



# St. Johns County Community Redevelopment Agency

2022 Annual Report

For the Year Ending September 30, 2022



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# Our Purpose

The St. Johns County Community Redevelopment Agency was established to promote, coordinate, and fund a variety of residential and commercial redevelopment efforts in three community redevelopment areas:



**Flagler Estates**

**Vilano Beach**

**West Augustine**

# Objectives

The private sector and multiple government agencies have partnered to implement initiatives to improve the overall physical condition of the community and reduce the factors that contribute to slum and blight. Based on priorities established by each community, redevelopment programs have been created to develop infrastructure to encourage and support economic growth and improve the quality of life for the people who live and work in these areas.



The Community Redevelopment Agencies have identified five strategic objectives:

- Infrastructure Improvements
- Economic Development
- Affordable Housing
- Recreation and Community Activities
- Funding, Financing, Management, and Area Promotion

# Community Redevelopment Areas St. Johns County, Florida



## Legend

- Interstate Freeway
- Major Road
- Minor Road
- Local Road
- Preliminary Road
- Railroad
- Park Boundary
- Golf Course
- City / Town
- Communities
- St. Johns County
- Flagler Estates CRA
- Vilano Beach CRA
- West Augustine CRA
- Lincolnville CRA - City of St. Augustine
- The Historic Area Transportation and Parking CRA - City of St. Augustine



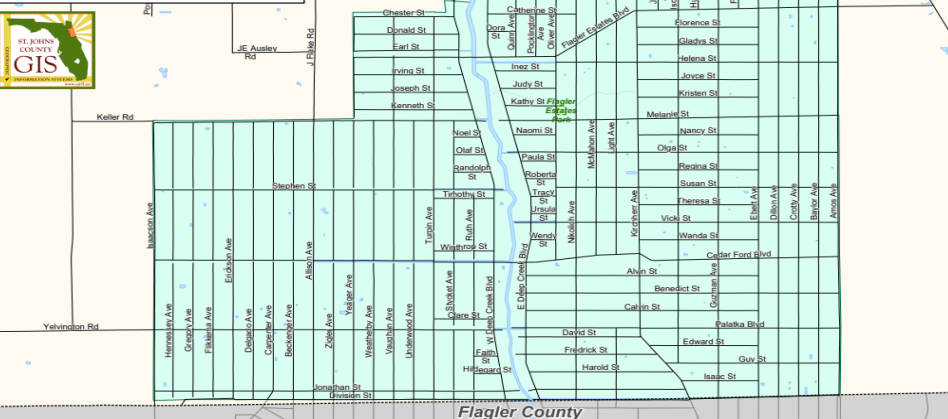
## Flagler Estates Community Redevelopment Area

Flagler Estates Community Redevelopment Area

Scale: 0 to 3,500 Feet

DISCLAIMER: This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown herein.

Map Prepared: 3/29/2022



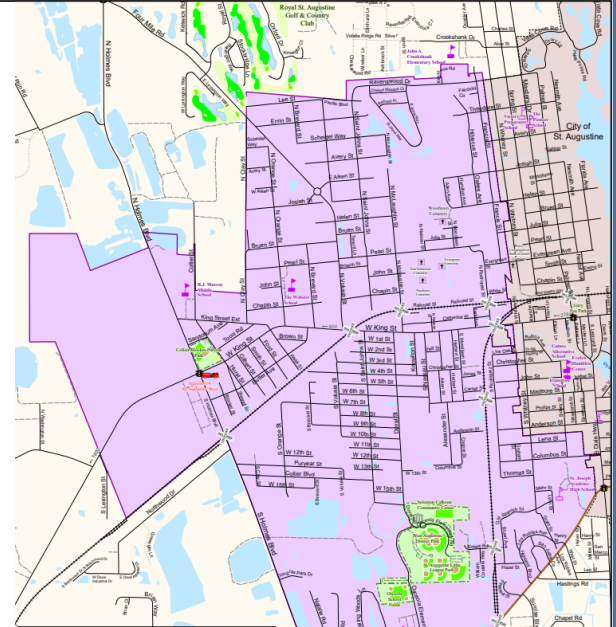
## Vilano Beach Community Redevelopment Area

Vilano Beach Community Redevelopment Area

Scale: 0 to 750 Feet

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Map Prepared: 3/29/2022



## West Augustine Community Redevelopment Area

West Augustine Community Redevelopment Area

Scale: 0 to 2,000 Feet

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Map Prepared: 3/29/2022

# What is a CRA

The Community Redevelopment Agency (CRA) is a public entity established under the guidelines of the Community Redevelopment Act (Chapter 163, Part III, Florida Statute) to implement community redevelopment activities.

A powerful redevelopment tool, the CRA uses the growth assessed property values (tax increment financing funds) to reinvest within their boundaries. The Community Redevelopment Act outlines the complete process for creating a CRA.

The first step is to adopt the Finding of Necessity, a field study that formally identifies the conditions of economic distress within the established boundaries of the designated area.

Next, a Community Redevelopment Plan must be developed and then adopted by the County Commission. The plan should address the unique needs of the targeted area and include overall goals. The plan must identify programs and projects to address these goals.

The primary funding source for a community redevelopment agency comes from tax-increment financing. The Community Redevelopment Act allows for the creation of a Tax Increment Financing (TIF) district within CRA boundaries.

Once a Redevelopment Trust Fund is established, it enables the St John County Board of County Commissioners to locally direct the increase in real property tax revenues to the targeted area's needs.

# Tax-Increment Financing Revenue (TIF)

The primary funding source for a community redevelopment agency comes from tax-increment financing. The Community Redevelopment Act allows for the creation of a Tax Increment Financing (TIF) district within a CRA.

TIF revenue is determined by the formula as established in Florida Statute, Chapter 163, Part III. A base value is established when the Property Appraiser reassessed the property values within the CRA. The Increment Value is the difference between the annual value and the base value.

The TIF Contribution is captured in a trust fund to be spent within the district, as authorized by the CRA Board, on projects and programs identified in the Redevelopment Plan.

TIFs are a significant redevelopment tool available to CRAs. The usual term for both a TIF and the CRA is thirty years.

TIF revenues can only be invested to benefit the CRA in which they are generated. Typically, the needs of a CRA cannot be met with only TIF funds. Alternative financing techniques that can be utilized include bonding, which St. Johns County chose to utilize to ensure redevelopment initiatives identified in their redevelopment plan could be realized.

An annual budget is adopted by the St. Johns County Board of County Commissioners for each CRA area. By September 30 of each fiscal year, funds identified for each of the individual CRAs have to be spent, encumbered, or appropriated. These funds must be for the specific redevelopment projects specified in the approved Community Redevelopment Plan and the projects or programs are set to be completed within three years from the date of the appropriation.

# CRA Reporting Requirements

Pursuant to Florida Statutes Section 163.356(3)(c), the St. Johns County Community Redevelopment Agency is required to:

*...file with the governing body, on or before March 31 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the county or municipality and that the report is available for inspection during business hours in the office of the clerk of the city or county commission and in the office of the agency.*

This report of activities is in addition to the independent financial audit of the trust fund as required by Section 163.387(8). The CRA Financial Audit is part of the St. Johns County Annual Audit. The financial audit report is not included in this document.

A community redevelopment agency is also required to advertise in a local newspaper that this report and the statutorily required financial report has been filed with the governing body and that these reports are available for inspection in the office of the County Clerk.

The CRA must also comply with the reporting requirements set forth in Section 189, F.S. for Special Districts.



# Public Notice

## **PUBLIC NOTICE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY ANNUAL FINANANCIAL REPORT**

### **NOTICE OF PUBLICATION OF THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT.**

Pursuant to Chapter 163, Part III, Florida Statutes, the St. Johns County Community Redevelopment Agency has published the **2022 Annual Report for West Augustine, Flagler Estates, and Vilano Beach**. This report is now available for review during business hours at the following locations: The Clerk of Courts Office at 4010 Lewis Speedway, St. Augustine, FL 32084, The Housing & Community Development Office at 200 San Sebastian View, Suite 2300, St. Augustine, FL 32084 and the County Commissioner's Office at 500 San Sebastian View, St. Augustine, FL 32084.

#### **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 this activity should contact ADA Coordinator, at (904) 209-0650 at the County Administration Building, St. Augustine, FL 32084. 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 viewing.

# Flagler Estates



The Flagler Estates Community Redevelopment Area (CRA) was created to enhance economic factors commercial overlay zoning on Flagler Estates Blvd. and reduce slum and blight, as defined in the Community, per: (Redevelopment Act of 1969, Chapter 163, part III, Florida Statutes).

The CRA plan was prepared utilizing input from the community to create redevelopment programs that address the priorities expressed in public meetings of the Flagler Estates CRA. The primary redevelopment Area is the Community Center and recreation area that surrounds it. This plan also includes programs to address related community needs such as improved roads and broadband (internet), and other priority issues identified by members of the community.

The program and redevelopment tools created for the Flagler Estates area will be prioritized based on continued community input, future revenues and County funding. The tax increment mechanism established for this area provides dedicated revenue for a thirty-year period. The portion of the plan addressing redevelopment should be considered the “tool box” with which to create and implement redevelopment projects.

# Flagler Estates Steering Committee



**David Williams,  
Chairperson**

chairmancra@earthlink.net



**Walt Smith,  
Co-Chairperson**

Wilderness980@hughes.net



**Nancy D'Aulizio,  
Secretary**

ndlz31@gmail.com



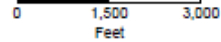
**Shannon Martin,  
Assistant Secretary**

shaymar23@gmail.com

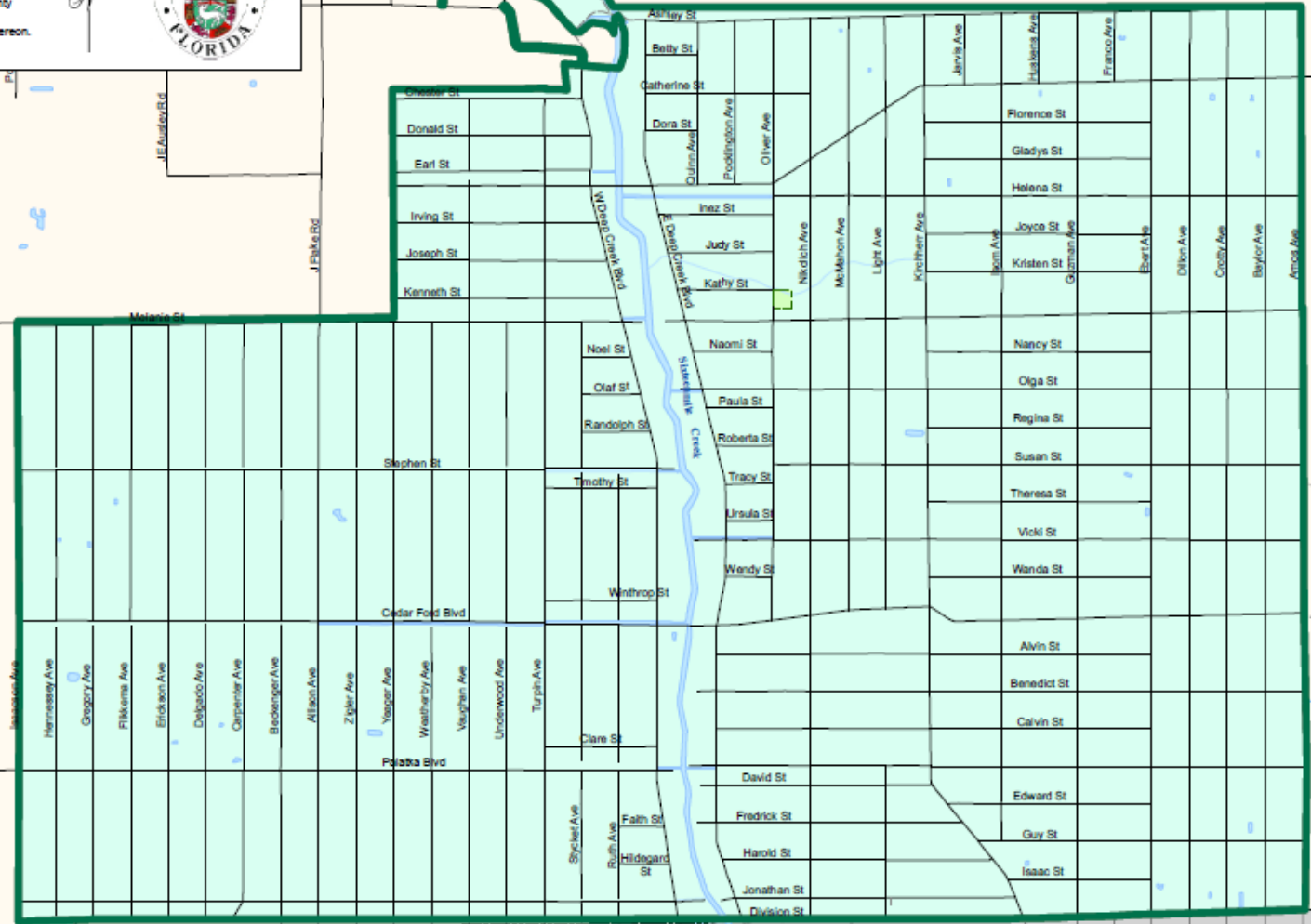
# Flagler Estates Community Redevelopment Area



Flagler Estates Community  
Redevelopment Area



DISCLAIMER:  
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Map Prepared: 2/27/2013



# Flagler Estates

## Highlights, Notable Events, Programs and Services

### Halloween Event

Residents of Flagler Estates enjoyed a free Halloween Party coordinated and run by residents of Flagler Estates. Everything for the event was donated! Over 200 residents attended the event and enjoyed plenty of food and fun things to do.



# Flagler Estates

## Highlights, Notable Events, Programs and Services



## Toys 4 Tots

The annual Toys for Tots toy drive offered an opportunity for Hastings families to register to pick up gifts at the W.E. Harris Community Center, Hastings, FL. The Flagler Estates CRA was granted permission to have a donation collection box at the Dollar General Store on the corner of County Rd 13 and Flagler Estates Blvd., and volunteered to assist with the distribution of gifts at the W.E. Harris Community Center. Over 200 children in Hastings were given a brighter Christmas through the generosity of many!



# Flagler Estates

Highlights, Notable Events, Programs and Services

## Flagler Estates Community Center Ground Breaking

A ground breaking ceremony and the subsequent construction and dedication of the Community Center in the Flagler Estates Park was a major achievement this past year.



# Flagler Estates

Highlights, Notable Events, Programs and Services

## Flagler Estates Community Center Construction Highlights





# Flagler Estates

## Highlights, Notable Events, Programs and Services

### Easter Event


Due to the Flagler Estates Park being closed for construction on the community center, the Harvest Light Baptist Church on Flagler Estates Blvd hosted this year's event. SJC Parks and Recreation Dept, along with the CRA and 18 volunteers coordinated the event, offering a bounce house, Easter egg hunt and food booth. Donations, fundraisers, and a small charge for refreshments to offset the cost. Many Flagler Estates families came out to enjoy the event.



# Flagler Estates

Highlights, Notable Events, Programs and Services

## Flagler Estates Community Center Grand Opening



**FLAGLER ESTATES COMMUNITY CENTER**

THIS PROJECT WAS FUNDED BY THE  
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

DEDICATED TO  
ST. JOHNS COUNTY  
2022

**ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**

HENRY DEAN	CHAIRPERSON
CHRISTIAN WHITEHURST	VICE-CHAIRPERSON
SARAH ARNOLD	COMMISSIONER
PAUL WALDRON	COMMISSIONER
JEREMIAH BLOCKER	COMMISSIONER

**FLAGLER ESTATES COMMUNITY REDEVELOPMENT AREA  
STEERING COMMITTEE**

DAVID WILLIAMS	CHAIRPERSON
WALT SMITH	CO-CHAIRPERSON
NANCY D'AULIZIO	SECRETARY
SHANNON MARTIN	ASSISTANT SECRETARY

FOR THE RECREATION NEEDS OF THE CITIZENS OF  
FLAGLER ESTATES AND ST. JOHNS COUNTY



# Flagler Estates

Highlights, Notable Events, Programs and Services

## Flagler Estates Community Center Grand Opening



# Vilano Beach



The Vilano Beach Community Redevelopment Area plan reflects consistent input from the community to create redevelopment programs that address the priorities expressed in public meetings held by Vilano Beach Main Street with input from the other community organizations, North Shores Improvement Association and North Beach Community Alliance.

The programs created for this community will be phased in according to future community input and future revenues available for redevelopment from tax-increment revenues, County funding, grants, and other public or private resources. The tax increment mechanism established for this area provides dedicated revenue for up to a thirty-year period. The program created for the Vilano Beach Community Redevelopment Area has been designed to redevelop the Town Center.

The primary focus of the plan addresses infrastructure improvements, economic development incentives, and encourages the development of activities, which impact the quality of life of the people who live and work in the Vilano Beach neighborhood.

The Vilano Beach community is located on a barrier island peninsula area, which lies two miles north of St. Augustine on the east side of the Usina Bridge which crosses the Intercostal Waterway.

# Vilano Beach Main Street Board of Directors

## Florida Main Street Community and Florida Trail Town



Linda LaCerva, President

Phone: 614-582-7885

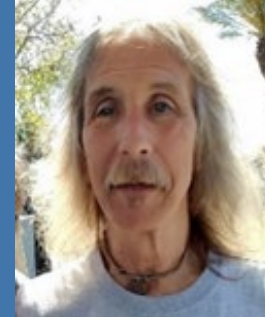
[Linda\\_Lacerva@vilanobeachfl.com](mailto:Linda_Lacerva@vilanobeachfl.com)



Cindy Campbell-Taylor, Vice President

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Sacha Martin, Secretary

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pt Executive Director

Phone: 904-540-0402

[sallie\\_ohara@vilanobeachfl.com](mailto:sallie_ohara@vilanobeachfl.com)

# Vilano Beach CRA Steering Committee

The Vilano CRA Steering Committee, as directed by the St Johns County CRA, falls under the purview of the Vilano Beach Main Street (VBMS) Board of Directors. This is not an appointed SJC BOCC advisory board as clarified in a legal brief (white paper) prepared for VBMS and community partners.

In December 2021, at the VBMS annual election of officers, the then current leadership resigned and in January 2022, a new VBMS leadership was elected. SJC was subsequently notified that VBMS would continue to be responsible for the Vilano CRA.

The 2022 reinstated Vilano CRA contract for the period October 2021 through September 2022, was approved on March 15<sup>th</sup>, 2022 at the publicly noticed SJC CRA/BOCC meeting establishing VBMS as the responsible coordinating lead volunteer organization to implement goals and objectives that align with the VBMS Plan and Vilano CRA Plan as referenced in Resolution 2002-208. The FY 2023 contract continues with the same structure.



*Vilano Beach CRA Steering Committee is composed of representatives from three major stakeholder groups with similar but different missions.*

Vilano area CRA committee members include:

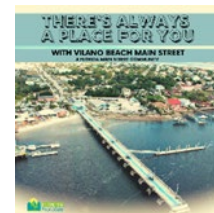
- Linda LaCerva, Joe Anderson, Crawford Boyd – Vilano Beach Main Street
- Staff support – Sallie O’Hara



- Tracy Russell and Elisa Hill – North Shores Improvement Association



- Carol Anderson and Sam Tedesco – North Beach Community Alliance



# Vilano Beach

## Florida Main Street Community; Waterfront Florida Community; Florida Trail Town

Boundaries for the Vilano Beach CRA overlap with the Town Center Overlay District and Vilano Beach Lighting District





# Vilano Beach 2021-2022 Notable Events, Programs, and Services

Vilano Beach Main Street was accredited by the National Main Street Center and the Florida Department of State Division of Historic Resources, for its 7<sup>th</sup> year of compliance in 2021, to standards for operating a program designed to implement the four-point strategy of improving organizational capacity, design review, promotion, and economic vitality of a downtown area.

The integration of the CRA goals and objectives with this strategy has resulted in improvements to the Vilano Beach area over the last twenty years. In 2023, the community will celebrate its 20<sup>th</sup> Anniversary as a designated Main Street Community.





# Vilano Beach 2021-2022

## Notable Events, Programs, and Services - Design Review



Repainted Hampton Inn



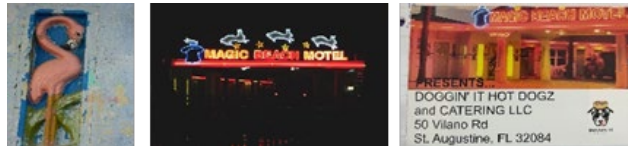
Breakwater Villa Town Homes



Ocean View Lodge Expansion approval



Vilano Beach Oceanfront Park design and development plans



Magic Beach Motel saved from destruction – supports new business

- Compliance with DRB standards for the Town Center and North Coastal Vilano area
- Saving culturally significant historic structures such as Magic Beach Motel and the promotion of others
- Educating the community on needs and engagement opportunities
- Due diligence on the “look” and “feel” of a small beach town coastal community
- OceanView Lodge Expansion
- Artisan Market Event
- Oceanview Beachfront Park Design
- Whiskey, Wine & Wildlife Event
- Gateway Entrance & Fountain Tile Mosaics
- Continuation of Hampton Inn refresh
- Continuation of town home development

Compliance with design standards are being enforced with community oversight and participation monthly.

# Vilano Beach 2021-2022

## Before and After

# Design Review



Design plans for 194 room hotel defeated in December, 2022



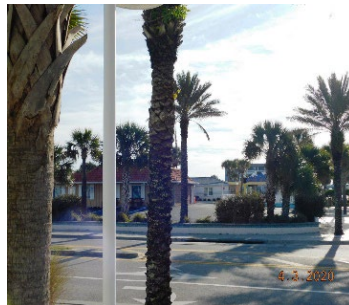
Property at 155 Vilano demolished - former site of Newt's Motel and the Old Post Office



Old Gateway feature – Entranceway into the Town Center



Culturally significant Magic Beach Motel remains a Vilano icon. New owners acquired property in May, 2022



80 Vilano Road not developed to date



Poplar Fountain removed; tiles relocated to Gateway



New 49 town home sales commenced

# Vilano Beach 2021-2022

## Notable Events, Programs, and Services



Concerns addressed by key community speakers



SJC helpful in repairing infrastructure



Holiday Inn Express hosts meetings featuring sponsors



Landscape team works weekly for cleanups

## Organization

- Board leadership change - reconstituted 2022
- Volunteer mobilization – 350% increase in community participation
- Town Center beautification - Infrastructure cleanup – weekly activities
- Partnership collaborations – SJC; VCB; VF; SAAA; SJC Cultural Council; A1A; SJC Chamber; FDOT; FMS; FDEP; NGOs; SJC Parks and Recreation
- Monthly community meetings – VBMS; NSIA; NBCA

CRA Steering Committee re-formation and goal setting

Increased monthly community participation at meetings

Infrastructure repairs – new benches and trash bins

- Attained 2021 National Main Street Center Accreditation status – 7<sup>th</sup> year; attend Florida Main Street meetings
- Increased attendance at community and state workshops, conferences and meetings

**Community participation is at an all time high!**  
**Nearly 60 participants every month.**  
**Concerns are being heard and solutions addressed.**

# Vilano Beach 2021-2022

## Before and After

## Organization

### Infrastructure Disrepair



Volunteers performed cleanups and work days monthly to painting and repairs as needed as well as staffed events.



Old benches turned into public art in collaboration with NSIA Artists



Vandalized Nature Boardwalk – Blue Crab Mosaic repaired by artist volunteer



SJ County Parks and Recreation Department provided repairs and maintenance throughout the year.



The St. Johns County Cultural Council and Visitor Convention Bureau provided needed financial support for beautifications.

# Vilano Beach 2021-2022

## Notable Events, Programs, and Services

## Promotion

- New branding & sponsorship campaign
- Artisan Market development and expansion
- Music Fest / VibeRations promotions
- Whiskey, Wine & Wildlife planning & promotion – new partner for Vilano
- Game On Triathlon coordination
- Film coordination for Netflix series – International coverage
- NSIA Art Program promotions and coordination; Easter and Sunrise Services promotions; Vilano Church
- NSIA 5 K run support and promotions
- Shop Small promotions
- A1A Garage Sale
- Annual Skim Board Tournament Support



WWW planning & promotion



Netflix film crew in Vilano Beach



A1A All American Road



Athletic promotions



Artisan Market and Community Events Promotions

**International, regional and local promotions are ongoing. Visibility of Vilano Beach as a destination community and vibrant area for new residents has been enhanced.**

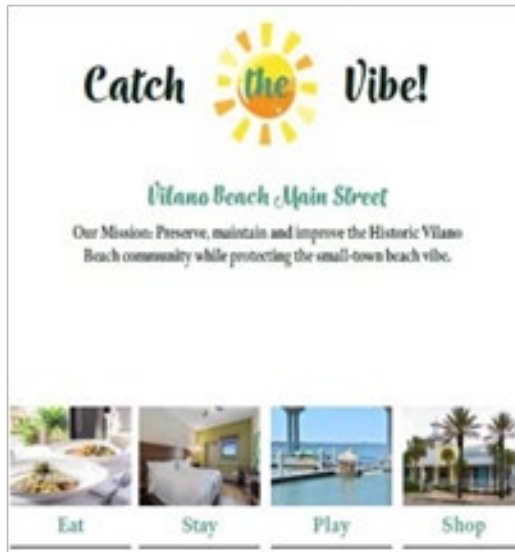


NSIA art Program; Book Signing and Mural Mingle



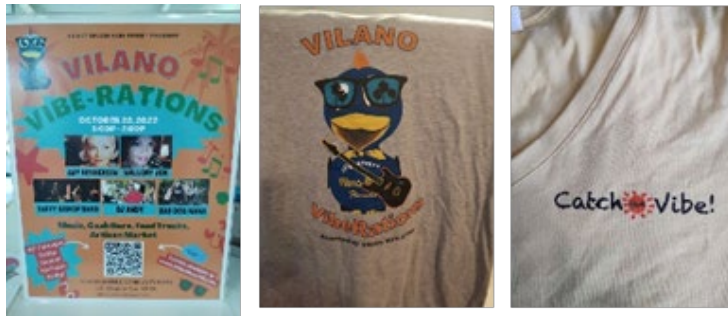
# Vilano Beach 2021-2022 Before and After

## Promotion



2022 New Website / [www.VilanoBeachFL.com](http://www.VilanoBeachFL.com) –Sponsorship Campaign

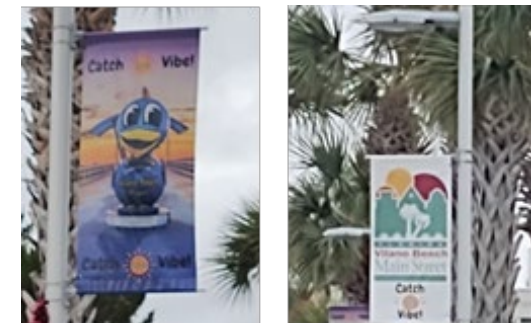
New website MAP developed for WWW 2022



Promotions of VibeRations with new branded catch phrase



VibeRations planning extended from mid summer to October 2022



New Town Center pole banners

# Vilano Beach 2021-2022

## Notable Events, Programs, and Services

- Support of businesses -
- Little Town Center disruption and damage in the wake of hurricanes Ian and Nicole
- Build outs of local restaurants
  - Vilano Beach Diner at Holiday Inn Express - coming
  - Pesca – Michael’s Pesca at the Hyatt Place - coming
  - New business at Magic Beach Motel – Doggin’ It Hot Dogs – launched
  - Puccini’s Restaurant change of ownership to Surfside Kitchen
- Repainting and upgrades to Hampton Inn at Vilano
- Water Service Shuttle – Private sector venture endorsed by public solicitation for services
- Park development at VB Oceanfront Park and Mussallem Park
- Infrastructure Improvements – Pole banners installed/ benches/ trash cans/ signage

**The CRA and Florida Main Street investment in Vilano Beach has ROI of 65 % return in property development as of Sept 2022 LTD**

**6 hotels – 545 rooms /6 restaurants/ 49 mixed use residential units under construction + others**

## Economic Vitality



Hyatt Place



Vilano Main Street Diner at Holiday Inn



Water shuttle services



Hampton Inn



Magic Beach – new owners



Construction and sales commence at Breakwater Villa

# Vilano Beach 2021-2022 Notable Events, Programs, and Services

## Economic Vitality

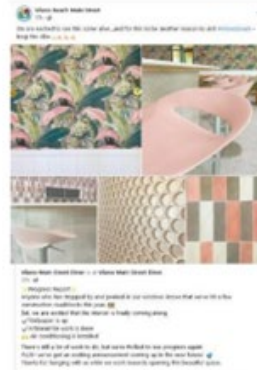
**NOW**



**OCEANFRONT PARK**



**HOLIDAY INN EXPRESS**



By August 2022, St Johns County completed an update of a Historic Resources Survey in the Vilano and North Coastal Overlay area finding 43 significant structures worthy of designations by the SJ Cultural Resource Review Board. The Bluebird of Happiness and the Haley's Court Sign have been granted cultural significance with more studies to follow on the Town Center and surrounding properties.



**HYATT PLACE**



**VILANO CASINO**



**MAIN STREET IS:**  
*The Heart of it All*

**#WEAREMAINSTREET**

**WHERE ECONOMIC DEVELOPMENT  
INTERSECTS WITH HISTORIC  
PRESERVATION**

VILANO BEACH MAIN STREET, INC.



# Vilano Beach 2021-2022

## Community Meetings and Concerns

### Vilano Beach Concerns

- **Traffic safety along A1A and in the Vilano Beach Town Center**
- **Beach erosion and A1A roadway erosion**
- **Beach crosswalks**
- **Short-term vacation rentals**
- **Tree clear cutting**
- **Drainage along A1A**



**The community residents and businesses remain very active in voicing concerns about Vilano and the North Beach communities. St. Johns County Commissioners and planners attend monthly meetings, including Vilano Beach Main Street CRA meetings, and special project meetings.**

# Moving into New Beginnings 2022

January 2022, saw the Vilano Beach Main Street board reconstituted and by March a new structure for the CRA Steering Committee was finalized. Town Center cleanup began aggressively in the spring with mobilization of volunteers and increased community meeting attendance. Community partners were engaged to address concerns such as traffic, trails, landscape cleanups, park improvements, business support and event coordination.

Planning for major community events such as the Triathalon, Netflix filming in the Town Center, VibeRations, Whiskey, Wine and Wildlife, monthly markets, and Christmas Celebrations generated over 5835 volunteer community hours for 2022 – an all time high.

The year was devoted to organization, cleanup, planning and deployment of major community events occurring in October, November, and December.



Whiskey, Wine & Wildlife Festival -  
November, 2022



Christmas Celebrations  
December, 2022



# West Augustine



The West Augustine CRA was the first of three redevelopment areas. The West Augustine Community Redevelopment Plan was prepared utilizing input from the community to create redevelopment programs that address the priorities expressed in the meeting of the West Augustine CRA Steering Committee. Every effort was made to address each priority issue stated by the members of the community through 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 revenues, county funding, grants, and other public and private resources. The tax increment mechanism established for this area provides dedicated revenue for a thirty-year period. The Plan should be considered the “tool box” to achieve the community goals.

The Plan addresses the elimination of blighted conditions, provides for community policing, affordable housing programs, infrastructure improvement, economic development incentives, and encourages the development of activities, which impact the quality of life of the people who live and work in the West Augustine neighborhood. The West Augustine neighborhood is within the western development path of the greater St. Augustine area.

# West Augustine Steering Committee



**Robert Nimmons, Chairperson**  
[robertnimmonsra131@gmail.com](mailto:robertnimmonsra131@gmail.com)



**Dwala Willis, Co-Chairperson**  
[dewillis@siso.org](mailto:dewillis@siso.org)



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**LaShawnda Pinkney**  
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**Willie Cooper**  
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**Greg White**  
Advisory Board  
[gwbigboy@aol.com](mailto:gwbigboy@aol.com)

# WACRASC offers community workshop on affordable housing.

New Mt. Moriah Christian Ministry hosted the event, which included presentations from SJC Housing Manager, Roberto Ortiz, Housing Counselor, Ginny Campbell, Habitat for Humanity Program Manager, Carolina Morrow, CRA Co-Chair Dwala Willis, and many others.



# Domestic Violence Event October 2021

The Solomon Calhoun Center hosted the 2021 Domestic Violence Awareness Luncheon



# Keep Calm & Walk for Cancer October 2021



# Toys For Tots December 3, 2021

Over 300 children were served at this event which generated lots of smiles for the holidays!

**West Augustine 8th Annual  
TOYS FOR TOTS**

**December 18**  
9 a.m. - noon

**Masks Are Required At All Times**

**Registration: Deadline Dec 3**

**Ages 0 - 12**

**3 Locations You must go to the location you register for.**

**Solomon Calhoun Ctr**  
1300 Duval Street  
St Augustine, FL 32084

**Elks Lodge**  
1420 A1A South  
St Augustine, FL 32080

**W.E. Harris Community Center**  
150 S Main St  
Hastings, FL 32145

To register, please contact:  
LaShawnda Jones 904-665-9503  
llpcaston@yahoo.com

Toys are donated by the Marine Corps. If you or your organization would like to volunteer please contact any member of the CRA.

ST. JOHN'S COUNTY FLORIDA  
UNITED STATES MARINE CORPS  
West Augustine CRA



# February, 2022 – Black History Month Recognition

West Augustine CRA Steering Committee receives proclamation in recognition of Black History Month from St. Johns County Commissioners.



#### FOR IMMEDIATE RELEASE

**St. Johns County Issues Proclamation Recognizing February 2022 as Black History Month**  
*In a first-ever joint presentation by both municipalities and the County commission*

**ST. AUGUSTINE, Florida, February 1, 2022** – In celebration of African Americans' vast, rich, and significant contributions to the United States and our cultural identity in St. Johns County, the Board of County Commissioners issued a proclamation recognizing February 2022 as Black History Month.

At the February 1 regular meeting, Lincolnville Museum and Cultural Center Executive Director Regina Gayle Phillips and West Augustine Steering Committee Chairman Robert Nimmons accepted the proclamation.

"Celebrating Black History Month in the Nation's Oldest City enhances our core values, empowers our next generation, and encourages our youth to be proud of what America stands for," said Mr. Nimmons.

For the first time, representatives from both St. Johns County cities joined the County to present the proclamation. City of St. Augustine Vice Mayor Nancy Sikes-Kline, Commissioner Barbara Blonder, Commissioner Roxanne Horvath, St. Augustine City Manager John Regan, Assistant City Manager Meredith Breidenstein, and City of St. Augustine Beach Vice Mayor Dylan Rumrell were in attendance.

"Vice Mayor Dylan Rumrell reached out to me with the great idea to include both our cities in the presentation of the Black History Month Proclamation," said St. Johns County Chairman Henry Dean. "It's important to show unity."

"Today is historic to St. Johns County," said Vice Mayor Rumrell. "It's the first time the City of St. Augustine Beach, City of St. Augustine, and St. Johns County have come together in a joint proclamation. I'm proud that today's proclamation was for Black History Month. The African American Community in St. Johns County has a rich history. From Ft. Mose to Historic Lincolnville and the wade-in in St. Augustine Beach, Dr. King and the Foot Soldiers. I'm honored to represent the City of St. Augustine Beach in such a significant event."

Chairman Dean took the opportunity to encourage everyone to visit the Lincolnville Museum and Cultural Center housed in the historic Excelsior School Building, which served as the first public Black high school in St. Johns County in 1925.

"The mission of the Lincolnville Museum and Cultural Center is to preserve, promote, and perpetuate the history of St. Johns County regarding people of African descent," said Mrs. Phillips. "We are honored to be here today before our local commission, which recognizes and honors the need and value of sharing 450 plus years of this courageous history of African Americans in St. Johns with America."

# February, 2022 – Black History Month Recognition

West Augustine CRA Steering Committee presented New Mt. Moriah, Murray Middle School, and the American Legion Post with the 2022 Black History Month Proclamation

**BLACK HISTORY Celebration**  
New Mt. Moriah Christian Ministries  
676 Christopher St 32084

**SATURDAY 2/5 5PM**

COMMUNITY EXHIBIT  
WACRA TEAM  
GOLDEN FLAME PRAISE DANCERS  
COMMUNITY FOOT SOLDIERS

GUEST SPEAKER ROBERT D. NIMMONS IV  
Please Remember Social Distancing & Masks



# Celebrating Our Youth in the Community



Heaven Ferguson received the West Augustine CRA Heritage Award for Academic Excellence

# Senior Day April, 2022



# Back to School Celebration



Ms. Lydia White was celebrated during our Back to School Celebration as an educator and mentor to the children of the community.



## West Augustine CraSC participated in the Betty Griffin Peace Day 5k



Congratulations to Robbi Nimmons for 3<sup>rd</sup> place

Habitat for Humanity has completed the last home within the Canopy Oaks sub-division





# St. Johns County Community Redevelopment Agency Board

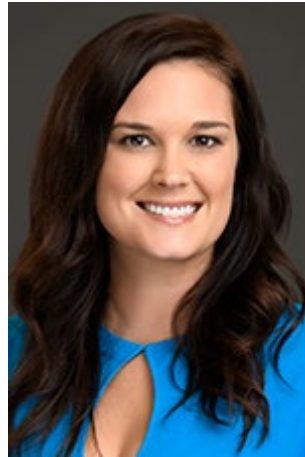
The St. Johns County Board of County Commissioners serve as the Community Redevelopment Agency Board of Commissioners.



**Christian  
Whitehurst, Vice –  
Chair, District 1**



**Jeb S. Smith,  
Commissioner,  
District 2**



**Sarah Arnold  
Commissioner,  
District 2**



**Paul Waldron,  
Commissioner,  
District 3**



**Jeremiah R Blocker,  
Commissioner,  
District 4**



**Henry Dean,  
Chairperson,  
Commissioner,  
District 5**



# In Memoriam

Commissioner Paul Michael Waldron  
1968-2022

# Frequently Asked Questions About Community Redevelopment Agencies

## What is a Community Redevelopment Area?

A Community Redevelopment Area (“CRA”) is a geographic **must be spent within the CRA in which they are generated.** area in which the physical and economic conditions meet the definition of slum or blight as provided in the State’s Community Redevelopment Act of 1969 (“Act”) that the local government formally designates for redevelopment. It is a powerful tool that municipalities throughout Florida use to help persistently struggling commercial districts and neighborhoods.

## What is the purpose of creating a Community Redevelopment Area?

The basic purpose of creating a CRA is to formally recognize that the designated area deserves dedicated resources to reduce and/or eliminate the conditions of slum/blight and to stimulate community and economic revitalization. A CRA is a long- term, 30-year commitment.

## How is a CRA created?

The Act outlines the process for creating a CRA. First, a field study is conducted to document the slum/blight conditions in the area. If legally sufficient documentation is produced, the local government approves a resolution declaring that the area is appropriate for redevelopment under the Act. From there, the local government works with the community’s residents and stakeholders to create a CRA Plan for adoption by the local government.

## Are there any special funding sources associated with a CRA?

The Act allows for the creation of a Tax Increment Financing (“TIF”) district within a CRA. When a CRA/TIF is created, the Property Appraiser “freezes” the value of the property in the CRA at its current level (often called the “base value”). Annually thereafter, increases in property taxes collected above the base year amount (“increment”) are deposited in a trust fund and invested in CRA Plan initiatives. Increment revenues

## Who governs CRA’s and the TIF expenditures?

A Community Redevelopment Agency, as provided in the Act, governs community redevelopment areas. In St. Johns County, the Board of County Commissioners serve as the Agency. The Commissioners and Agency are separate and distinct governments with different functions and powers. The primary functions of the Agency are to oversee the implementation of CRA Plans and to administer TIF expenditures.

## Are community members involved in the redevelopment process?

Yes. The Agency appoints community advisory committees to serve each redevelopment area. The committees meet regularly with stakeholders to help prioritize redevelopment initiatives. Committee recommendations are then presented to the Agency for consideration.

# Additional Information

**For additional information regarding the St. Johns County Community Redevelopment Agency, the availability of copies of this report, and the separate audit report, contact:**

**Roberto Ortiz, Housing & Community Services Manager**  
St. Johns County Housing and Community Development  
200 San Sebastian View, Suite 2300  
St. Augustine, Fl. 32084  
904-827-6894

## **COMMUNITY REDEVELOPMENT AGENCY REPORTING REQUIREMENTS**

The Fiscal Year 2021-2022 Annual Report for St. Johns County Community Redevelopment Agency has been prepared in accordance with Section 356(3)(c), Florida Statutes. This report covers the period from October 1, 2021 through September 30, 2022 **This report is to be transmitted with the audited year-end financial statement as required by statute.**