

VILANO BEACH

St. Johns County, Florida



Vilano Beach is a coastal community in St. Johns County, Florida and located just across the bay from the historic City of St. Augustine. The location features the Vilano Beach Community Redevelopment Area, which has been designed to encourage redevelopment of the Vilano Beach Town Center. The Town Center became a Florida Main Street Community in 2003.

DEVELOPMENT OPPORTUNITY

- **24-Acre Neighborhood Lifestyle Center**
- **± 4 Acres Remain Undeveloped**

The County established the Vilano Beach Town Center Mixed Use District in 2004. A Publix Super Market opened in 2012, along with new neighborhood commercial retail stores.

Retail, restaurant and professional office space is available for lease or purchase. Mixed-use plans are underway for other property development. Hyatt Place Hotel and the Holiday Inn Express were recently constructed in the area.



NATIONAL RETAILERS

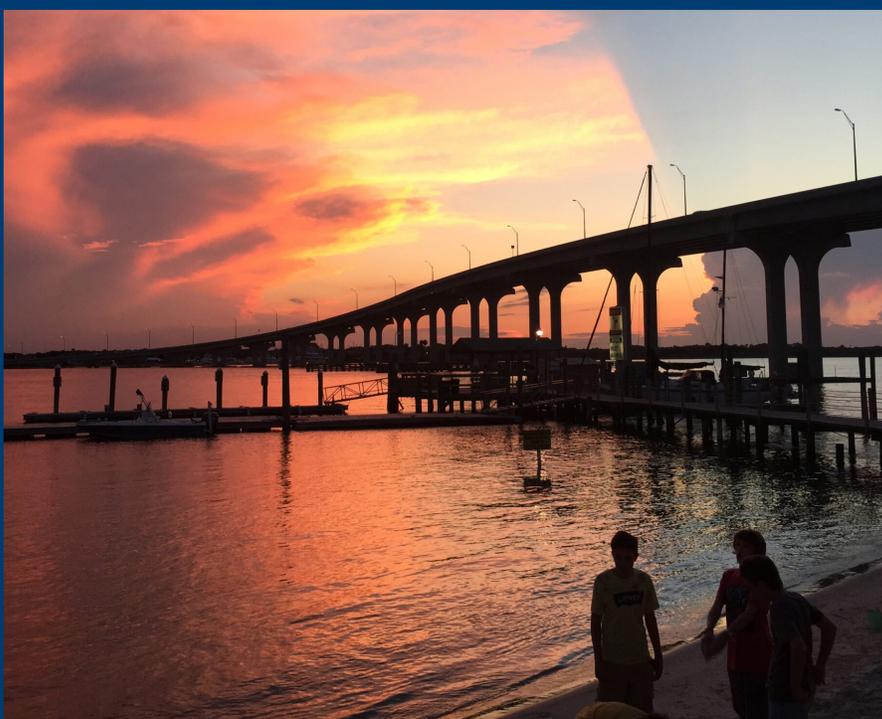
- Publix Super Market

COMMUNITY CENTER

- North Shores Community Center

ACCOMMODATIONS

- Hyatt Place
- Holiday Inn Express
- Hampton Inn and Suites



MARKET & LOGISTICS

Airports

- Northeast Florida Regional Airport
- Jacksonville International Airport

Highways

I-95, I-10, US 1, SR 16, SR 207, SR A1A

Railroads

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

COMMERCIAL OVERLAY DISTRICT

The St. Johns County Commission approved the **Vilano Beach Town Center Overlay District** to ensure quality development. The district encourages development of a mixed-use community within a town center that promotes a unique waterfront business destination. The Vilano Beach Town Center is the result of a 10-year vision, planning and implementation process between St. Johns County and the North Shores Improvement Association.



DESIGNATION BENEFITS

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

- **Transfer development rights for historic buildings**
- **Underground utilities**
- **Zero lot lines**
- **Live/work units**
- **Pedestrian and bicycle-friendly**
- **Shared stormwater management**

OVERLAY DISTRICT LOCATION & FEATURES

The Vilano Beach Town Center is located south of SR A1A, along both sides of Vilano Road and Coastal Highway, between the Intracoastal Waterway and the Atlantic Ocean. District features include:

- **Scenic ocean sunrises and intracoastal waterway sunsets**
- **Nature boardwalk connecting neighborhood residents to town center**
- **Public fishing pier and pavilion**
- **Beach pavilion with interactive water feature**



SELECT COMMERCIAL USES ALLOWED BY RIGHT

The build out of the Vilano Beach Town Center Mixed-Use District should not exceed:

- **Hotel/Motel** 30%
- **Residential** 33% or limited to 8 units per acre
- **Retail Office** 30%
- **Civic** 4%





ARCHITECTURAL STYLE & INFRASTRUCTURE

The design and architectural character of the **Vilano Beach Town Center** has maintained and preserved some historic properties reminiscent of the Art Deco of the 1940s and Florida vernacular. Tax increment financing paid for the multi-million dollar streetscape, which includes underground utilities and a stormwater system.

VISION FOR VILANO BEACH TOWN CENTER

The Vilano Beach Town Center vision is to create a place that maintains the small beach town community character through the delicate balance of old and new residential and commercial uses that will provide goods, services and places for a synergetic lifestyle center for residents and visitors alike.

The community center pavilions are envisioned to be the hub for social and cultural activities and to help make these areas a lively and fun place to live and visit. To learn more, visit vilanobeachfl.com.

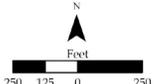


Legend

- Vilano Beach Town Center Overlay District
- Major Roads
- Local Roads
- Proposed Roads

DISCLAIMER:
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**Vilano Beach Town Center
Overlay District**
(Ordinance 2001-01)



VILANO BEACH

Community Redevelopment Area

