

WEST AUGUSTINE

St. Johns County, Florida



West Augustine is a community in St. Johns County, FL that is poised for commercial growth. The West Augustine Community Redevelopment Area as a whole consists of 2,155 acres that are mostly undeveloped. Fresh design standards provide a distinctive environment attractive to entrepreneurs, retailers, restaurants and commercial services that are considering opening a business in West Augustine.

DEVELOPMENT OPPORTUNITY

± 2,155 Developable Acres

West Augustine has seen a resurgence with locally owned businesses sprouting up. The businesses have been joined by Family Dollar, the first national retailer to anchor the West Augustine Overlay District.

This new activity, combined with Florida Memorial University's vision to develop and revitalize its 340+ acres within the district, lays the groundwork for other exciting opportunities to follow.



NATIONAL RETAILERS

- Family Dollar
- Dollar General

COMMUNITY CENTER

- Solomon Calhoun Community Center & Pool

FUTURE EXPANSION

- Florida Memorial University
- Medical Center



COMMUNITY TESTIMONIAL

"FMU's vision of developing and revitalizing its holdings to become a productive and active part of the rebirth of the West Augustine/St. Johns County community is a major priority for the university."

- Roslyn Clark Artis, J.D., Ed.D.
Past Florida Memorial University President

MARKET & LOGISTICS

Airports

- Northeast Florida Regional Airport
- Jacksonville International Airport

Highways

I-95, I-10, US 1, SR 16, SR 207

Railroads

- FL East Coast Railway
- CSX via Jaxport
- Norfolk Southern via Jaxport

COMMERCIAL OVERLAY DISTRICT

The St. Johns County Commission approved the **West Augustine Commercial Overlay District** to enhance flexibility for economic development and neighborhood revitalization. The district encourages development of a mixed-use community within a neighborhood center and promotes a pedestrian and bicycle-friendly area.



DESIGNATION BENEFITS

Creation of the West Augustine Overlay District provides numerous benefits to help save valuable time and costs associated with new development. Notable aspects of this district include:

- **Allows for multi-family, commercial and mixed-use development without the need to rezone to Planned Unit Development (PUD)**
- **Increases the number of allowable uses and introduces new uses such as small-scale warehousing and urban agriculture**
- **Flexible design standards increase the developable property area, including reduced setbacks, buffering and screening, along with landscaping and parking requirements**

OVERLAY DISTRICT LOCATION & FEATURES

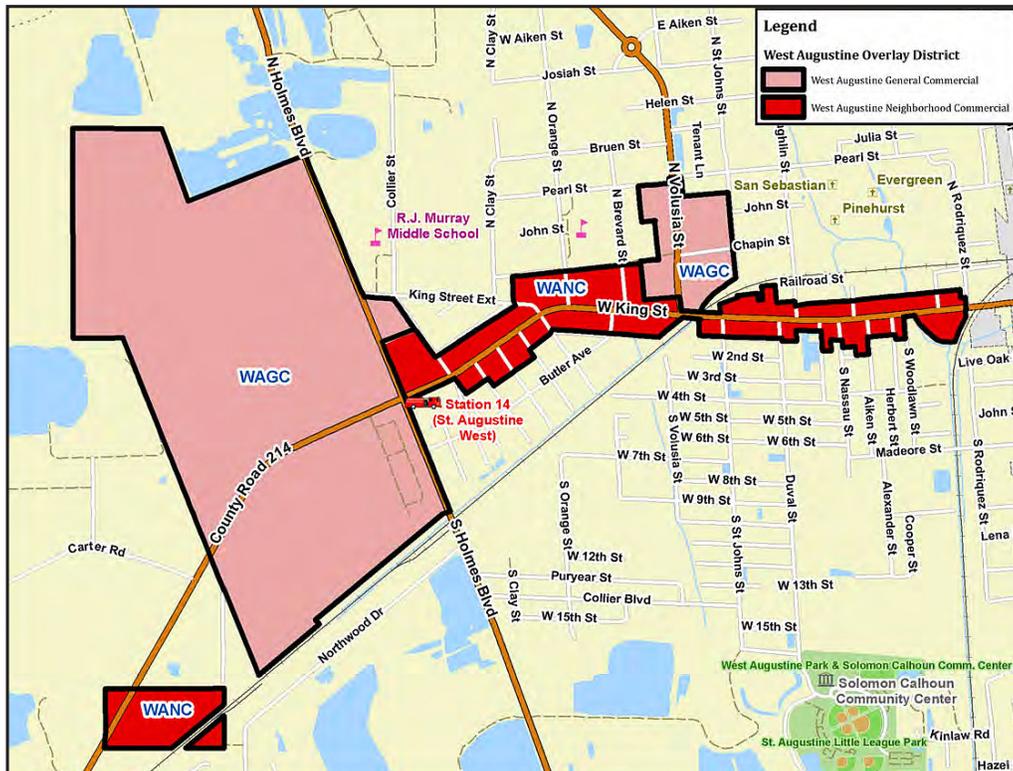
This district is located two miles west of the heart of downtown St. Augustine, which supports a thriving university and tourism environment. Primary thoroughfares are W. King Street, N. Volusia Street, S. Holmes Blvd. and County Road 214, and will also include the proposed future SR313.

SELECT COMMERCIAL USES ALLOWED BY RIGHT

- Financial Institutions
- Retail Goods Store
- Service Business
- Medical/Professional Office
- Mini Warehouses
- Specialty Food Stores
- Fine Arts School
- Art Gallery/Museum/Library
- Vet Office
- Gas Station/Service Center
- Take-Out Restaurants
- Spas/Gyms
- Special Care Housing
- Supermarket
- Child and Adult Care

TWO DISTINCT AREAS

The overlay district includes two distinct areas that would allow commercial development. The West Augustine Neighborhood Commercial sub-area (WANC) encourages neighborhood-friendly, mixed-use commercial development along W. King Street and N. Holmes Blvd., including townhouse and multi-family development. The West Augustine General Commercial sub-area (WAGC) provides general business and commercial uses along N. Volusia Street and Holmes Blvd., with supporting townhome and multi-family development.



VISION FOR EQUITABLE ECONOMIC DEVELOPMENT OF WEST AUGUSTINE

Jobs:

- Create innovative workforce development and training programs
- Improve access to living wage jobs

Entrepreneurship and Commercial Development:

- Raise awareness of programs that support minority-owned and women-owned businesses
- Develop programs for new and aspiring entrepreneurs
- Create a fund to provide below-market capital to small, minority-owned, and women-owned businesses
- Create a commercial development fund for underserved areas
- Be more intentional about incentives for encouraging job creation in underserved areas
- Move vacant or underused county-owned property back to productive use, respecting equitable development

WEST AUGUSTINE

Community Redevelopment Area

