ENVIRONMENTAL CLEAN-UP.** The WACRA Board of Commissioners shall establish a fund, which may be used to assist in the clean-up of environmentally contaminated sites. The Agency will activate this program in the event that a viable and desirable redevelopment project necessitates the reuse of a contaminated site. The degree of the Agency's financial participation will be determined by the Board on a case-by-case basis contingent upon the redevelopment value of the project.

F. AIR RIGHTS

- 1) **AIR RIGHTS.** As provided in Section 163, *Florida Statutes*, the Agency shall acquire air rights when necessary for the creation of parking facilities or signage.

G. HISTORIC PRESERVATION

- 1) **SURVEY OF HISTORIC STRUCTURES AND SITES.** In conjunction with the Historic Preservation Board, the WACRA shall fund a survey of structures and sites to identify those of historic, cultural and social significance in West Augustine's past.
- 2) **HISTORIC PRESERVATION GRANTS AND LOANS.** The WACRA shall provide specialized grants and loans to meet the needs and fund the opportunities identified in the Historic Preservation Survey. These funds shall also be used to leverage additional public and private funds for this purpose.

H. REDEVELOPMENT ADVOCACY

REDEVELOPMENT ADVOCACY ACTIVITIES

The WACRA shall actively advocate for actions by other public and private bodies, which are to the benefit of area residents.

I. CODE ENFORCEMENT

Working with County departments the WACRA shall fund increased code enforcement services within the redevelopment area. The goal of this program is to increase the marketability and aesthetics of the properties in the redevelopment area.

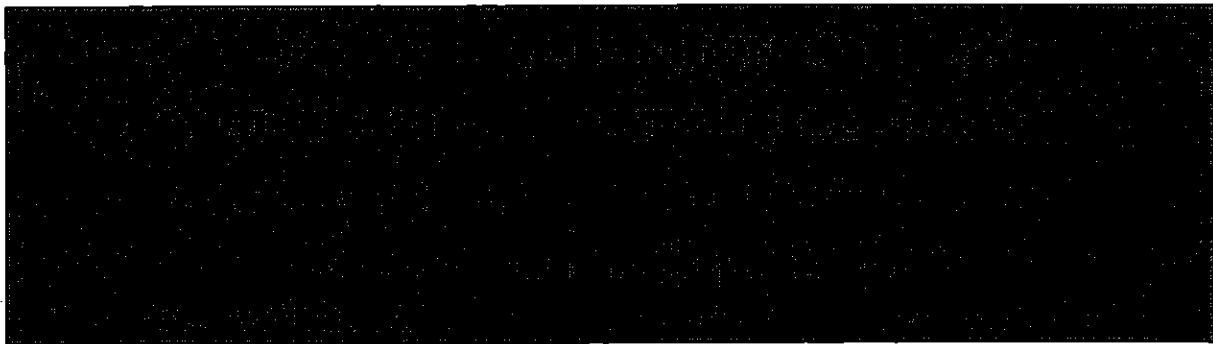


J. COMMUNITY POLICING INNOVATIONS

- 1) The WACRA shall have the authority to assist in utilizing community policing strategies designed to reduce crime within the WACRA area.

These strategies may include, but are not limited to:

- Community Mobilization
- Neighborhood Block Watch
- Citizen Patrol
- Neighborhood Storefront Police Station
- Motorized Patrol
- Other Strategies



A. BUDGETED PROJECTS FOR WACRA AREA

**Identification of any Capital Improvement Projects in the
 Redevelopment Area in the St. Johns County CIP Budget**

**Listing of projects in St. Johns County FY 2002 budget with funding
 source:**

Project	Funding Source	FY 2002 Amount
Calvin Peete Park Center	Impact Fees – Park Zone C	\$119,712
Affordable Housing Study	General Fund	\$43,529
Substandard Housing Survey	General Fund	\$20,000
Gilbert Street Drainage	Transportation Trust Fund	\$400,000
West Augustine Stormwater Improvement	Grant and General Fund	\$1,100,000
Dirt Road Improvement Program	Transportation Trust Fund	\$1,000,000
King Street Corridor Plan	Transportation Trust Fund	\$50,000
N. Holmes Boulevard Extension	Holmes Blvd. Fund Transportation Trust Fund	\$2,203,334 \$1,200,000
G.I.S. Mapping	Utility Services Fund	\$168,368

West Augustine Sewer Lines	Grant and In-Kind from City of St. Augustine	\$500,000
West King Street Landscaping	Grant, In-Kind, and General Fund	\$74,269
Calvin Peete Park	General Fund	\$70,000
Tap Fees	SHIP	\$135,000
Housing Rehabilitation	SHIP	\$190,672
Removal of Abandoned/Unsafe Structures	As identified in the September 2001 West Augustine Economic Revitalization Plan for 47 structures identified in the West Augustine area	\$100,000

B. PROJECTED COST OF PHASE ONE (FIRST FIVE YEARS) REDEVELOPMENT ACTIVITIES

The projections listed in this section shall not constitute the budget of the WACRA. The WACRA Board of Commissioners determines the actual budgets for the Agency during the annual budget adoption process. The allocations made by this Board shall be based on the priorities and needs of the community, the tax increment revenue available, financial resources provided by the St. Johns County Commission in the respective budget years, and grants and other funding resources secured by the County and the Agency.

The following is a listing of redevelopment activities addressing land acquisition costs, multiple redevelopment activities, infrastructure improvement, redevelopment expertise, and engineering and other professional services. **Nothing in this section is legally binding upon the Agency or the County.**

1) **LAND ACQUISITION**

This shall include commercial and residential properties.

In the Fall of 2001, data collection indicates that there are in excess of 400 vacant lots in the WACRA area. These lots are zoned single-family residential and are designated for residential use in the future land use element of the St. Johns County Comprehensive Plan. The acquisition cost of these properties on an individual basis will range between \$5,000 - \$10,000 per lot. The data also indicates that code enforcement liens and other financial encumbrances would need to be cleared before the Agency could obtain clear title to these properties. It is not contemplated that the Agency should undertake the acquisition of all of these lots in Phase One, which would require a capital outlay of approximately \$3,000,000. The suggested strategy is that beginning in year two of the Plan's implementation that the Agency acquire five lots and increase this amount to 10 lots in years three, four and five. This would require an estimated capital outlay of \$300,000 in the first phase. The priority lots and properties for acquisition shall be those that possess the following characteristics:

- a) The lots and properties shall appear on the inventory identified by the St. Johns County Sheriff's department as abandoned vacant and public nuisance structures.
- b) The lots and properties shall be those, which have the highest number of code enforcement liens and violations, which serve as an impediment to the improvements of the surrounding redevelopment community.
- c) The lots and properties that meet the criteria in "a" and "b" and can be clustered into close geographic proximity. This will allow cost effective infill housing and generate a highly visible impact for the community to see that redevelopment is occurring.

2) MORTGAGE ASSISTANCE

It will be incumbent upon the WACRA to make available funding that will serve as the gap funding between what the potential new home owner or commercial property owner can provide and the resources made available by the existing County Community Development and other programs. While it shall be the policy of the Agency, unless waived by its Board, that all participants in any mortgage assistance program contribute some capital resources on their part. It is often the case that many public grant and loan programs are not utilized because of this gap in financial resources. The Agency may allocate funds to serve as the gap or bridge financing/resources in order for existing programs to be implemented. This allocation should begin in year two in the amount of \$5,000 and increase in the amount of \$5,000 each subsequent year. Therefore, the budget for gap financing in Phase One shall be \$50,000.

3) REDEVELOPMENT PROGRAM DEVELOPMENT AND IMPLEMENTATION SERVICE

No redevelopment agency can succeed during its infancy without the support of redevelopment expertise. The first 18 to 24 months of the Agency's life will be the most difficult and most highly scrutinized. It is imperative that the County, which has created this Agency, provides funding to secure expert resources to implement the projects and promises established in this Redevelopment Plan and discussed at numerous public hearings. It is recommended that existing staff resources in Housing and Community Development Department be supported by redevelopment expertise during this critical period as opposed to creating additional County employee positions. The strategy is that if success is generated during this critical start-up period, that the existing staff will be able to continue with minimal outside assistance and without adding employees to the payroll.

The estimated cost to address this workload would be \$72,000 the first year and \$36,000 the second year. The redevelopment consultant's responsibilities would include, but not be limited to:

- Implementation of Programs
- Technical Advisor to Housing and Community Development Staff Regarding Community Redevelopment Agency
- Annual Report to State Auditor General
- Special Districts Report to DCA
- Development of Mortgage Assistance Program
- Development of Residential Rehabilitation Program
- Development of Commercial Façade Improvement and Rehabilitation/Construction Program
- Development of Quick Victory Projects
- Development of Code Enforcement Clean Up Program

4) ADMINISTRATIVE AND AUDIT RESPONSIBILITIES

As required by Florida Statutes, the Agency shall provide an Annual Report and audit to the State Auditor General's office on an annual basis. In addition, the Agency is required to provide a Special Districts Report to the Department of Community Affairs annually. The cost for the audit will be approximately \$4,000 per year. St. Johns County shall select the auditor. The Annual Report to be provided to the State Auditor General's office and the Special Districts reporting requirements that are provided to the Department of Community Affairs shall be completed by the redevelopment experts contracted under Section Ten of this Plan. Therefore over a five-year period, the cost of these activities not covered by the redevelopment consultants shall be approximately \$20,000.

5) QUICK VICTORY PROJECTS

Quick Victory projects are those defined as having a major visible impact high on the community priority list while consuming little in terms of financial and time resources. These initial successes are key to generating community confidence and support for the County's redevelopment efforts. These projects should be prioritized based on the community meetings that have been held and future community input. They should not be "top-down" decisions.

Examples of Quick Victory projects include:

- Community Clean Up Project
- Paint-Up/Fix-Up Project
- Community requested signage such as "Slow – Children Playing"
- Private fund-raising
- Community Awareness

The projected cost is approximately \$5,000 each year. (\$25,000 for Phase One period)

6) FAÇADE IMPROVEMENTS/COMMERCIAL REHABILITATION AND CONSTRUCTION

It is expected that in years four and five in Phase One that residential improvement programs should be well underway. It is also expected that CRA consulting experts should be able to create an improved commercial environment for investment through private banking coalitions and other advocacy work. In year four, \$100,000 should be allocated to partner with private investment and other private resources to build or rehabilitate a viable commercial structure in the community's commercial center. It is the recommended budget strategy that one commercial building be

successfully financially stabilized prior to a second project of this nature is undertaken. Total allocation for Phase One: \$100,000.

7) HOUSING REHABILITATION

Commencing by year two, the Agency shall through its redevelopment consultants, establish and begin implementation of a housing rehabilitation program. This program will provide priority to local contractors to make necessary improvements to existing housing stock of primary residences. It is anticipated that the rehabilitation expenditure per unit will be in the range of \$10,000. It shall be the goal of this Agency to complete five units beginning in the second year, continuing at this rate each subsequent year during Phase One. Therefore a total of 20 units will be rehabilitated under this program by the Agency utilizing a total TIF allocation of \$200,000. This redevelopment activity should be partnered with other grant and resource programs to generate the maximum level of TIF funds and staff and consultant efforts in order to exceed this base goal of 20 units.

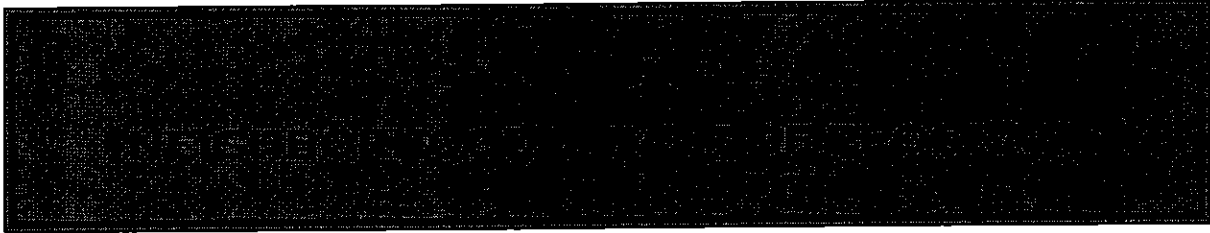
8) CODE ENFORCEMENT CLEAN UP

It is often the case in redevelopment areas that some homeowners cited for code enforcement infractions are unable to comply due to hardships. It is the recommended priority of this Agency's budget that the redevelopment consultant create a redevelopment program whereby those in need can be identified in an application made to the WACRA Board for funding to assist them in complying with County codes. This program is not designed to assist absentee landlords, but is focused on those citizens who own homes and reside in the redevelopment area who due to illness, loss of family member, or severe economic hardship are unable to improve their homes to the desired level by the balance of the community. The cost per incident for compliance anticipated under this program is minimal. Therefore, an

allocation of \$2,000 per year is recommended beginning in year two, for a total Phase One allocation of \$8,000.

PHASE ONE BUDGET PROJECTION
(FUNDED FROM TIF AND COUNTY REVENUE)

REDEVELOPMENT ACTIVITY	YEAR ONE	YEAR TWO	YEAR THREE	YEAR FOUR	YEAR FIVE
LAND ACQUISITION	-0-	\$37,500	\$75,000	\$75,000	\$75,000
MORTGAGE ASSISTANCE	-0-	\$5,000	\$10,000	\$15,000	\$20,000
REDEVELOPMENT PROGRAM DEVELOPMENT AND IMPLEMENTATION SERVICES	\$72,000	\$36,000	-0-	-0-	-0-
ADMINISTRATIVE AND AUDIT	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
QUICK VICTORY PROJECTS	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
FAÇADE IMPROVEMENTS AND COMMERCIAL REHABILITATION AND CONSTRUCTION	-0-	-0-	-0-	\$50,000	\$50,000
HOUSING REHABILITATION	-0-	\$50,000	\$50,000	\$50,000	\$50,000
CODE ENFORCEMENT CLEAN UP	-0-	\$2,000	\$2,000	\$2,000	\$2,000
ANNUAL TOTAL	\$81,000	\$139,500	\$146,000	\$201,000	\$206,000
FIVE YEAR (PHASE ONE) TOTAL				\$773,500	



A. INTRODUCTION

The West Augustine Community Redevelopment Agency (WACRA) contains a large number of residential units occupied by low to moderate-income households. This section provides a review of potential impacts to the area residents and the neighborhoods in general.

Redevelopment in West Augustine is in its earliest stages, and future impacts of cumulative redevelopment activities cannot be quantified. Future impacts generated by redevelopment activities will be reviewed on a case-by-case basis as the proposed projects proceed through the various stages, boards and activities with the development approval process.

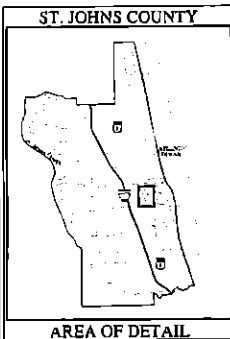
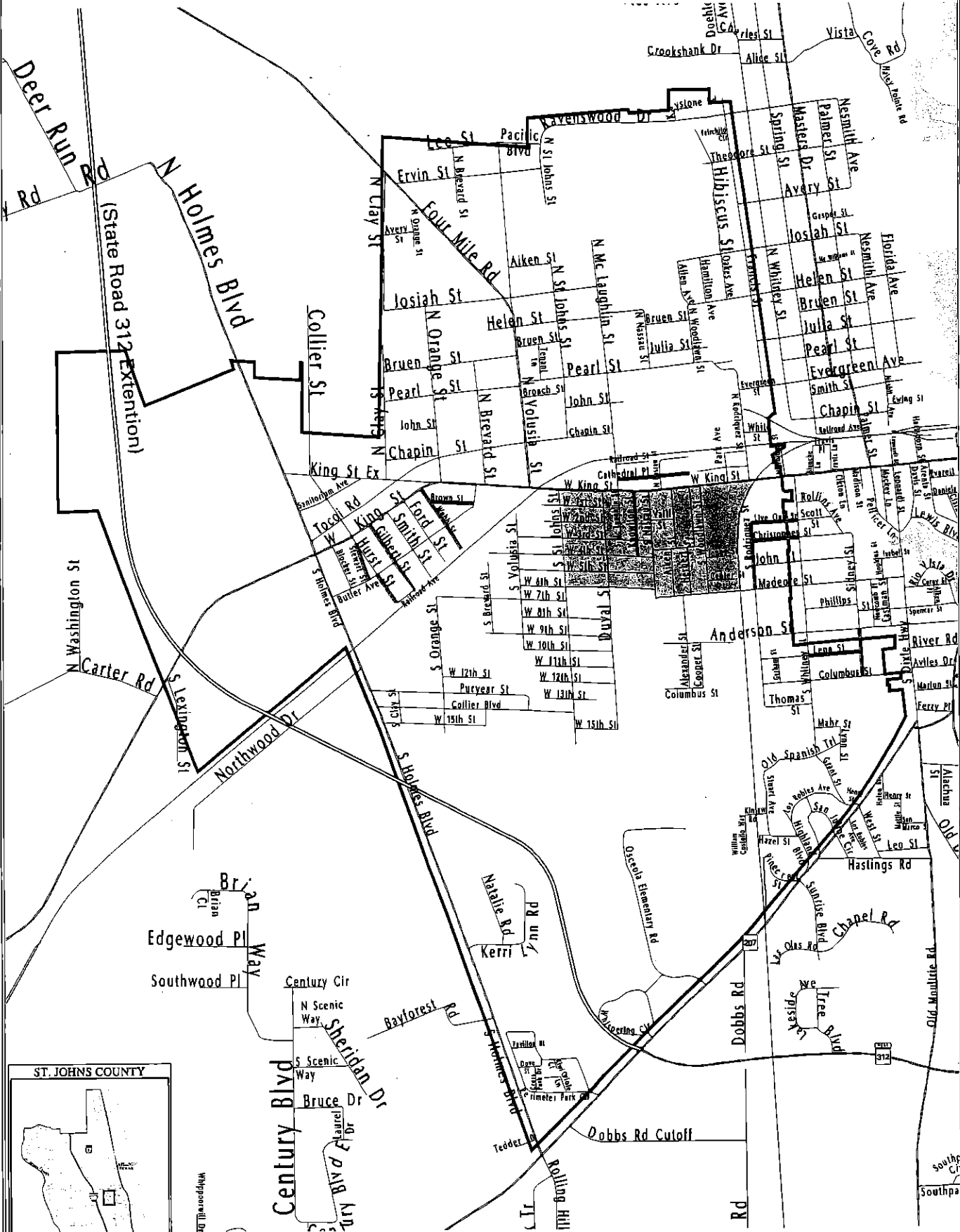
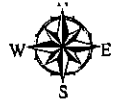
B. LAND USE, ZONING AND DEVELOPMENT APPROVALS

At the time of the adoption of the Plan, it shall be the intent of the WACRA to conform to all pertinent laws, ordinances and resolutions of St. Johns County as they relate to the approval of required permits or development orders for WACRA-initiated projects which require such approvals.

C. TRAFFIC CIRCULATION

It is the intent of the WACRA to promote and improve safe, efficient and convenient traffic circulation throughout and within the West Augustine CRA area. In that the existing roadway network provides considerable connectivity with arterials and connectors, the WACRA shall emphasize the need to improve and

WEST AUGUSTINE



pave those roadways within the WACRA, which are currently unpaved. The Agency shall also serve as an advocate for aggressive grant and state funding for roadway and traffic circulation improvements.

D. COMMUNITY FACILITIES AND SERVICES

The original design of the existing community facilities and services in the West Augustine area contemplated the full development of the redevelopment area. However, the redevelopment area is presently almost 50% vacant; therefore, community facilities and services have adequate capacity (e.g., roadways, parks and water/sewer treatment facilities). It is the intent of the WACRA to promote redevelopment and infill development within the redevelopment to maximize the use of existing facilities and improve efficiencies in these systems.

E. EFFECT ON SCHOOL PROPERTIES

The schools within a community serve a critical role in building community identity and maintaining vitality. There are three schools located within the boundaries of the redevelopment area, and redevelopment success will bring new students, parents, volunteers and energy into these educational facilities. A majority of residential housing stock in the redevelopment area is rental, as documented by the lack of homestead exemptions in the area, and rental property tends to increase the number of transient students in a community. A shift towards more owner-occupied housing will promote community stability and identity. Educational facilities will also benefit from economic development in the redevelopment area. New and expanding businesses enterprises will improve the climate for partnerships between businesses and schools and increase opportunities for classroom sponsorships, co-op learning opportunities (at the middle school level) and improved community involvement.

F. ENVIRONMENTAL QUALITY

The West Augustine community has identified environmental improvements as a priority for the WACRA, and redevelopment programs will focus on code enforcement and the clean-up of environmental sites as needed. Stormwater quality problems can also be addressed through redevelopment, and it is the intent of the WACRA to maximize the positive impact of improvements by promoting a macro "watershed" approach to stormwater quality rather than an exclusive site-by-site basis. Addressing environmental issues on an area-wide basis will also increase the competitiveness for WACRA as it pursues grant and other funding in this area.

**SECTION TWELVE
WEST AUGUSTINE COMMUNITY
REDEVELOPMENT AGENCY
PLAN AMENDMENT PROCESS**

The West Augustine Community Redevelopment Agency (WACRA) Redevelopment Plan shall be in effect for a maximum of thirty (30) years from the date of its adoption.

The Plan may need to be amended in order for it to maintain its relevance and currency; to respond to priorities as they emerge; to serve new redevelopment areas; and to add needed specificity as projects, tax increment revenues and expenditures are defined in more detail over time.

Amendments to the Plan can only be made by the Board of County Commissioners of St. Johns County upon recommendations of the WACRA Board. The WACRA will initiate any amendment action by adopting a Resolution recommending that the Board of County Commissioners of St. Johns County amend the Plan in a specified manner. The WACRA may then hold an advertised public hearing on the proposed modification or amendment and approve the modification by passage of an appropriate Resolution. Any amendment action also requires pre-notification of the affected taxing authorities by registered mail.

The governing State Statute does not specifically require that Plan amendments be reviewed by the Local Planning Agency (Planning & Zoning Board) for conformity with the Comprehensive Plan, but this may be advisable if there is any question relative to an amendment's conformance with the County Comprehensive Plan. Also, at the time of amendment approval, the original "findings" made at the time of Plan adoption [F.S. 163.360(6)(a-d)] should be reaffirmed with regard to the proposed amendment or modification.

SEVERABILITY CLAUSE:

If any provision of this Community Redevelopment Plan or subsequent amendments shall be found to be invalid, unconstitutional or otherwise legally infirm, such provision shall not affect the remaining portions of the Plan.

**SECTION THIRTEEN
TECHNICAL INFORMATION, MAPS AND
GENERAL PLANNING STATEMENTS**

**TECHNICAL INFORMATION, MAPS AND
GENERAL PLANNING POLICY**

This section contains a checklist charting the location of all requirements for a Community Redevelopment Plan as contained in this document and identified in Section 163.362, *Florida Statutes*.

A. TECHNICAL PLAN ELEMENT

TECHNICAL ITEM	SECTION
Legal Description and Justification for the Redevelopment Area Boundaries	1
General Description of Redevelopment Area	1
Neighborhood Impact Review	11
Identification of any Capital Improvement Projects in the Redevelopment Area in the St. Johns County CIP Budget	10
Affordable Housing Policy Statement	7
Relocation Policy	7
Safeguards and Accountability Element	6
Projected Redevelopment Expenditures	10
Statement Providing a Time Certain for Completing All Redevelopment Tasks	13
Policy Statement Ensuring Compliance of WACRA Plan with the St. Johns County Comprehensive Plan	13

The following technical elements are addressed in more detail as described below.

(1) **STATEMENT PROVIDING A TIME CERTAIN FOR COMPLETING**

ALL REDEVELOPMENT TASKS: As prescribed in Section 163.362(10), *Florida Statutes*, the time certain for the completion of all redevelopment tasks and programs presented in the WACRA Plan shall occur 30 years after the Plan is approved, adopted and adopted pursuant to Section 163.361(1) *Florida Statutes*. All tax increment financing revenue from all sources will cease to be collected and deposited into the WACRA Redevelopment Trust Account after the 30-year period has transpired.

(2) **GOVERNING POLICIES:** The WACRA shall adhere to all requirements as set forth in Chapter 163, *Florida Statutes* and in the Interlocal Agreement approved by the St. Johns County Board of County Commissioners.

All WACRA development activities shall be subject to the St. Johns County Land Development Regulations, Comprehensive Plan and the County Code of Ordinances. It shall be the policy as stated in this adopted redevelopment plan that no portion, program or strategy of this document shall be in conflict with the adopted St. Johns County comprehensive plan which is in force at the time the WACRA Redevelopment Plan is adopted. Any future action undertaken by this agency shall be subordinate to the County's existing comprehensive plan at the time it is undertaken or shall be required to receive County and State approval for any amendment that would allow for any potential conflict to be reconciled. Furthermore, all restrictions regarding size, height limitations, materials, setbacks, and other development code restrictions and requirements

undertaken by any redevelopment activity shall be subordinate to the St. Johns County Land Development Regulations in effect at the time the project is undertaken.

To the greatest extent it determines feasible, the WACRA will afford maximum opportunity consistent with the needs of the community for private sector participation in redevelopment activities.

The WACRA will make every effort to responsibly leverage its financial resources to generate the maximum amount of funding for redevelopment activities. This includes but is not limited to utilizing TIF monies as matching funds for public and private grants.

The WACRA will work in concert with groups such as the CRA Steering Committee, Housing Authority or their representative, and economic development groups, to create positive economic development and to foster job creation and business opportunities in the assigned Redevelopment Area.

The WACRA will work with all local groups to ensure public input and participation in the implementation of its Redevelopment Plan and activities.

The WACRA will work to coordinate and maximize all redevelopment activities with the appropriate local governments, housing authorities, St. Johns County, the State of Florida and the Federal Government.

THE ST. AUGUSTINE RECORD

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **LINDA Y MURRAY**
who on oath says that she is an Accounting Clerk of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement, being a

NOTICE OF PUBLIC HEARING

In the matter of

WEST AUGUSTINE REDEVELOPMENT AGENCY

in the Court, was published in said newspaper in the issues of
NOVEMBER 20, 2001

Affiant further says that the St. Augustine Record is a newspaper published
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper
heretofore been continuously published in said St. Johns County, Florida, each
day and has been entered as second class mail matter at the post office in the
City of St. Augustine, in said St. Johns County, for a period of one year preceding
the first publication of the copy of advertisement; and affiant further says that
she has neither paid nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing the advertisement for
publication in the said newspaper.

Sworn to and subscribed before me this **23RD** day of **NOVEMBER**
by *Linda Y Murray* who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

Zoe Ann Moss

(Signature of Notary Public)

(Seal)

Zoe Ann Moss



COPY OF ADVERT

NOTICE OF PUBLIC HEARING OF THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS
NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida will hold a public hearing on Tuesday, November 27, 2001 at 1:30 p.m. in the County Auditorium at the County Administration Building, 4020 Lewis Speedway, (CR16A & US1 North), St. Augustine, Florida.
The purpose of the hearing is for the Board of County Commissioners, who is also the Board of the West Augustine Community Redevelopment Agency, to consider adoption of a Community Redevelopment Plan pursuant to the Florida Community Redevelopment Act of 1969, Laws of Florida, codified as Chapter 163, Part III (ACT) Florida Statutes.
The Board will act in its capacity as the Board of the West Augustine Community Redevelopment Agency first and will take action as the Board of County Commissioners second.
If a person decides to appeal any decision made with respect to any matter considered at the meetings/hearings he/she will need a record of the proceedings, and for such purpose he/she 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.
NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceedings should contact ADA Coordinator, at (904) 823-2501 at the County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32095. For hearing impaired individuals: Telecommunication Device for the Deaf (TDD): Florida Relay Service: 1-800-955-8770, no later than 4 days prior to the date of the meeting/hearing.
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
CHERYL STRICKLAND, ITS CLERK
By: Patricia DeGrande, Deputy Clerk
L2503-1 Nov 20, 2001

2001