

Flagler Estates Community Redevelopment Plan



Prepared by:

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8422 SE Royal Street
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September 2002

Flagler Estates Community Redevelopment Plan

ACKNOWLEDGEMENTS

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INTRODUCTION

In June 2002, at the request of Flagler Estates Road and Water Control District, SDI, Inc., a firm specializing in community redevelopment, completed a comprehensive Finding of Necessity for the Flagler Estates Community Redevelopment Area. This study evaluated and documented 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 Flagler Estates Road and Water Control District and the Flagler Estates Civic Association. As identified in this Redevelopment Plan, the Primary Redevelopment Project for the Flagler Estates Community Redevelopment Area is to provide infrastructure to support development of single-family homes. This Plan also includes programs to address related community needs such as recreation facilities, street and traffic signage, and other priority issues identified by members of the community.

The programs and redevelopment tools created for the Flagler Estates area will be prioritized based on continued 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 Redevelopment 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 infrastructure improvements, affordable housing programs, community policing, economic development incentives, and encourages the development of activities which impact the quality of life of the people who live and work in the Flagler Estates neighborhood. It is incumbent upon the Agency to create early "Quick Victory" projects 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 Flagler Estates area is located in both St. Johns and Flagler Counties with approximately 5,449 lots located in St. Johns County and 1,935 located in Flagler County. All of the lots on the Flagler County side are undeveloped due to lack of access. In March 2000, with the adoption of House Bill 1789 (incorporated into this Plan as Attachment 1), the Florida Legislature mandated a Feasibility Study of the Flagler Estates Road and Water Control District to determine the effectiveness of the District in providing services, and alternately, to address the feasibility and cost-effectiveness of an interlocal agreement between St. Johns and Flagler Counties to provide services and allow development on the Flagler County side of Flagler Estates. If the two Counties are unable to reach an agreement, H.B. 1789 calls for the elimination of all District assessments within the Flagler County portion of the District and a determination of the effect this would have on the District and on the assessments on the St. Johns County side. Further, House Bill 1789 required the assessment rate paid to the District be reduced by 20% per year beginning in the 2000-01-tax year. As a result, by 2004, the assessment will be reduced to zero.

Due to the unique conditions affecting the Flagler Estates community, it is imperative that the Agency moves quickly to begin implementation of the Primary Redevelopment Project as identified in this Plan that is the provision of infrastructure to support the development of single-family homes. Without additional funding such as Tax Increment Financing to finance the necessary improvements, the responsibility for all the roads and drainage issues will become the responsibility of St. Johns County. This could have significant impact on the County's resources as this rapidly growing community requires additional basic services such as roads and drainage to support this growth.

Section One

*General Description of
Redevelopment Area and
Finding of Necessity*

*Flagler Estates
Community
Redevelopment Plan*

SECTION ONE

Flagler Estates Community Redevelopment Plan

GENERAL DESCRIPTION OF REDEVELOPMENT AREA AND FINDING OF NECESSITY

A. GENERAL DESCRIPTION OF REDEVELOPMENT AREA

Flagler Estates encompasses over 16 square miles of land within St. Johns and Flagler Counties. This 10,000-acre subdivision was acquired by Florida General Equities, Inc. in 1971. The property was not platted because local laws imposed no such requirement at that time, but lot sizes were approximately one and one-quarter acres. The subdivider provided drainage and constructed graded stabilized roads.

The Flagler Estates Road and Water Control District was created by court order in 1971. The District is an independent, multi-county special district governed by an elected three-person Board of Supervisors, and it operates according to the provisions of Chapter 298, *Florida Statutes*. The District's purpose was to accept and maintain drainage improvements created by Florida General Equities, Inc. A grant of public easement between Florida General Equities, Inc. and the District was executed in April of 1980 dedicating the road rights-of-way to the public to assure public use and access to all areas of the District. The District is responsible for providing and maintaining roads and drainage improvements, including grading and mowing of roads, improvements to roads such as paving or limerock, and maintenance of ditches and canals. The District imposes an annual non-ad valorem assessment from property

owners to fund its operations. The assessment paid to the District remains unchanged whether a property is vacant or has a home on it.

Most of the 6,500 Flagler Estates landowners are absentee and do not reside in either St. Johns or Flagler County. In 1980, Flagler Estates had approximately 19 housing units and an estimated population of only 46 persons. By 2000, Flagler Estates had grown to 704 housing units with a population of approximately 1,718. There are currently 1,100 households in Flagler Estates, and all of the current housing is located within St. Johns County. There are 5,449 lots on the St. Johns County side. However, there is no access to the Flagler County portion of Flagler Estates, and consequently all 1,953 lots on the Flagler County side remain undeveloped.

The "*Flagler Estates Independent Feasibility Study*," prepared by the Northeast Florida Regional Planning Council in October 2001, projects that the population will increase to almost 8,000 by the year 2010. Flagler Estates faces a growing need for a wide range of basic services including fire, police, emergency medical services, road grading, road paving, street and traffic signage, drainage maintenance, as well as basic infrastructure such as parks and street lights. The community is also lacking other non-governmental related ancillary services such as additional employment opportunities for residents and more non-residential uses such as commercial, retail, office and institutional uses to serve the residents.

In 2000, the Florida Legislature enacted House Bill 1789 which required the Flagler Estates Road and Water District to undertake an Independent Feasibility Study. The Study was completed in October 2001 by the Northeast Florida Regional Planning Council. The Study documents road conditions, characteristics, floodplains, and development patterns. It

provides an analysis of existing levels of service provided by the District and the effect of the elimination of the Flagler County side of the Flagler Estates development. This was prompted at the request of Flagler Estates property owners who were not able to develop their Flagler County property because Flagler County would not issue building permits due to its inability to provide services within the District. If a solution cannot be found and implemented before 2004, the Flagler County side of the District will be dissolved. If the Flagler County side is eliminated, it will reduce the District's current revenues by approximately 16%.

The Study also provides a number of possible options available to the District and the Counties to address the problem of lack of access to the Flagler County side as well as and the consequences to both the District and St. Johns County if they fail to reach a workable solution. These options include:

- Interlocal Agreement with no County line changes
- Interlocal Agreement with County line changes
- Incorporation
- Building a road in Flagler County
- Purchase for Conservation
- Dissolution of the Flagler County side
- Increase the fees and responsibilities of the District
- Creation of a special district
- Creation of a Municipal Services Benefit Unit
- Creation of a Municipal Service Taxing Unit

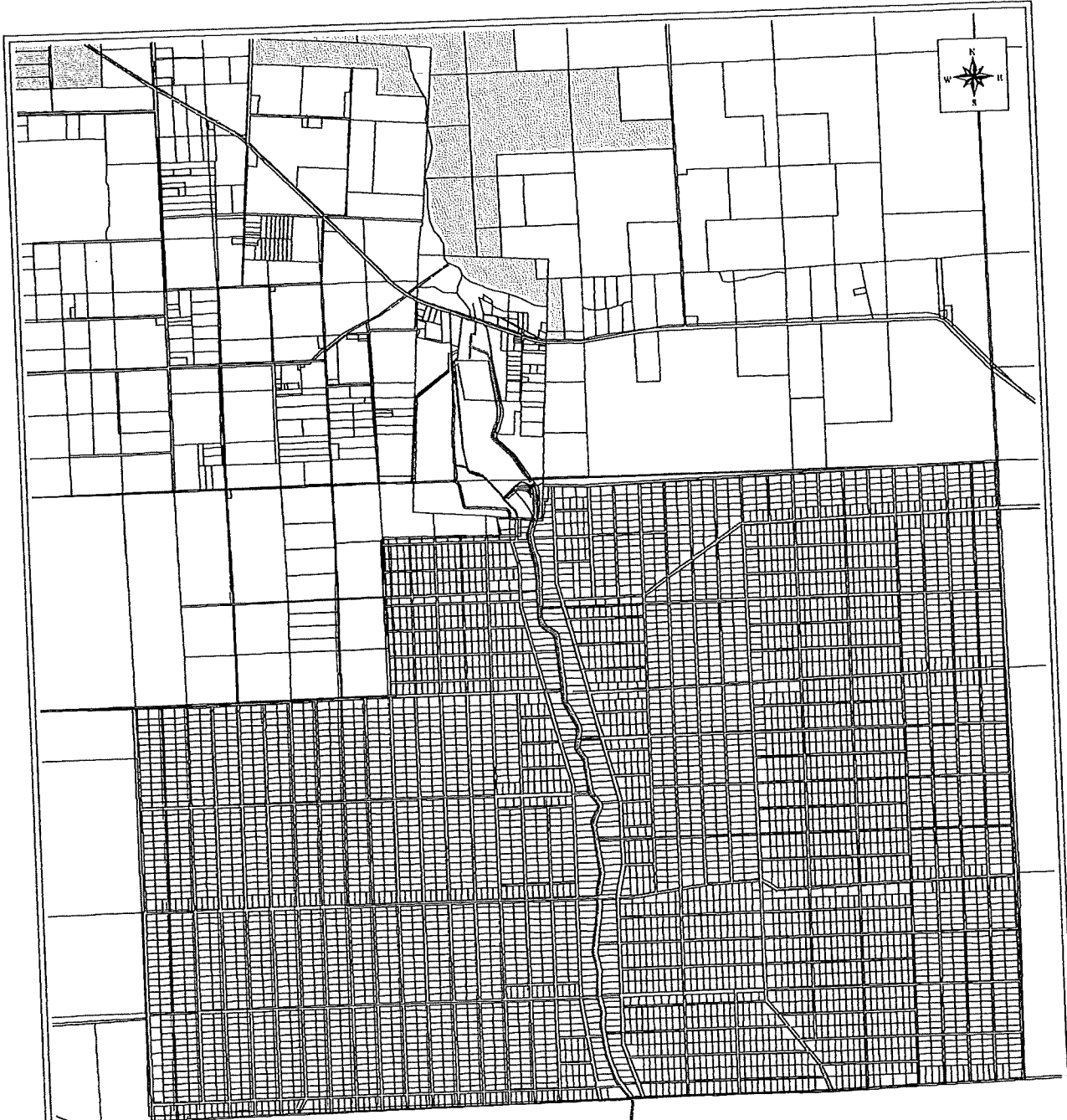
This Finding of Necessity is the first step in the process necessary to create a special district under the provisions of the Community Redevelopment Act of 1969, Chapter 163, Part III, *Florida Statutes*, and was

initiated by the District to create a dedicated continual funding source to address the existing deficiencies that deter future growth and development and effect the health, safety and welfare of current and future residents of this community.

ST. JOHNS COUNTY
FLAGLER ESTATES COMMUNITY REDEVELOPMENT PLAN

MAP OF FLAGLER ESTATES
COMMUNITY REDEVELOPMENT AREA

Map Provided by St. Johns County



LEGEND

Residential	Dwby Unblotf
Doraly Zone	Midland Coastal
RESIDENTIAL-A	1A-1B 0-4-10
RESIDENTIAL-B	2B-3B 2B-20
RESIDENTIAL-C	2B-4B 2B-4B
RESIDENTIAL-D	4B-15.0 4B-2
PUBLIC	
AGRICULTURE	
CONSERVATION	
PARKS AND OPEN SPACE	
RURAL SILVICULTURE	



**FLAGLER ESTATES
COMMUNITY REDEVELOPMENT AREA**

Map Created By:
Ecoy Lane
St. Johns County Planning
904-833-3747

**LEGAL DESCRIPTION OF FLAGLER ESTATES
COMMUNITY REDEVELOPMENT AREA**

Proposed Flagler Estates Community Redevelopment Agency Boundary
Description:

PARCEL 1

THAT PORTION OF TOWNSHIP 10 SOUTH, RANGE 28 EAST, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TOWNSHIP 10 SOUTH, RANGE 28 EAST; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID TOWNSHIP 10 SOUTH, RANGE 28 EAST TO THE ST. JOHNS COUNTY LINE. THENCE RUN WESTERLY ALONG THE SOUTH LINE OF ST. JOHNS COUNTY TO THE SOUTHWEST CORNER OF THE EAST ¼ OF SAID SECTION 17; THENCE RUN NORTHERLY ALONG THE WEST LINE OF THE EAST ¼ OF SAID SECTION 17 AND ALONG THE WEST LINE OF THE EAST ¼ OF SECTION 8 TO THE NORTH LINE OF SAID SECTION 8; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID SECTION 8 AND ALONG THE NORTH LINE OF SECTION 9 TO THE SOUTHWEST CORNER OF SECTION 3; THENCE RUN NORTHERLY ALONG THE WEST LINE OF SAID SECTION 3 TO THE NORTHWEST CORNER OF U.S. GOVERNMENT LOT 3 OF SAID SECTION 3; THENCE RUN EASTERLY ALONG THE NORTH LINES OF U.S. GOVERNMENT LOTS 3 AND 4 OF SAID SECTION 3 TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE RUN SOUTH 0 DEGREES 12' 38" EAST FOR A DISTANCE OF 12.54 FEET THENCE RUN NORTH 88 DEGREES 27' 88" EAST FOR A DISTANCE OF 363.00 FEET; THENCE RUN NORTH 5 DEGREES 12' 38" WEST FOR A DISTANCE OF 458 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE GEO. I.F. CLARKE GRANT, SECTION 37; THENCE RUN EASTERLY ALONG SAID SOUTHERLY LINE OF THE GEO. I.F. CLARKE GRANT TO THE RUN OF DEEP CREEK; THENCE RUN NORTHERLY DOWN THE RUN OF SAID DEEP CREEK TO THE NORTH LINE OF TOWNSHIP 10 SOUTH, RANGE 28 EAST; THENCE RUN EASTERLY ALONG THE SAID NORTH LINE OF TOWNSHIP 10 SOUTH, RANGE 28 EAST TO THE POINT OF BEGINNING.

PARCEL 2 CANAL 5-A DESCRIBED AS FOLLOWS:

A STRIP OF LAND 60 FEET IN WIDTH BEING A PORTION OF THE GEO.I.F. CLARKE GRANT, LYING AND BEING IN SECTION 38 TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, SAID STRIP LYING 30.00

FEET ON EACH SIDE OF AND CONTIGUOUS WITH THE FOLLOWING
DESCRIBED CENTER LINE:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 38; THENCE RUN SOUTH 87 DEGREES 12' 24" EAST, ALONG THE SOUTH LINE OF SAID SECTION 38 FOR 30.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE RUN NORTH 04 DEGREES 18'32" EAST ALONG A LINE PARALLEL WITH AND 30.00 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 38, FOR 2261.05 FEET; THENCE RUN NORTH 54 DEGREES 03' 48" EAST FOR 1118.15 FEET; THENCE RUN NORTH 00 DEGREES 38' 15" EAST FOR 395.40 FEET; THENCE RUN NORTH 69 DEGREES 33'35" EAST FOR 236.03 FEET TO A POINT OF TERMINATION BEING ON THE WESTERLY LINE OF THE SIXTEEN MILE CREEK CANAL FOREBAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 224 AT PAGES 31 AND 32 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA CONTAINING 5.524 ACRES, MORE OR LESS.

PARCEL 3 – WEST DEEP CREEK BOULEVARD DESCRIBED AS FOLLOWS:

BEING PORTIONS OF SECTION 37, TOWNSHIP 10 SOUTH, RANGE 28 EAST, AND SECTIONS 38, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 37; THENCE SOUTH 85 DEGREES 45'20" EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 37 FOR 569.19 FEET TO THE SW CORNER OF PARCEL ONE, ACCORDING TO THE DEED BOOK 136, PAGE 63 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 84 DEGREES 01'14" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL ONE AND THE EASTERLY PROLONGATION THEREOF FOR 1675.34 FEET TO THE NORTHEAST CORNER OF PARCEL 4, ACCORDING TO THE DEED BOOK 136, PAGE 64 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 85 DEGREES 12'38" EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 37 FOR 300.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED 50.00 FOOT ROAD RIGHT OF WAY; THE FOLLOWING EIGHT (8) COURSES BEING ALONG THE CENTERLINE OF THE 50.00 FOOT ROAD RIGHT OF WAY; (1) THENCE NORTH 02 DEGREES 30'00" EAST FOR 180 FEET TO A POINT OF CURVATURE; (2) THENCE NORTHWESTERLY ALONG A 100.00 FOOT RADIUS CURVE LEADING TO THE LEFT THROUGH A CENTRAL ANGLE OF 87 DEGREES 30'00" FOR AN ARC OF 152.72 FEET TO A POINT OF TANGENCY; (3) THENCE NORTH 85 DEGREES 00'00" WEST FOR 700.00 FEET; (4) THENCE NORTH 89 DEGREES 45'00" WEST FOR 290.00 FEET TO A POINT OF CURVATURE; (5) THENCE NORTHERLY ALONG A 100.00 FOOT RADIUS CURVE LEADING TO THE RIGHT THROUGH A CENTRAL TANGENCY; (6) THENCE NORTH 10 DEGREES 30'00" WEST FOR 515.00 FEET TO A POINT OF CURVATURE; (7)

THENCE NORTHWESTERLly ALONG A 100.00 FOOT RADIUS CURVE LEADING TO THE LEFT THROUGH A POINT OF TANGENCY; (8) THENCE NORTH 47 DEGREES 30'00" WEST FOR 120 FEET MORE OR LESS TO A POINT ON THE CENTERLINE OF AN EXISTING COUNTY ROAD, SAID POINT BEING ALSO THE POINT OF TERMINATION OF SAID 50 FOOT ROAD RIGHT OF WAY THE SIDE LINES OF THE ABOVE DESCRIBED 50.00 FOOT WIDE ROAD RIGHT OF WAY ARE TO BE LENGTHENED OR SHORTENED AS MAY BE NECESSARY TO MAINTAIN A 50.00 FOOT RIGHT OF WAY ALONG THE DESCRIBED CENTERLINE. ALL LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA, AND CONTAINING 2.5 ACRES.

PARCEL 4 – THE MAIN BYPASS CANAL AND THE CR13 BRIDGE FOREBAY DESCRIBED AS FOLLOWS:

ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 245, PAGE 936 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY.

PARCEL 5 – A PORTION OF THE REGULATING POND DESCRIBED AS FOLLOWS:

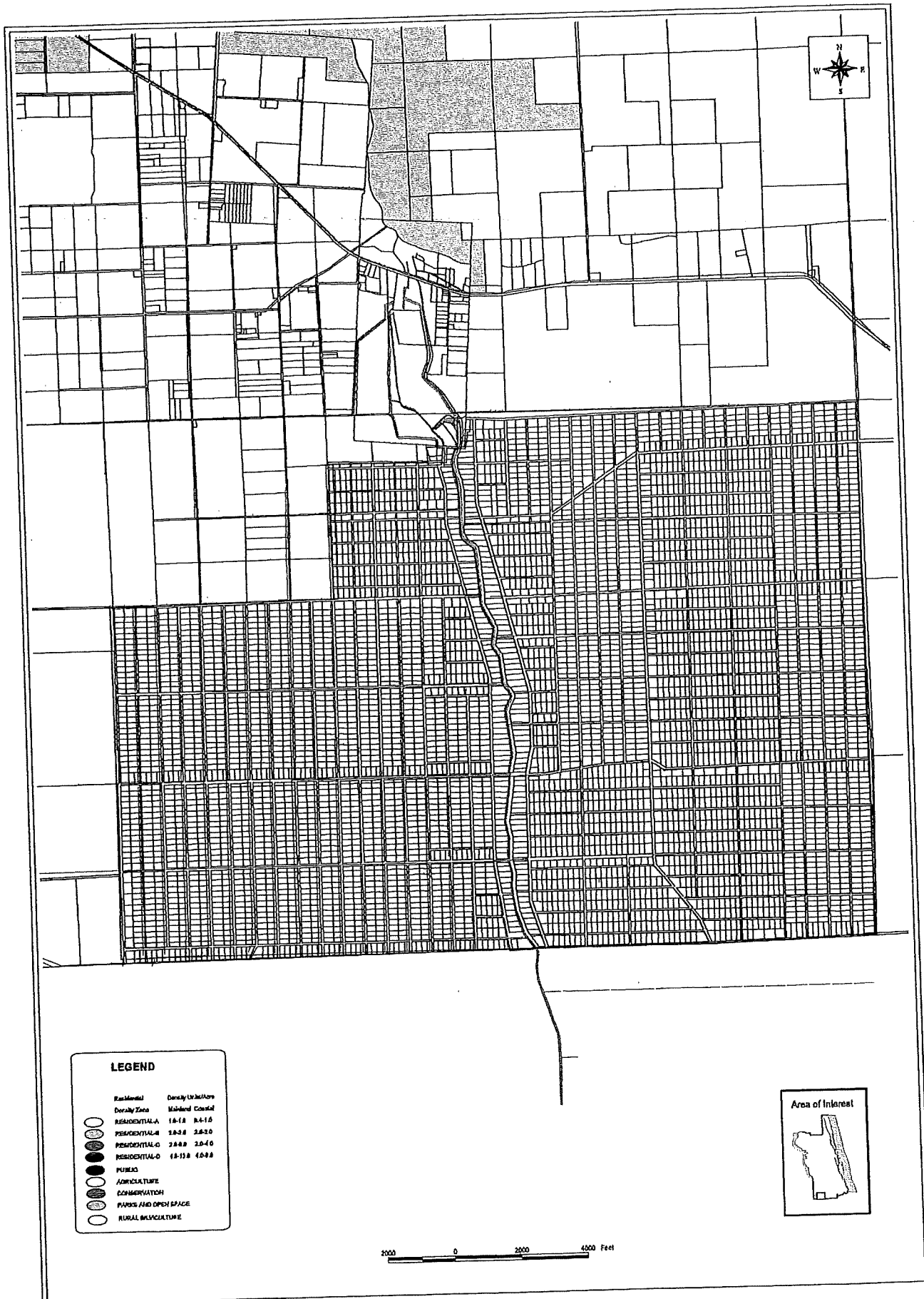
THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 245, PAGES 566 THROUGH 570 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA LYING NORTH OF THE SOUTHERLY LINE OF THE GEO. I.F. CLARKE GRANT, SECTION 37, TOWNSHIP 10 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY FLORIDA.

Legal Description Provided by St. Johns County

ST. JOHNS COUNTY
FLAGLER ESTATES COMMUNITY REDEVELOPMENT PLAN

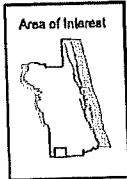
ST. JOHNS COUNTY LAND USE MAP FOR
FLAGLER ESTATES COMMUNITY REDEVELOPMENT AREA

Land Use Map Provided by St. Johns County



LEGEND

- | | |
|--|------------------------------|
| | Residential Density Unknown |
| | Density Zone Midland Coastal |
| | RESIDENTIAL-A 16-18 8-1-15 |
| | RESIDENTIAL-B 18-20 2-2-20 |
| | RESIDENTIAL-C 24-28 2-5-40 |
| | RESIDENTIAL-D 18-22 4-0-8 |
| | PUBLIC |
| | AGRICULTURE |
| | CONSERVATION |
| | PARKS AND OPEN SPACE |
| | RURAL LANDSCAPE |



**FLAGLER ESTATES
COMMUNITY REDEVELOPMENT AREA**

Map Created By:
Cory Marx
St. Johns County Planning
904-832-2747

ST. JOHNS COUNTY
FLAGLER ESTATES COMMUNITY REDEVELOPMENT PLAN

MAP OF VACANT PROPERTIES
WITHIN FLAGLER ESTATES COMMUNITY REDEVELOPMENT AREA

Map provided by St. Johns County

ST. JOHNS COUNTY
FLAGLER ESTATES COMMUNITY REDEVELOPMENT PLAN

MAP OF COUNTY OWNED PROPERTIES
WITHIN FLAGLER ESTATES COMMUNITY REDEVELOPMENT AREA

Map provided by St. Johns County

ST. JOHNS COUNTY
FLAGLER ESTATES COMMUNITY REDEVELOPMENT PLAN

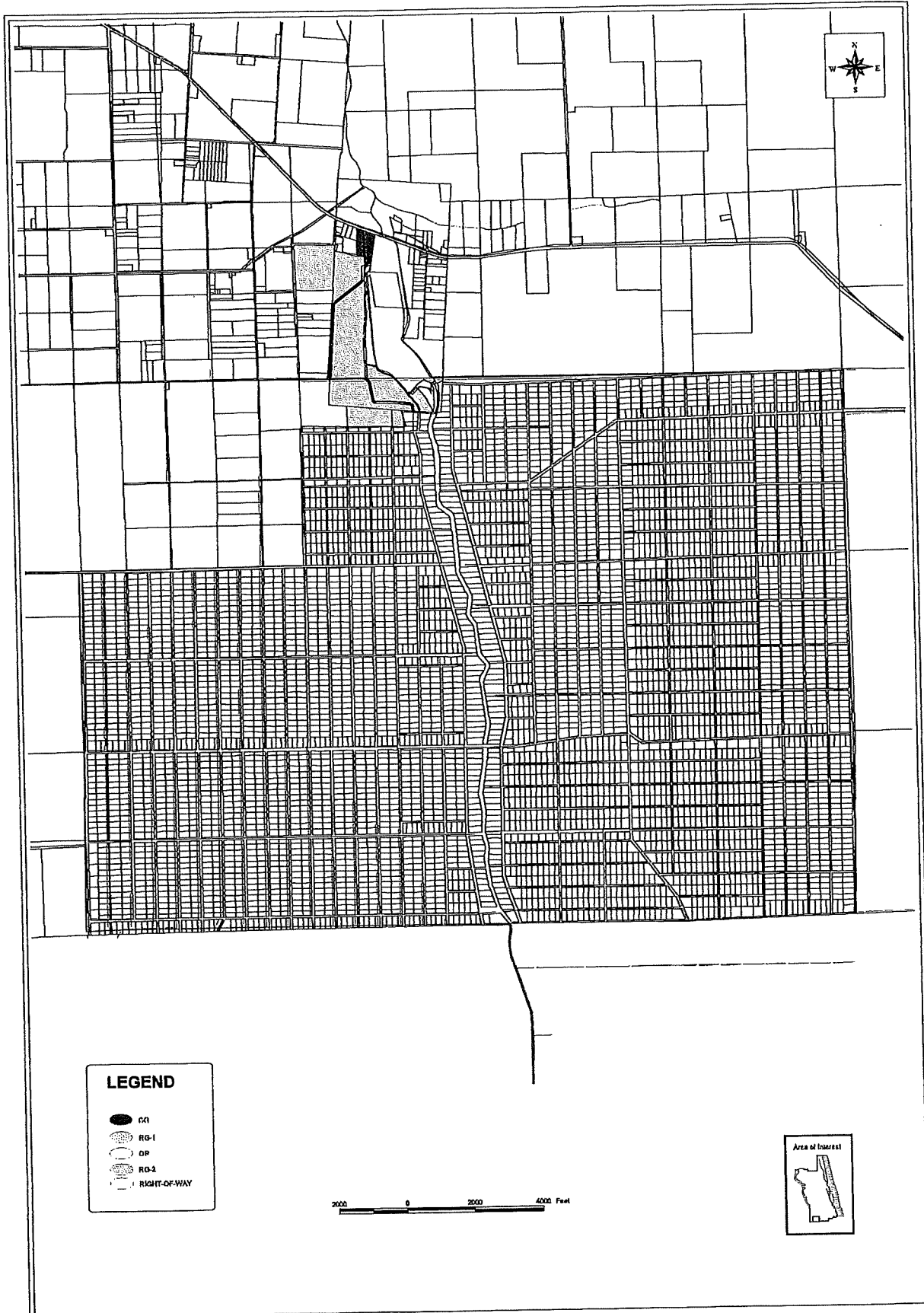
FUTURE LAND USE MAP ST. JOHNS COUNTY

Map provided by St. Johns County

ZONING MAP

FOR FLAGLER ESTATES COMMUNITY REDEVELOPMENT AREA

Map provided by St. Johns County



LEGEND

- CA
- ▨ RG-1
- ▤ DP
- ▥ RG-2
- - - RIGHT-OF-WAY



Map Date: September 5 2002

**FLAGLER ESTATES
COMMUNITY REDEVELOPMENT AREA
ZONING DESIGNATIONS**

Map Created By:
Cory Marx
St. Johns County Planning
904-333-3767

Should any
discrepancies
be noted
between
this map
and the
official
zoning
ordinance,
the ordinance
shall control.

B. COMPREHENSIVE FINDING OF NECESSITY (JUNE 2002)

In June 2002, under contract with the Flagler Estates Road and Water Control District, SDI, Inc. prepared a comprehensive Finding of Necessity for the Flagler Estates CRA area.

EXECUTIVE SUMMARY

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 Statute, the Flagler Estates study area was found to have a combination of conditions that require a need for redevelopment. The following conditions were applicable in the study area:

UNIQUE CONDITIONS AFFECTING THE FLAGLER ESTATES COMMUNITY

- **House Bill 1789**

Flagler Estates is located in both St. Johns and Flagler Counties with approximately 5,449 lots located in St. Johns County and 1,935 located in Flagler County. All of the lots on the Flagler County side are undeveloped due to lack of access. In March 2000, with the adoption of House Bill 1789, the Florida Legislature mandated a Feasibility Study of the Flagler Estates Road and Water Control District to determine the effectiveness of the District in providing

services, and alternately, to address the feasibility and cost-effectiveness of an interlocal agreement between St. Johns and Flagler Counties to provide services and allow development on the Flagler County side of Flagler Estates. If the two Counties are unable to reach an agreement, H.B. 1789 calls for the elimination of all District assessments within the Flagler County portion of the District and a determination of the effect this would have on the District and on the assessments on the St. Johns County side. Further, House Bill 1789 required a 20% per year reduction in the assessment rate paid to the District beginning in the 2000-01 tax year. In 2004, the assessment will be reduced to zero.

- **AFFORDABLE HOUSING**

Flagler Estates provides an important component of the County's affordable housing inventory within unincorporated St. Johns County. A 1996 Statewide Housing Study performed by the University of Florida Shimberg Center for Affordable Housing projects an affordable housing deficit in unincorporated St. Johns County of 3,396 units in 2005 and 5,613 units in 2010 for families with a household income ranging from \$20,000 to \$50,000.

INFRASTRUCTURE

Drainage Deficiencies:

The District has approximately 140 miles of outfall canals with at least three major crossings that provide stormwater runoff for areas within and outside the District. The combination of poor downstream channels and undersized outfall structures creates conditions in residential areas of Flagler Estates that will be catastrophic when the area is faced with a 100-year storm.

In September 2001, Tropical Storm Gabrielle dumped nearly 12 inches of rain on the Flagler Estates community in 96 hours. The bridges across Sixteen Mile Creek canal were overtopped with 3 feet of water and were inaccessible to County Emergency Services vehicles. Seventy-eight homes were inundated during the storm. Although Gabrielle was well below a 100-year storm, the flood stages were close to the 500-year levels shown on the FEMA flood maps.

Roads

The roadways in Flagler Estates are predominantly unpaved. The District has 42 miles of dirt roads and 160 miles of grass roads. Most of the soils in Flagler Estates are naturally stabilized in that they either have a vegetative ground cover and/or have naturally occurring clay that helps bind the soil together. Traffic erodes the clay leaving sand that will not bind together. When this occurs, the roads become deep sand traps. To keep the roads drivable, the roadbed must be stabilized with materials such as Florida limestone. The District has focused its limited resources on roads that are essential for adequate evacuation.

Stop Signs and Posted Speed Signs

There are currently 228 intersections in the district that do not have traffic control signage. This poses a daily safety hazard to drivers and creates an enforcement dilemma for police officials. By the year 2010, projections show that there will be almost 8,000 residents in the Flagler Estates community. This will significantly increase the traffic on the roads within Flagler Estates and further exacerbate the current problems.

HEALTH, SAFETY AND WELFARE

In the summer of 2000, a 14-year-old Flagler Estates boy became ill and

died after swimming in a pond behind his home. According to an article on August 29, 2001 in the *St. Augustine Record*, the dangerous microorganism that he encountered causes amebic meningoencephalitis. (See article attached as ATTACHMENT 2).

Other potential risks associated with lack of proper drainage infrastructure include flooding and drowning deaths caused when children wade or fall into overflowing drainage ditches.

Septic

There are currently 1,100 households in Flagler Estates, all on septic tanks.

Run-Off

Flagler Estates is a large sub-basin in the Tri-County Agricultural Area. As a result, Flagler Estates receives large quantities of untreated, off-site agricultural runoff that has choked downstream portions of Deep Creek.

Evacuation

The primary evacuation route for Flagler Estates is comprised of roads that form a perimeter around the areas within the District, and these roads are above the 50-year flood plain. The District has focused its limited resources on roads that are essential to adequate evacuation. As previously noted, in September 2001, Tropical Storm Gabrielle dumped rain on the Flagler Estates community for 96 hours. The bridges across Sixteen Mile Creek canal were overtopped with 3 feet of water and were inaccessible to County Emergency Services vehicles.

OWNERSHIP DIVERSITY

Within the 10,000-acre residential development, there are 7,384 separate lots, with 5,449 of those located in St. Johns County. The development is strictly a single-use residential development. State planning research shows that there is a need for a comprehensive focus point to support the intended development in a safe and coordinated manner.

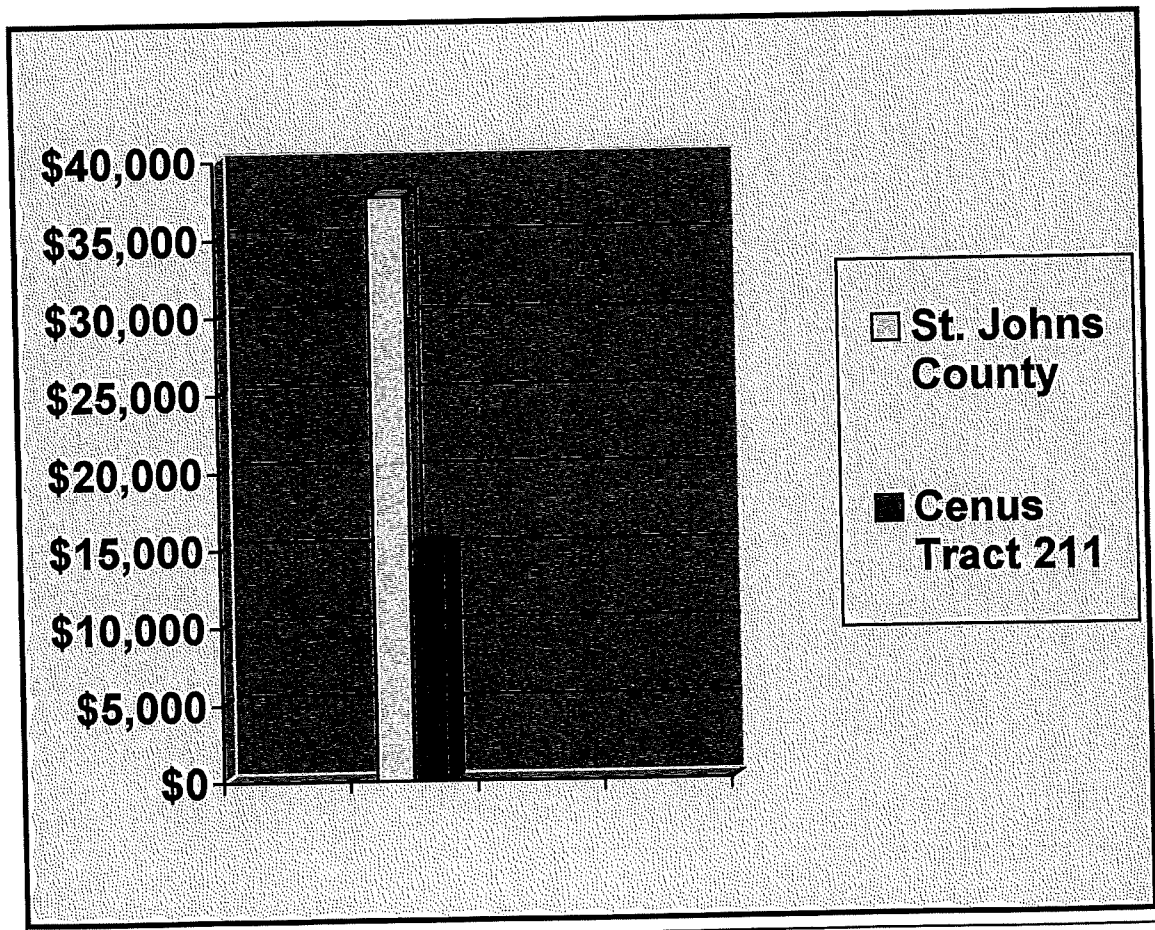
St. Johns County owns four lots within Flagler Estates. Two of the lots serve as a County park with a basketball court, playground equipment, a baseball diamond, and picnic facilities. The other two lots are used for radio towers.

ECONOMY OF THE AREA

Per Capita Income

(2000 U.S. Census)

In 2000, the per capita income for residents in Flagler Estates was \$15,119. By comparison, the per capita income for St. Johns County residents was \$37,654, and for Florida residents it was \$27,781. Of the 1,100 households in Flagler Estates, approximately 21.6% are listed below the Federal poverty level.



HOUSING

The Housing Element of the St. Johns County Comprehensive Plan includes an overall goal of providing and maintaining an adequate inventory of affordable housing to meet the needs of present and future residents. According to St. Johns County officials, there is a need for more affordable housing in the County. A 1996 Statewide Housing Study performed by the University of Florida Shimberg Center for Affordable Housing appears to substantiate this and has projected a deficit of affordable housing for the County. Flagler Estates provides an important component of the County's affordable housing stock due to the relatively low cost of land and the ability of landowners to place conventional or manufactured homes throughout the community. A typical lot in Flagler Estates is 1.14 acres in size and varies in price from as little as \$2,250 for an undeveloped lot to approximately \$14,000 for a lot which is already set up for a mobile or manufactured home, including the installation of a driveway culvert, mobile home pad, well and septic system, and power pole.

Projected Affordable Housing Surplus/Deficit Unincorporated St. Johns County

Surplus/Deficit (units)			
Household Income Range	Year 2000	Year 2005	Year 2010
\$20,000 - \$25,000	-151	-599	-1,086
\$25,000 - \$30,000	-296	-768	-1,278
\$30,000 - \$35,000	-201	-641	-1,044
\$35,000 - \$40,000	+28	-269	-555
\$40,000 - \$45,000	-439	-771	-1,104
\$45,000 - \$50,000	-136	-348	-546
TOTALS	-1,195	-3,396	-5,613

Source: University of Florida Shimberg Center for Affordable Housing

INFRASTRUCTURE

ROADS

The roadways in Flagler Estates are predominantly unpaved. The District has 42 miles of dirt roads and 160 miles of grass roads. Most of the soils in Flagler Estates are naturally stabilized in that they either have a vegetative ground cover and/or have naturally occurring clay that helps bind the soil together. Traffic erodes the clay leaving sand that will not bind together. When this occurs, the roads become deep sand traps. To keep the roads traversable, the roadbed must be stabilized with materials such as Florida limestone. Many of the roads in the northern half of the development experience periodic repetitive flooding caused by ponding along low lying segments of roadway, or in the case of certain roads adjacent to Sixteen Mile Creek, from overflow of the Creek during high rainfall events. The District has focused its limited resources on roads that are essential to adequate evacuation. The table below shows the roads that were the priorities last year:

Road Name	From	To
Melanie	West Deep Creek	Allison
Allison	Melanie	Palatka
Palatka	Isaacson	Turpin
Turpin	Palatka	Cedar Ford
Cedar Ford	Turpin	Baylor
Ebert	Cedar Ford	Flagler Estates
Baylor	Cedar Ford	Flagler Estates
West Deep Creek	Flagler Estates	Cracker Swamp Road

Based upon population growth projections, by the year 2010, the District could have more than 100 miles of dirt roads.

DRAINAGE DEFICIENCIES

The District has approximately 140 miles of outfall canals with at least three major crossings providing stormwater runoff for areas within and outside the District. The combination of poor downstream channels and undersized outfall structures creates conditions in residential areas of Flagler Estates that will be catastrophic when the area is faced with a 100-year storm. Consequently, there is no stormwater treatment volume to help remove the sediments that erode from the road network during rainstorms before they enter the downstream ecosystem.

In 2000, there were 894 homes and 42 miles of dirt roads in Flagler Estates. The Feasibility Study completed by the Northwest Florida Regional Planning Council predicts that there will be more than 3,400 homes in Flagler Estates by the year 2010. At this growth rate, there could be over 100 miles of roads that lack grass or pavement cover by 2010.

In September 2001, Tropical Storm Gabrielle dumped nearly 12 inches of rain on the Flagler Estates community in 96 hours. The bridges across Sixteen Mile Creek canal were overtopped with 3 feet of water and were inaccessible to County Emergency Services vehicles. Seventy-eight homes were inundated during the storm. The flood stages were close to the 500-year levels shown on the FEMA flood maps, although Gabrielle was not close to being even a 100-year storm. This threat to health, safety and welfare was exacerbated by inadequate access throughout the Flagler Estates area.

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:

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

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 2002 Finding of Necessity study.

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Section Two

Community Participation

Flagler Estates

Community

Redevelopment Plan

SECTION TWO

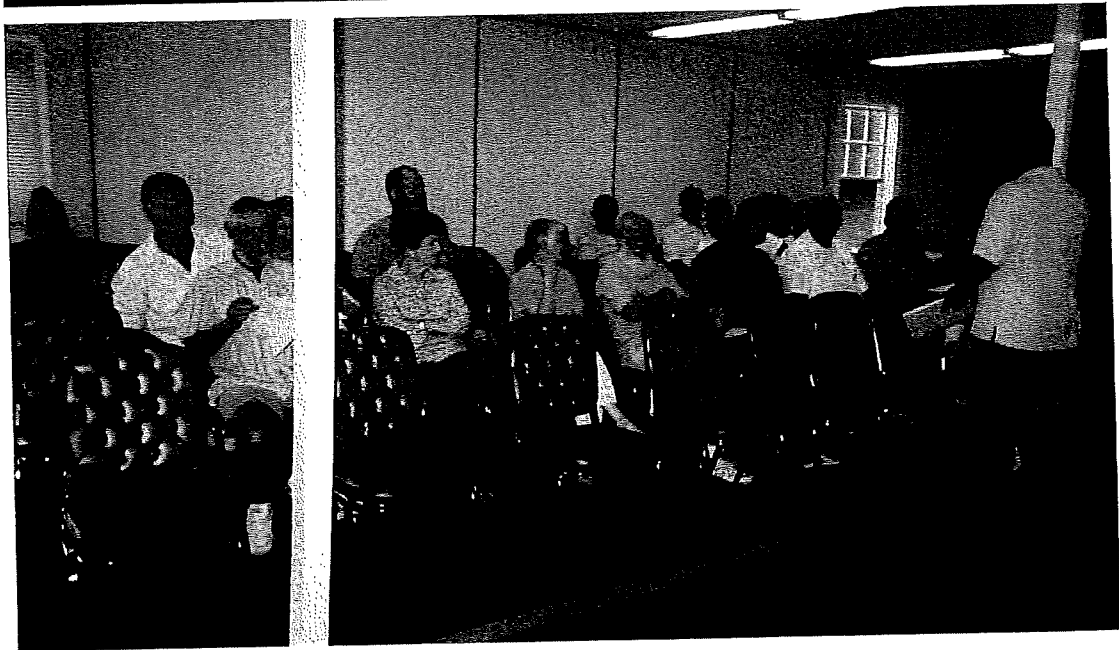
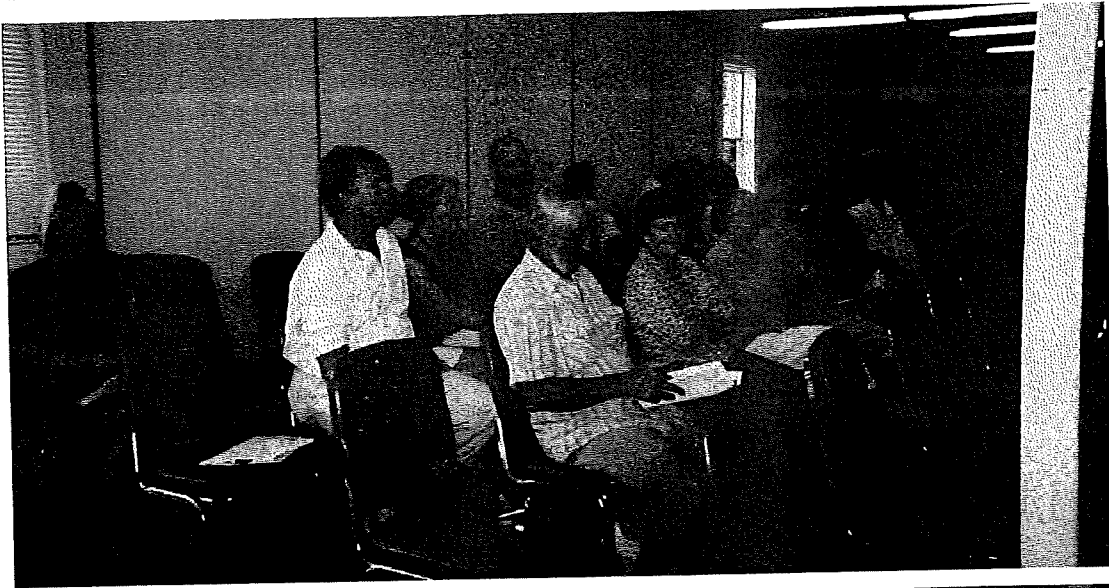
Community Participation

Beginning with discussion at public meetings of the Flagler Estates Road and Water Control District (the District), the public has been involved throughout the process of the creation of a community redevelopment area for this community. The District initiated the process after the legislatively mandated *Flagler Estates Independent Feasibility Study*, prepared by the Northeast Florida Regional Planning District, recommended the creation of a special district (a community redevelopment agency) as one of the possible actions to alleviate the problem of lack of access to the properties within the Flagler County portion of Flagler Estates.

SDI was hired by the District to conduct the Finding of Necessity, the first step towards creating a community redevelopment agency. The Consultant conducted several sessions with community groups as part of due diligence in collecting information and input for the study. Upon completion of the Finding, St. Johns County contracted with SDI to prepare the Community Redevelopment Plan for Flagler Estates. At that time another public meeting was organized by the Flagler Estates Civic Association to allow residents to express their ideas to improve the community. Those ideas were translated into programs and are included in this Plan.

SDI presented information and received input at meetings on April 18, 2002 at the Flagler Estates Road and Water Control District office; June 6, 2002 at the Flagler Estates Road and Water Control District office; June 11, 2002 with the Flagler Estates Civic Association at the Church in the

Pines; and on August 22, 2002 with the Flagler Estates Civic Association at the Church in the Pines.



SECTION THREE

Creation of the Flagler Estates Community Redevelopment Area and Powers of the Agency

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

1) 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 Flagler Estates Community Redevelopment Area, hereinafter referred to as the "CRA". The County may also exercise the option of including the Flagler Estates Area under the jurisdiction of the current St. Johns County CRA. Through this process, it shall be determined that there is a need for the CRA to carry out community redevelopment as defined by *Florida Statutes* and as set forth in this Plan. The CRA shall be a public body corporate and public and shall be constituted as a public instrumentality.

2) POWERS

Any additional powers granted by the state through future amendments to Chapter 163 Part III, *Florida Statutes*, shall also be granted to the CRA unless specifically withheld in the portion of this document titled "Powers Not Given to the CRA."

- (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

Section Three

Creation of Flagler Estates
Community Redevelopment
Area and Powers of the Agency

*Flagler Estates
Community
Redevelopment Plan*

- 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)

I. 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.

II. 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.

III. 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)

I. 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.

- II. 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.

- III. 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 developers 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 or 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.
- IV. 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.
 - V. 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.
 - VI. 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)

- I. 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 40 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.

II. 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.

III. 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

Section Four

Authority to Undertake
Redevelopment

Flagler Estates

Community

Redevelopment Plan

SECTION FOUR

Authority to Undertake Redevelopment

The Flagler Estates Community Redevelopment Area (CRA) 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 CRA'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.

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.

- IV. 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.
- V. 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.

VI. 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 CRA

- 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 CRA 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 CRA 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 CRA 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*.

Section Five

Safeguards to Ensure that
Redevelopment Activities
Follow the Redevelopment Plan

*Flagler Estates
Community
Redevelopment Plan*

SECTION FIVE

Safeguards to Ensure That Redevelopment Activities Follow the Redevelopment Plan

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

- 1) The Community Redevelopment Agency (CRA) 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 CRA as allowed by the Redevelopment Plan.
- 2) The CRA 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 CRA 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 CRA Board shall publicly adopt by-laws to govern its activities and to ratify its administrative policies.
- 5) Comply with all state mandated Special Districts reporting requirements.

**B. SAFEGUARDS TO ENSURE FINANCIAL
ACCOUNTABILITY**

1) The CRA 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 CRA 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 CRA'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 CRA 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. The CRA shall hold an annual informational public workshop to:

- a) gather input from property owners, citizens and interested parties regarding redevelopment activities;

- b) report on the status and progress of programs and projects; and
 - c) discuss strategies relating to local redevelopment issues
2. For each CRA program shall be established measurable objectives upon its administrative design and funding approval by the Board.

D. SAFEGUARDS THROUGH RETENTION OF CERTAIN POWERS BY THE COUNTY

The following powers shall not be vested in the CRA:

- (1) To approve the use of eminent domain powers to acquire property within the redevelopment area;
- (2) To approve the issuance of redevelopment bonds;
- (3) The ability to zone or rezone property;
- (4) To abandon or vacate rights-of-way;
- (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.

Section Six

Affordable Housing Policy

Flagler Estates

Community

Redevelopment Plan

- 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 CRA 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.

Section Seven

Flagler Estates CRA
Redevelopment Goals

*Flagler Estates
Community
Redevelopment Plan*

SECTION SEVEN

Flagler Estates Redevelopment Goals

ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY (CRA) GOALS

The CRA's community redevelopment goals represent the community's desired standards and guidelines and are intended to provide a basis for decision-making by the CRA 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 CRA are as follows:

1. The CRA shall cooperate with the Flagler Estates Road and Water Control District to maximize effectiveness in implementing the redevelopment activities for the community.
2. The CRA shall actively pursue successful "Quick Victory" projects in its earliest stages to increase public awareness and support for its longer-range challenges and programs.
3. The County and all of its departments shall work together with the CRA towards the shared goal of improving the quality of life for all citizens, businesses and property owners in the redevelopment area.

4. The CRA 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.
5. The CRA 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.
6. The CRA Redevelopment Plan shall serve as the primary vehicle and provide the primary tools for the County's redevelopment efforts within the CRA area.
7. The CRA 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.
8. The CRA shall work towards leveraging the maximum amount of non-tax increment financing resources possible to assist in the redevelopment of the redevelopment area.
9. The CRA shall actively pursue the purchase and/or redevelopment of vacant or abandoned properties in the redevelopment area as a priority.
10. The CRA 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.

11. The CRA 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.
12. The CRA 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.
13. The CRA shall encourage the development of new housing units and the rehabilitation of existing units in the redevelopment area.
14. The CRA 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.
15. The CRA 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.
16. With the assistance of neighborhood-based organizations, Housing Finance Authority, financial institutions, government, development interests and real estate representatives, the CRA

shall preserve and enhance existing residential areas to provide a variety of housing opportunities for all income levels.

17. The CRA shall undertake annual continuous improvement programs and other activities that are designed to prevent the recurrence and spread of negative conditions.
18. The CRA, in cooperation with the County Sheriff's Department, Fire Department and Code Enforcement, shall work to create a safe, quality environment for residents.
19. The CRA shall implement programs that assist in removing the financial obstacles that may occur and prevent otherwise successful redevelopment projects and activities.
20. The CRA will work in concert with the goals of the St. Johns County Housing Finance Authority, the St. Johns County Comprehensive Development Master Plan, and St. Johns County Comprehensive Plan, in addition to those established by *Florida Statutes*, as they relate to the adopted Flagler Estates Community Redevelopment Plan.

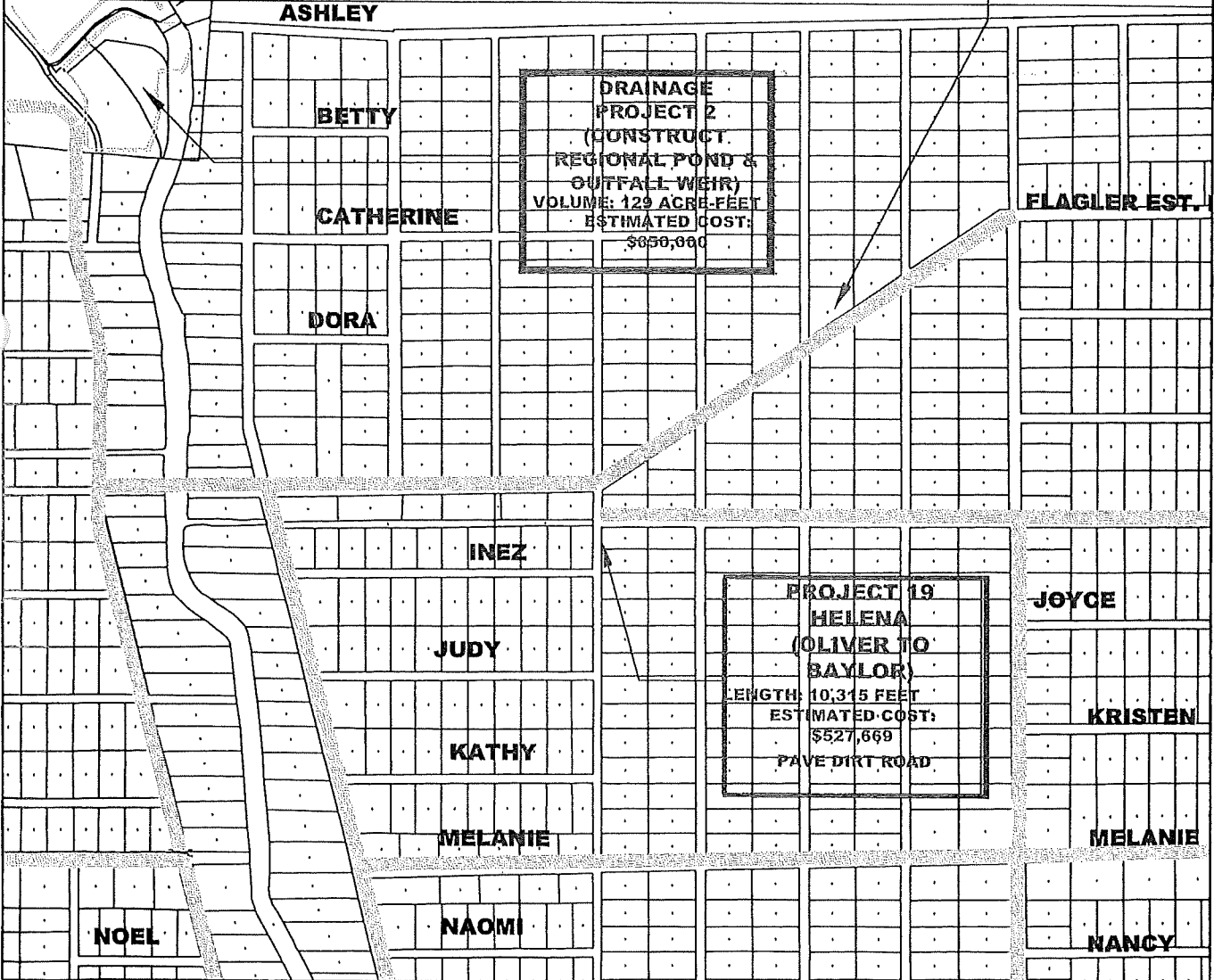
DRAINAGE PROJECT 1
 (CLEAN OUTFALL CANAL: 4350 FEET)
 LENGTH: 4350 FEET
 ESTIMATED COST: \$125,000

DRAINAGE PROJECT 5
 ASHLEY OUTFALL
 (CONSTRUCT ADJUSTABLE OUTFALL STRUCTURE)

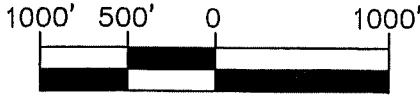
PROJECT 8
 FLAGLER ESTATES
 (CANAL TO KIRCHNER)
 LENGTH: 6250 FEET
 ESTIMATED COST: \$100,300
 RESURFACE ASPHALT ROAD

DRAINAGE PROJECT 2
 (CONSTRUCT REGIONAL POND & OUTFALL WEIR)
 VOLUME: 129 ACRE-FEET
 ESTIMATED COST: \$850,000

PROJECT 19
 HELENA
 (OLIVER TO BAYLOR)
 LENGTH: 10,315 FEET
 ESTIMATED COST: \$527,669
 PAVE DIRT ROAD

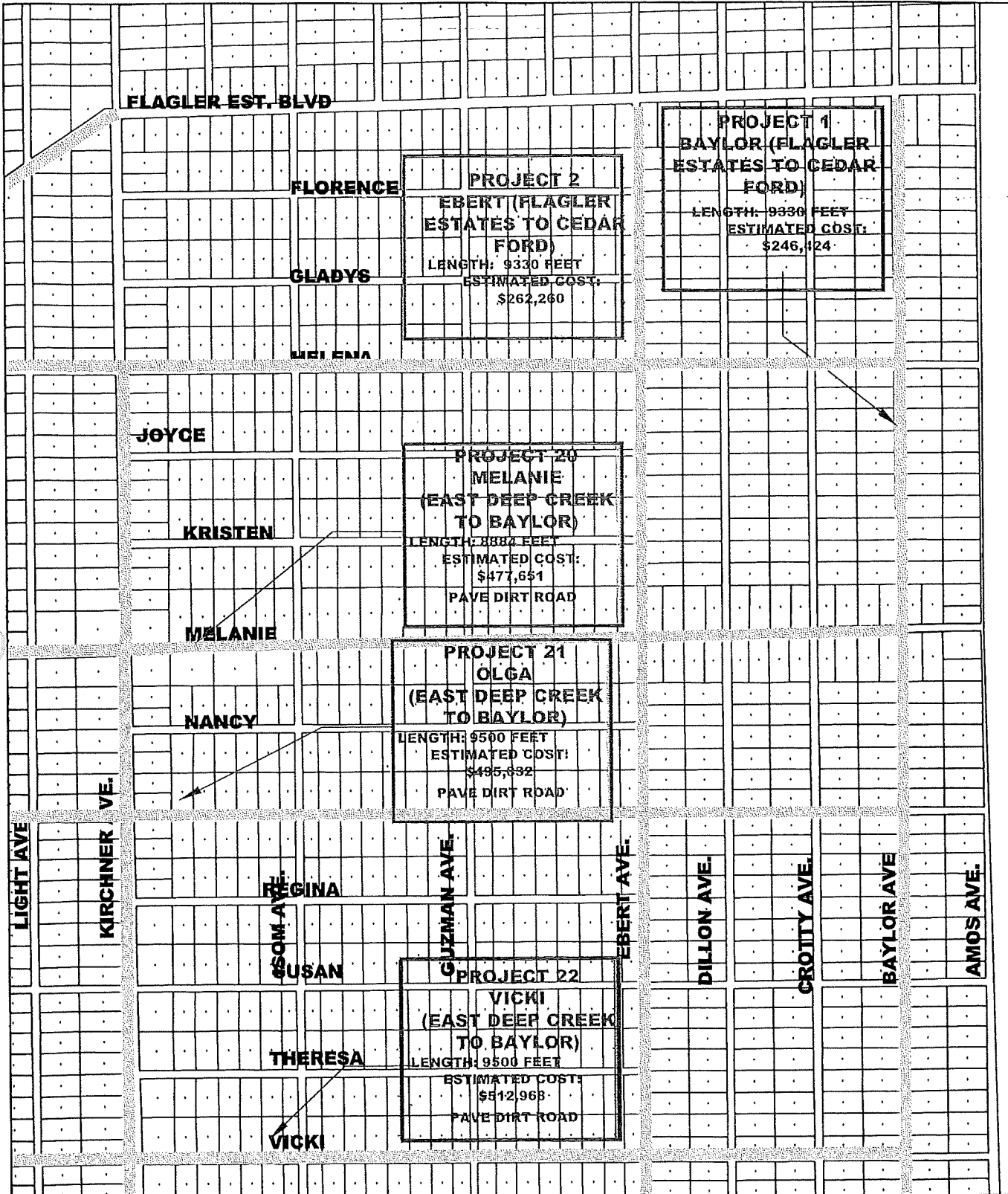


SCALE: 1" = 1000'



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FLAGLER EST. BLVD

FLORENCE

GLADYS

MELANIE

JOYCE

KRISTEN

MELANIE

NANCY

REGINA

SUSAN

THERESA

VICKI

LIGHT AVE

KIRCHNER VE.

SOM AVE.

GUZMAN AVE.

EBERT AVE.

DILLON AVE.

CROTTY AVE.

BAYLOR AVE.

AMOS AVE.

PROJECT 1
BAYLOR (FLAGLER
ESTATES TO CEDAR
FORD)
 LENGTH: 9330 FEET
 ESTIMATED COST:
 \$246,424

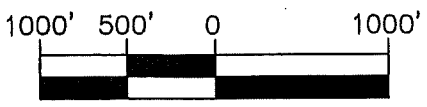
PROJECT 2
EBERT (FLAGLER
ESTATES TO CEDAR
FORD)
 LENGTH: 9330 FEET
 ESTIMATED COST:
 \$262,260

PROJECT 20
MELANIE
(EAST DEEP CREEK
TO BAYLOR)
 LENGTH: 8882 FEET
 ESTIMATED COST:
 \$477,651
 PAVE DIRT ROAD

PROJECT 21
OLGA
(EAST DEEP CREEK
TO BAYLOR)
 LENGTH: 9500 FEET
 ESTIMATED COST:
 \$495,632
 PAVE DIRT ROAD

PROJECT 22
VICKI
(EAST DEEP CREEK
TO BAYLOR)
 LENGTH: 9500 FEET
 ESTIMATED COST:
 \$512,968
 PAVE DIRT ROAD

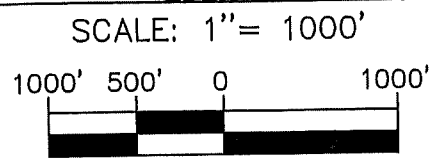
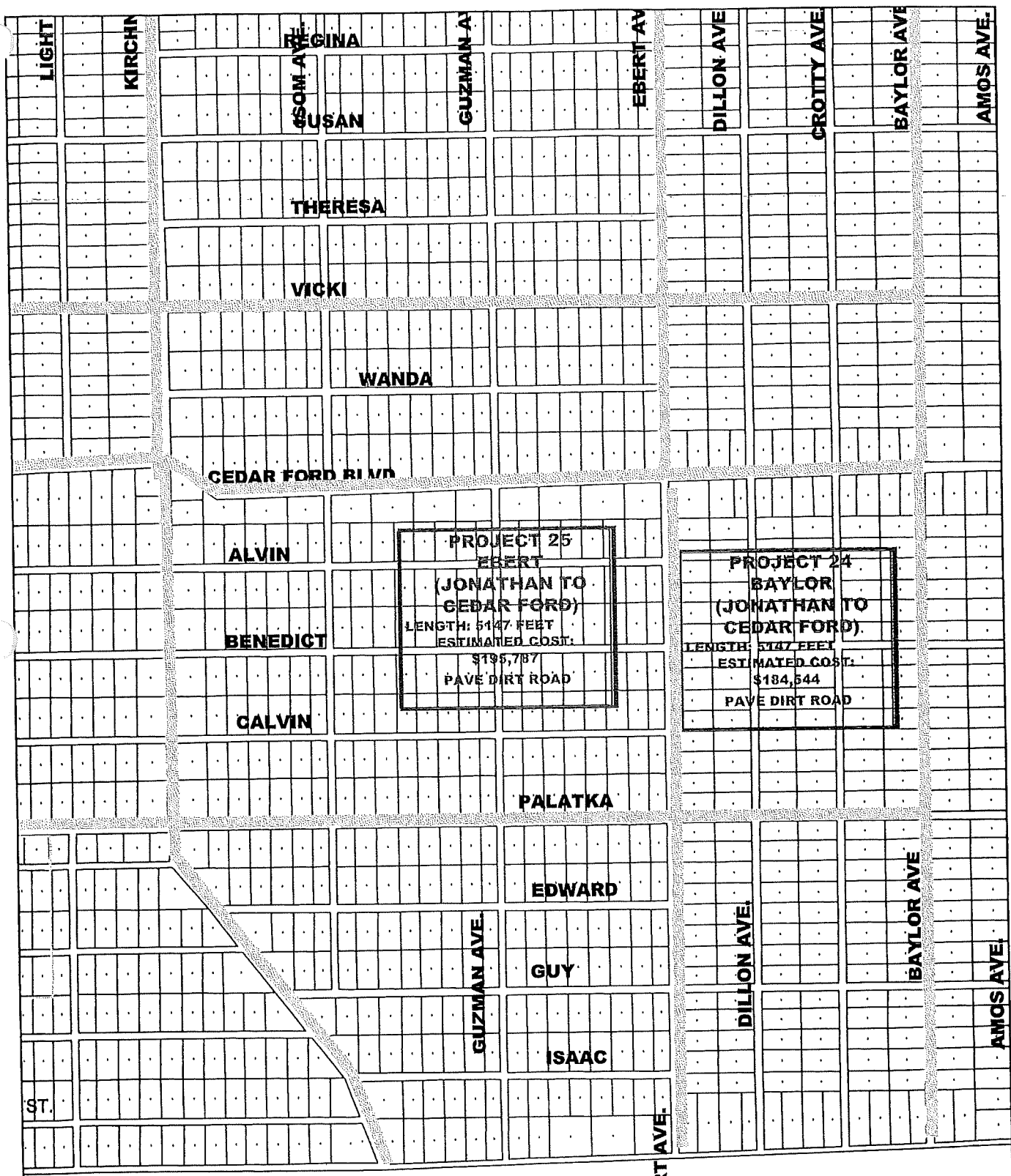
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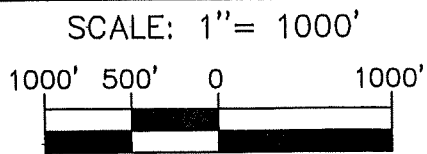
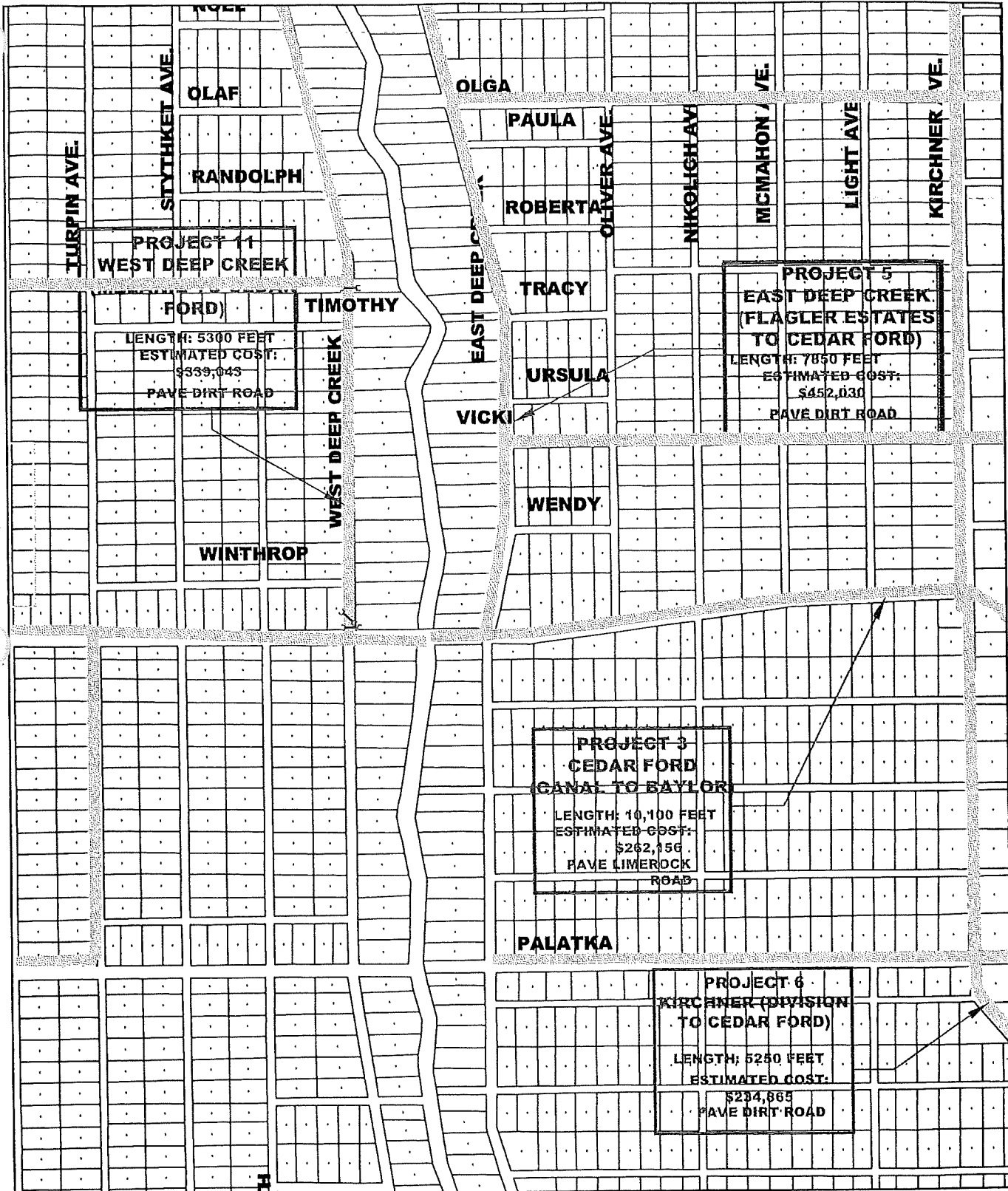
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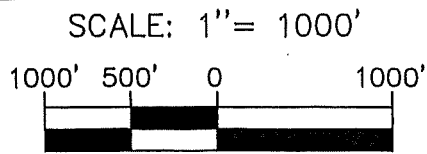
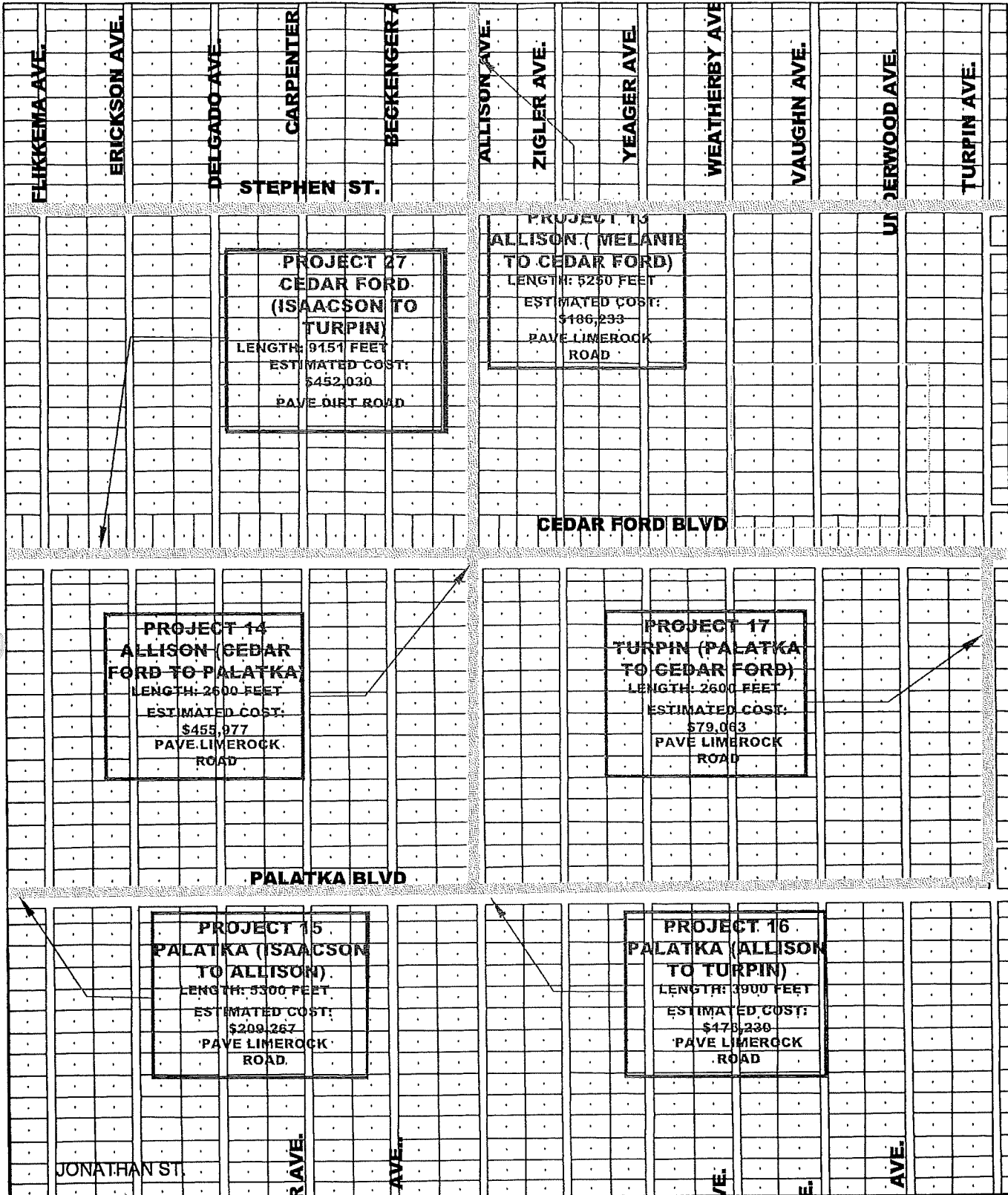


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PROJECT 26
STEPHEN
(ISAACSON TO
WEST DEEP CREEK)
 LENGTH: 11,110 FEET
 ESTIMATED COST:
 \$429,677
 PAVE DIRT ROAD

PROJECT 10
WEST DEEP CREEK
(FLAGLER ESTATES
TO MELANIE)
 LENGTH: 4350 FEET
 ESTIMATED COST:
 \$40,541
 RESURFACE ASPHALT
 ROAD

PROJECT 12
MELANIE (WEST DEEP
CREEK TO ALLISON)
 LENGTH: 5250 FEET
 ESTIMATED COST:
 \$204,065
 PAVE LIMEROCK
 ROAD

PROJECT 18
CEDAR FORD
TURPIN TO CANAL)
 LENGTH: 2550 FEET
 ESTIMATED COST:
 \$102,776
 PAVE LIMEROCK
 ROAD

MELANIE ST.

STEPHEN ST.

CEDAR FORD BLVD

IRVING

JOSEPH

KENNETH

NOE

OLAF

RAN

WIN

DELGADO AVE.

CARPENTER AVE.

BECKENGER AVE.

ALLISON AVE.

ZIGLER AVE.

YEAGER AVE.

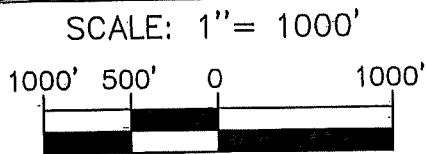
WEATHERBY AVE.

VAUGHN AVE.

UNDERWOOD AVE.

TURPIN AVE.

STYTHKET AVE.



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**DRAINAGE PROJECT 3
(CONVERT "REGULATING POND"
TO LITTORAL TREATMENT &
REPLACE 93-PIPE OUTFALL)
AREA: 63.6 ACRES
ESTIMATED COST:
\$200,000**

**DRAINAGE PROJECT 4
(CONSTRUCT CONTROL
STRUCTURE)
ESTIMATED COST:
\$20,000**

CANAL 5-A

**CRACKER SWAMP RD.
CRACKER SWAMP RD.**

**PROJECT 7
WEST DEEP CREEK
(FLAGLER ESTATES
TO CRACKER SWAMP)
LENGTH: 4350 FEET
ESTIMATED COST:
\$160,695
PAVE LIMEROCK
ROAD**

WEST DEEP CREEK

SWAMP RD.

CHESTER

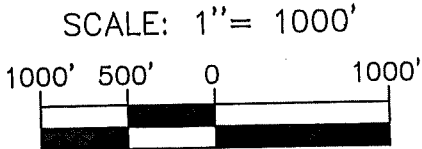
DONALD

EARL ST.

FLAGLER EST. BLVD

IRVING

JOSEPH



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Section Eight
Redevelopment Programs

*Flagler Estates
Community
Redevelopment Plan*

SECTION EIGHT

Redevelopment Programs

PROGRAMS, PROJECTS AND STRATEGIES

The "Redevelopment Programs" section establishes the tools and strategies to implement the goals and objectives of the CRA 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 the redevelopment agency is created to serve.

This section contains the programmatic tools which are designed to allow the CRA to bring about cumulative redevelopment. The Primary Redevelopment Project is focused upon infrastructure improvements to roads and drainage. Several of the programs are defined as "Quick Victories" (QV). These programs 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.

FIVE -YEAR PHASES

It shall be the strategy 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 CRA Redevelopment Plan and consider amendments and changes that would best serve the public interest. This five-year review period is consistent with the state mandated review of comprehensive plans to which St. Johns County currently adheres.

A. PRIMARY REDEVELOPMENT PROJECT

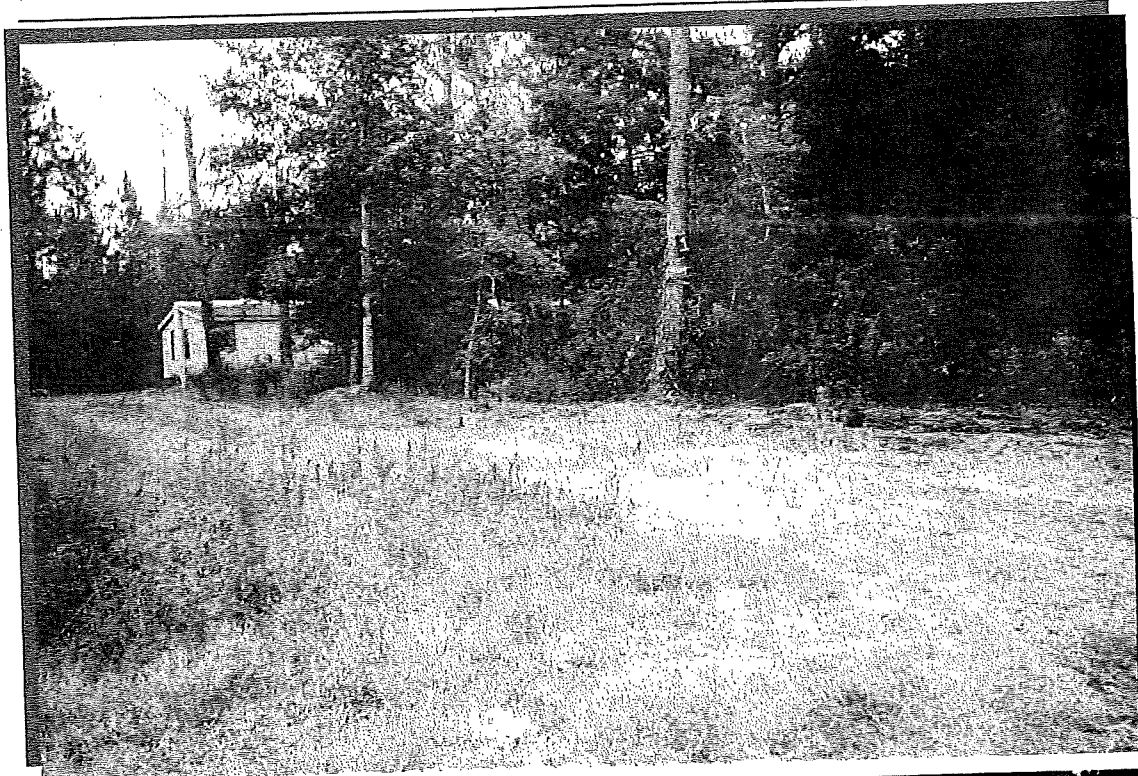
The “*Flagler Estates Independent Feasibility Study*,” prepared by the Northeast Florida Regional Planning Council in October 2001, projects that the population will increase to almost 8,000 by the year 2010. Flagler Estates faces a growing need for a wide range of basic services, including fire, police, emergency medical services, road grading, road paving, drainage maintenance, street and traffic control signage, as well as basic infrastructure such as parks and street lights.

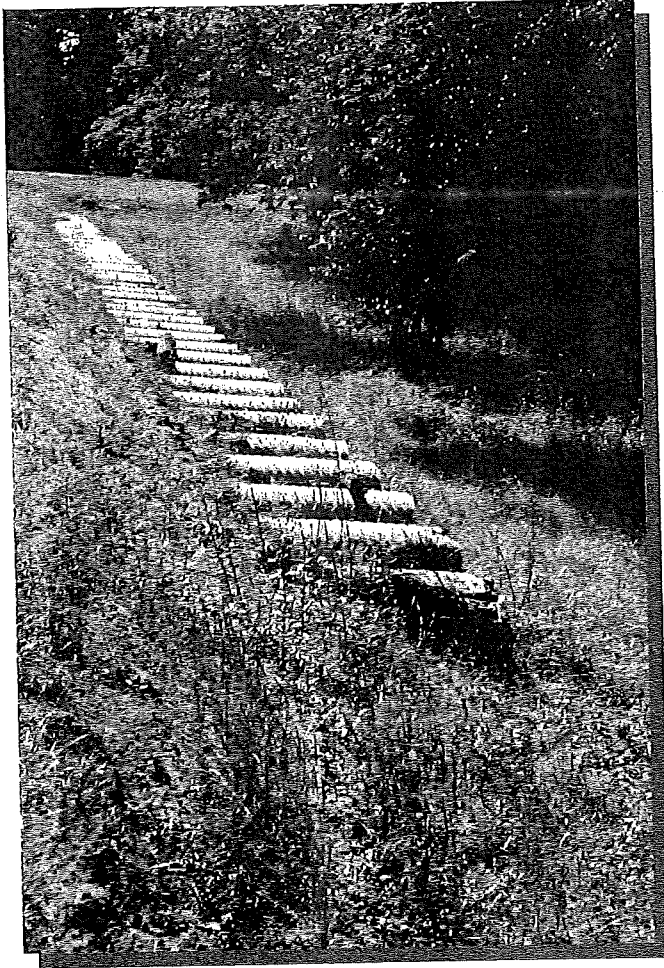
The area roads are predominantly unpaved, and drainage is critically inadequate. This community is key in providing affordable housing in St. Johns County. Growth is happening rapidly. The fragility of the road system is exacerbated by increased traffic. A plan has been created to pave roads in key locations to improve evacuation routes and to provide more accessibility to emergency vehicles. Also, it is necessary to provide street signs and traffic signs within this community to reduce the potential for accidents and to improve traffic control and enforcement. Funding to meet these crucial needs will be the primary focus for the redevelopment agency.

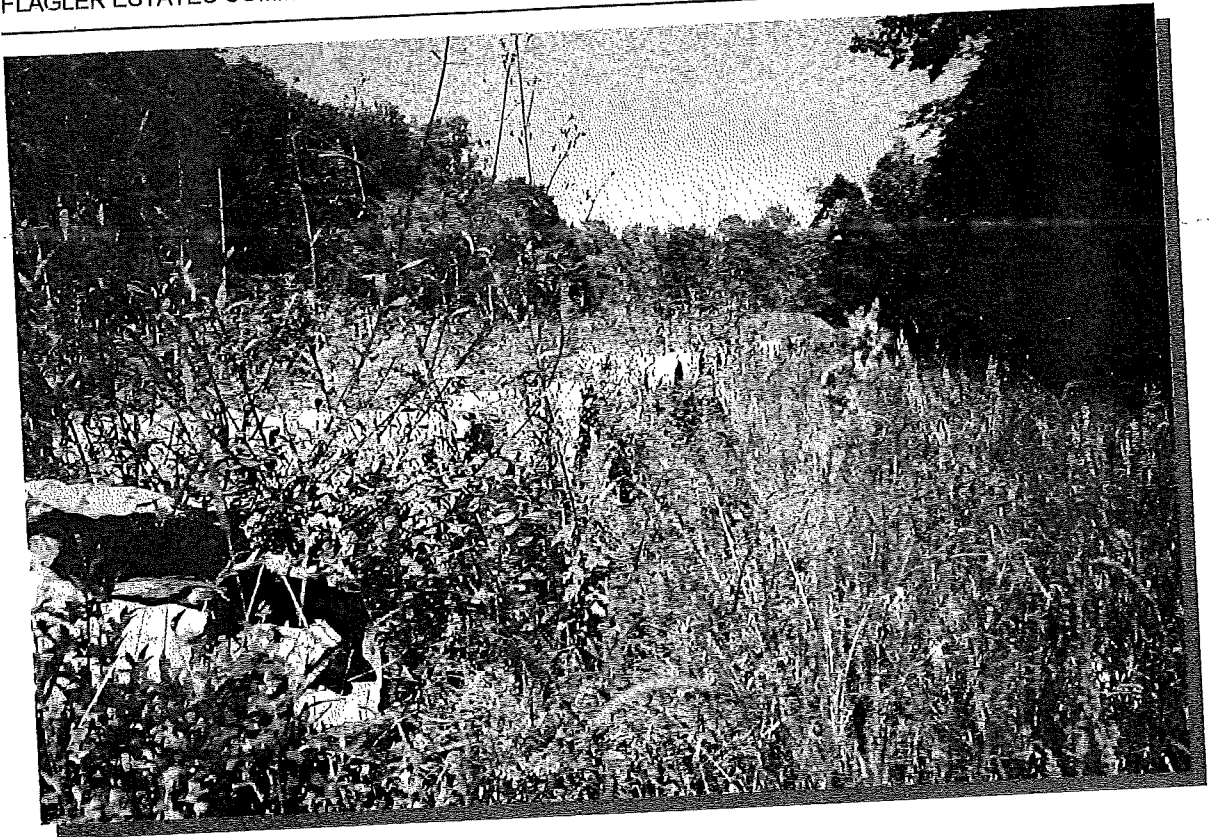
ST. JOHNS COUNTY
FLAGLER ESTATES COMMUNITY REDEVELOPMENT PLAN



ST. JOHNS COUNTY
FLAGLER ESTATES COMMUNITY REDEVELOPMENT PLAN







PRIMARY REDEVELOPMENT PROJECT: In conjunction with the Flagler Estates Road and Water Control District, SDI, Inc. has included a comprehensive infrastructure redevelopment project for the Flagler Estates CRA.

This program is broken down geographically and financially, and defines the specific infrastructure improvements.

There are 28 road projects (with an estimated cost of \$6,665,116), and 5 drainage projects (with an estimated cost of \$1,682,000), with a combined total cost of \$8,347,116 presented in this plan. In addition, sub districts have been identified in the redevelopment area. Each sub-district has a definitive set of projects allocated to it. To ensure the successful redevelopment of the representative areas the CRA should utilize its

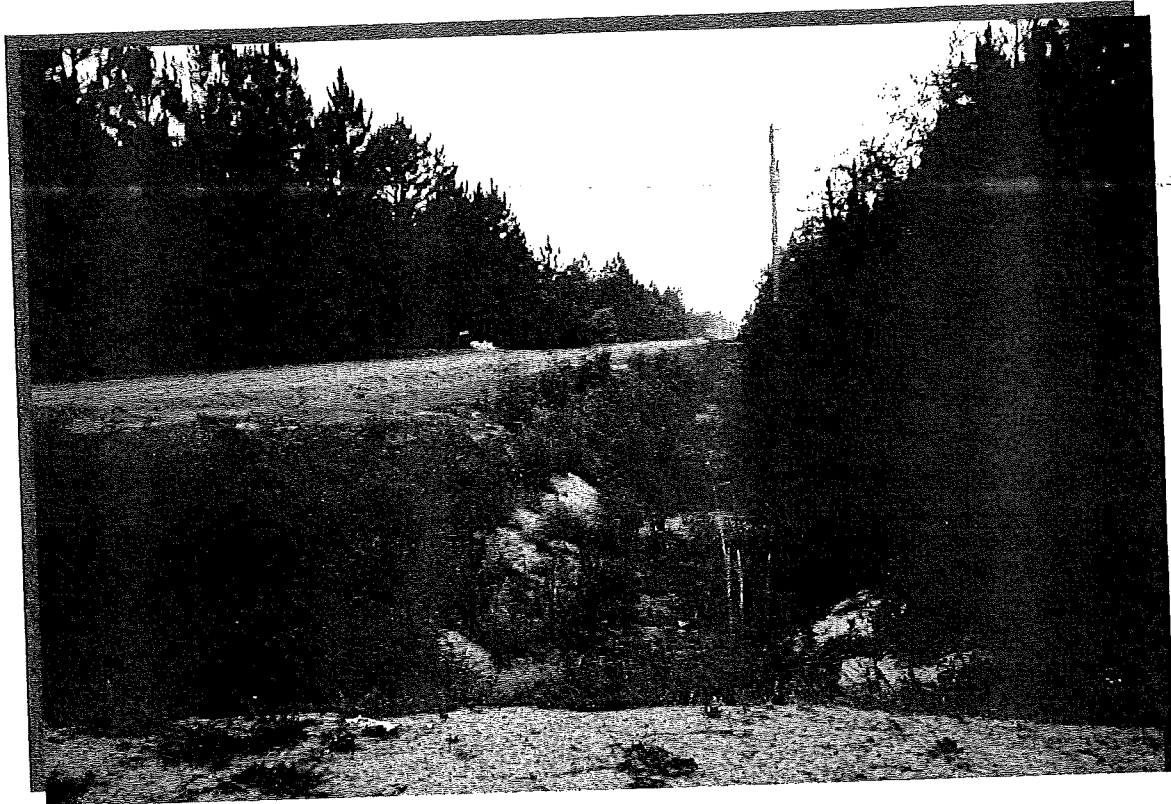
powers as defined in the Redevelopment Plan to assist, as directed, in allocating and leveraging TIF revenues in addition to the external funding sources that may be secured.

Priorities will be determined by the CRA Board of Commissioners on a case-by-case basis. It will be the strategy to consider community need and funding availability when establishing project-by-project priorities.

SEE LISTING OF PROJECTS AND COST ESTIMATES ON THE FOLLOWING PAGE. THESE COST ESTIMATES PROVIDED BY CGS CONSULTING ENGINEERS.

ST. JOHNS COUNTY
 FLAGLER ESTATES COMMUNITY REDEVELOPMENT PLAN

Project	Length (feet)	Cost Estimate
Baylor Avenue	9330	\$246,424
Ebert Avenue	9330	\$262,260
Cedar Ford Boulevard	10,100	\$262,156
Kirscher Avenue	4950	\$216,687
East Deep Creek	7850	\$452,031
Kirscher Avenue	5250	\$234,865
West Deep Creek	4350	\$160,695
Flagler Estates Boulevard	6250	\$100,300
Kirscher Boulevard	2150	\$ 34,340
West Deep Creek	2150	\$ 40,541
West Deep Creek	5300	\$339,043
Melanie Street	5250	\$204,065
Allison Avenue	5250	\$186,234
Allison Avenue	2600	\$78,291
Palatka Boulevard	5300	\$209,268
Palatka Boulevard	3900	\$176,231
Turpin Avenue	2600	\$79,063
Cedar Ford Boulevard	2550	\$102,777
Helena Street	10,315	\$527,669
Melanie Street	8884	\$477,651
Olga Street	9500	\$495,832
Vicki Street	9500	\$512,698
Palatka Boulevard East	9500	\$512,698
Baylor Avenue South	5147	\$184,554
Ebert Avenue South	5147	\$195,787
Stephen Street	11,110	\$429,677
Cedar Ford Boulevard	9151	\$455,777
Drainage 1 Canal Cleanup		\$125,000
Drainage 2 Retention Pond		\$850,000
Drainage 3 Littoral Area		\$200,000
Drainage 4 5-A Control		\$20,000
Drainage 5 Ashley Outfall		\$487,000
TOTAL ROAD AND DRAINAGE		\$8,347,116

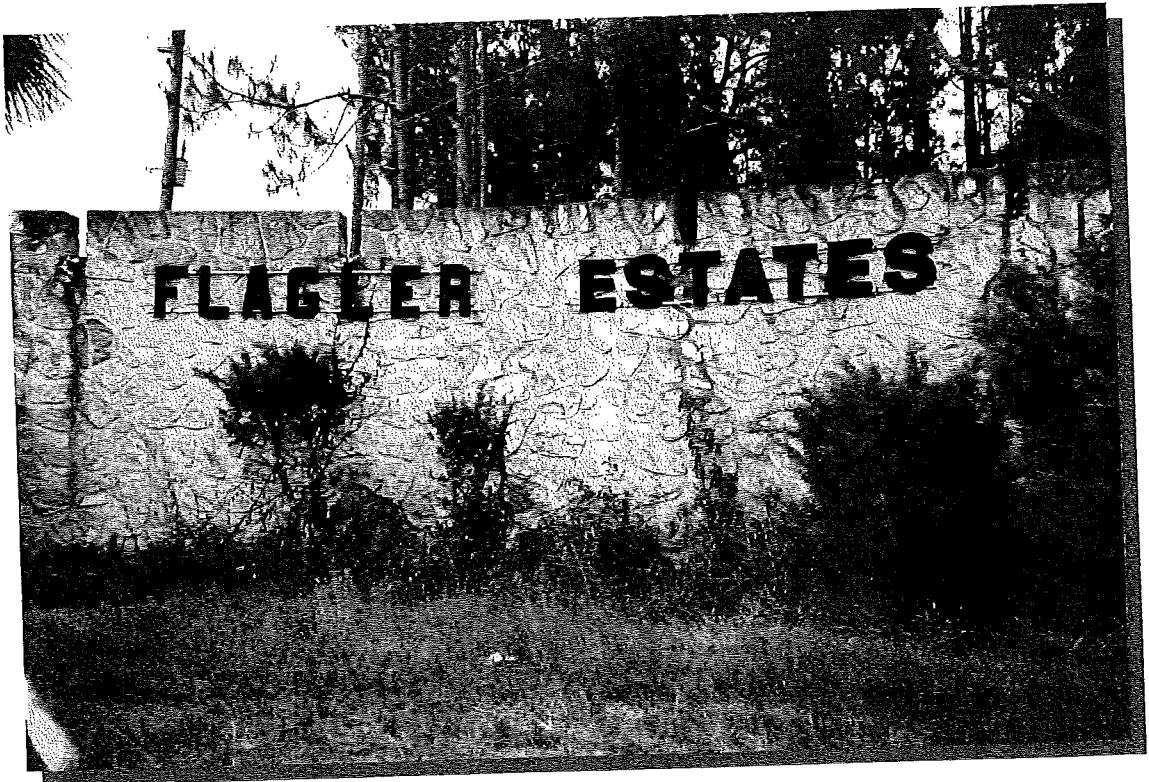


To ensure proper implementation of the Plan, the CRA Consultant retained by the County will assist in the establishment of an interlocal agreement between the Flagler Estates Road and Water Control District and the CRA Board of Commissioners. The purpose of this interlocal agreement is to determine the responsibility, ensure cooperation, provide for accountability, and for the professional management and implementation of the CRA.

B. QUICK VICTORY PROGRAMS

1. QV Entrance-way Monument Signs

The Agency may secure non-TIF revenue to contract with a design professional to create entranceway monuments for the main entrance and the three other entrances into Flagler Estates. The design shall be approved by the Flagler Estates Community Redevelopment Advisory Board and shall be subject to the required County staff and Board of County Commissioners reviews and approvals. The Agency may assist all approved aspects of design, building, and installation of the monuments after final Board approval.



2. QV Entranceway Landscaping

The Agency may contract with a landscape design professional to create a landscape design to complement the entranceway monuments. The design shall be approved by the Flagler Estates Community Redevelopment Advisory Board and shall be subject to the required County staff and Board of County Commissioners reviews and approvals. The Agency may fund all aspects of design and installation after final Board approval.

3. Community Meetings to Encourage Participation and Community Involvement

The Agency, working with other groups, shall organize community forums to provide information regarding the community, planned improvements, and to encourage residents to build a sense of community through involvement. The meeting will provide information about the function of the Flagler Estates Road and Water Control District, the Community Redevelopment Plan and will include information about various County services.

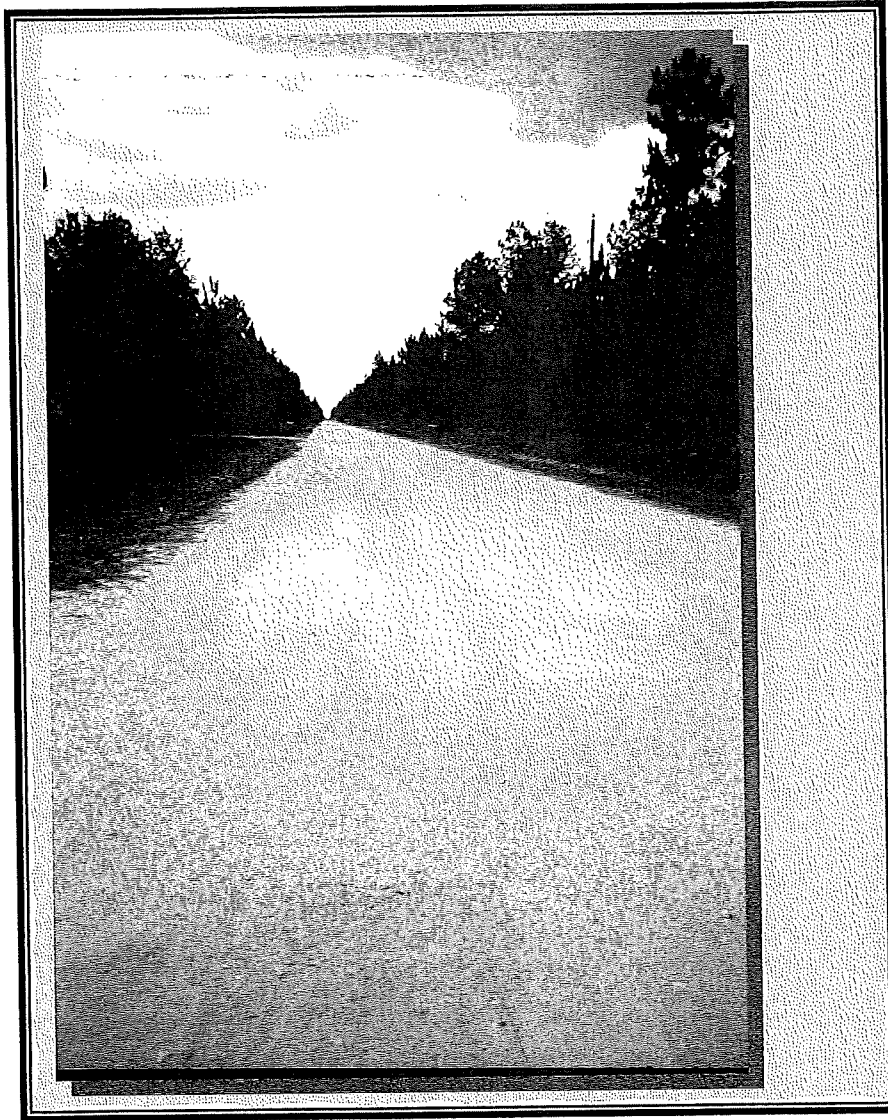
4. Quick Victory Improvements to County Recreation Site

The Agency will identify improvement projects that can be completed with minimal financial expenditure such as clean-up, painting, mowing, and landscaping. The improvement project may be organized as a community involvement project utilizing volunteer labor.

5. Street Signs

The Agency shall identify critical locations for placement of street signs for improved community safety. The Agency will consider the appropriate role with regard to using its resources to fund the implementation of a

signage improvement program or serve as an advocate to secure external funding for this program.



6. QV CRA Advocacy

- The Agency shall serve as advocate for the community in addressing issues of image with local newspaper and editorial boards.

- The Agency shall develop a one-page fact sheet about the Flagler Estates community to use as a public relations tool and to provide to new residents who move into the community. The information shall include emergency numbers and how to contact County services such as code enforcement.
- The Agency shall arrange for County officials to provide presentations to the community to identify standards and increase awareness regarding code enforcement, planning, community police, fire, and future land use changes for the area.

7. Locator Signage

The Agency may provide funding to design and install locator signage to identify key sites such as parks and churches within the community. The sign shall be designed to provide space for insertion of temporary information regarding community events and meetings to encourage participation and community involvement.

C. ECONOMIC DEVELOPMENT

- 1) **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.



There are approximately 4,000 vacant lots in St. Johns County portion of Flagler Estates.

2) **UTILIZATION OF CRA FUNDS TO LEVERAGE MAXIMUM EXTERNAL REDEVELOPMENT DOLLARS.** In cooperation with appropriate County Departments, the CRA shall seek to utilize tax increment financing 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.

3) **COALITION OF FINANCIAL INSTITUTIONS.** The CRA 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.

D. BEAUTIFICATION AND APPEARANCE IMPROVEMENTS

1) **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.

2) **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 that are submitted by their property owners.

3) **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

E. 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.

2) MORTGAGE SUBSIDY GUARANTEE AND "SILENT SECONDS."
The Agency shall provide a pool of mortgage money which will be available to purchasers of CRA-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.

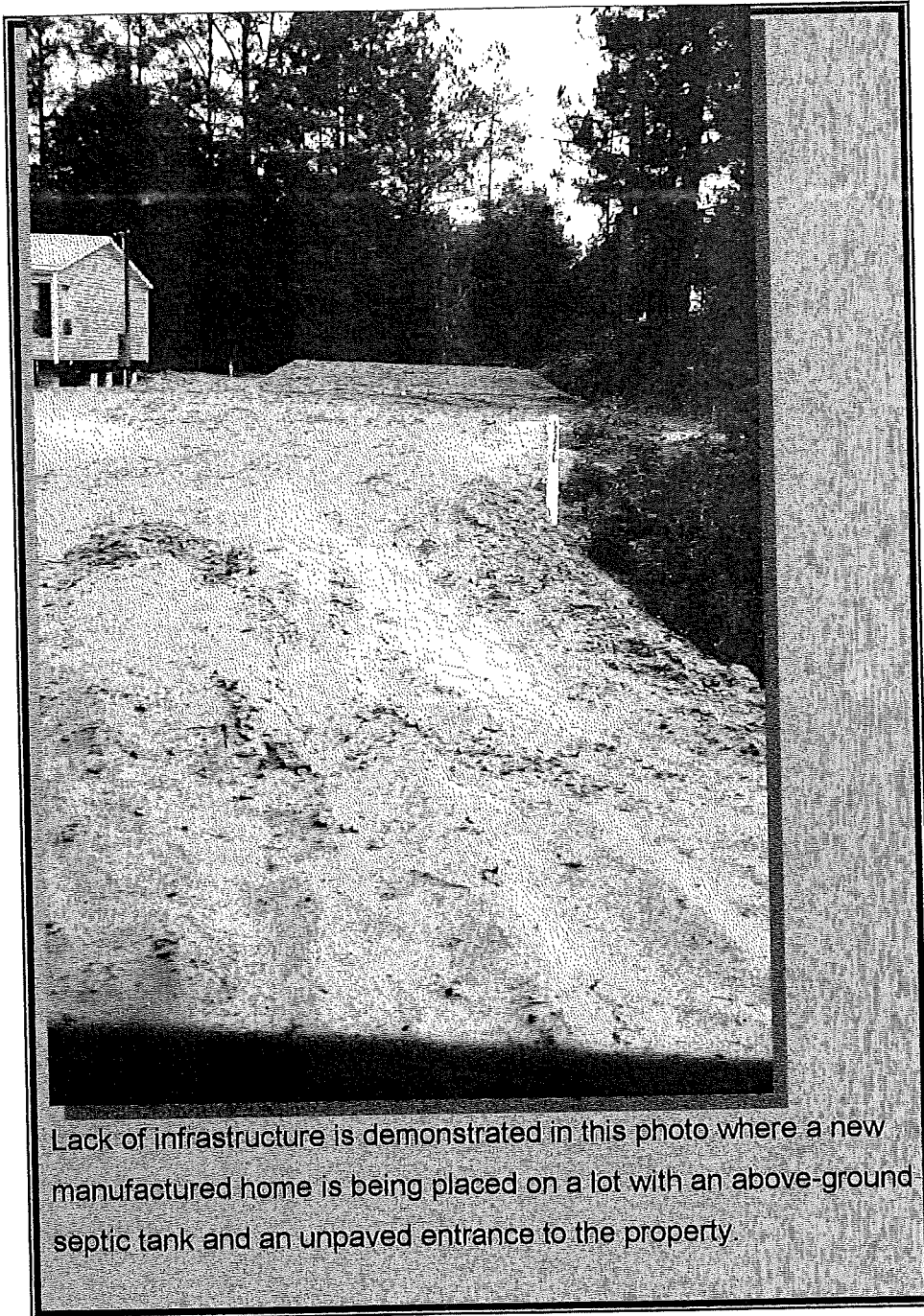
3) ROLE MODEL RESIDENTIAL RECRUITMENT PROGRAM.
In order for a community to become sustainable, it is important for its younger citizens to view members of the community as role models. Accordingly, the CRA has identified police officers, firemen and educators providers as quality role models for Flagler Estates' 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 Flagler Estates redevelopment area.

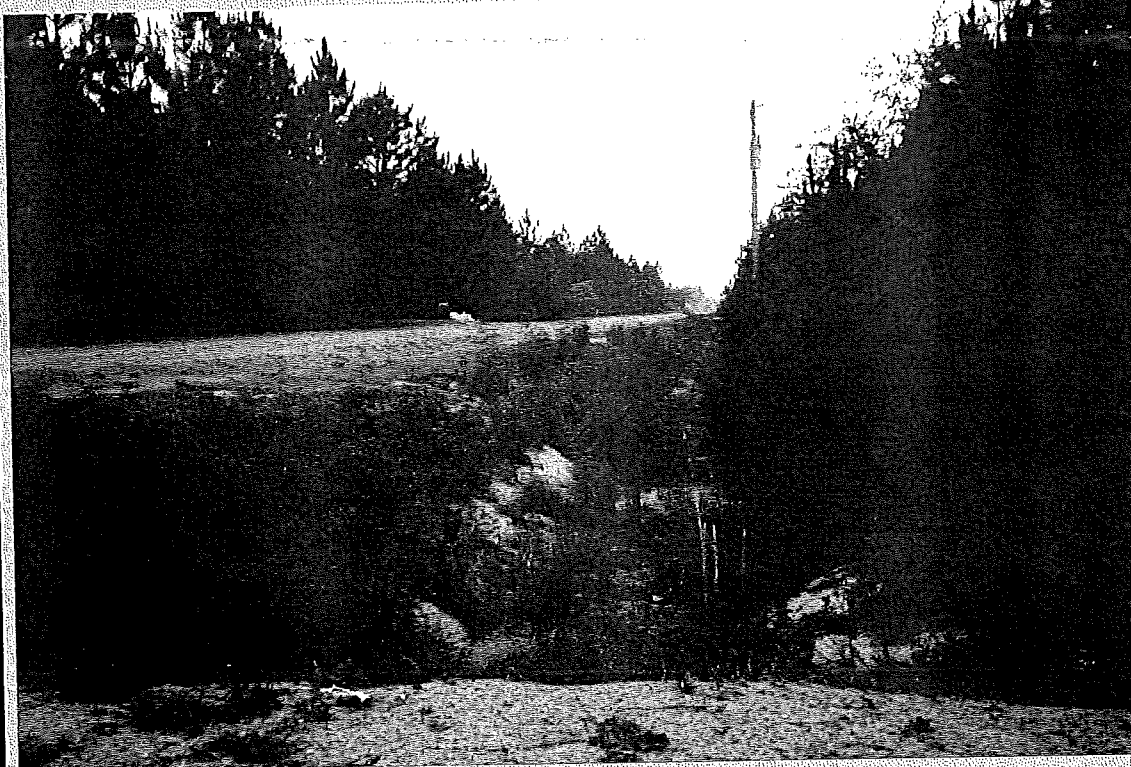
F. INFRASTRUCTURE

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.



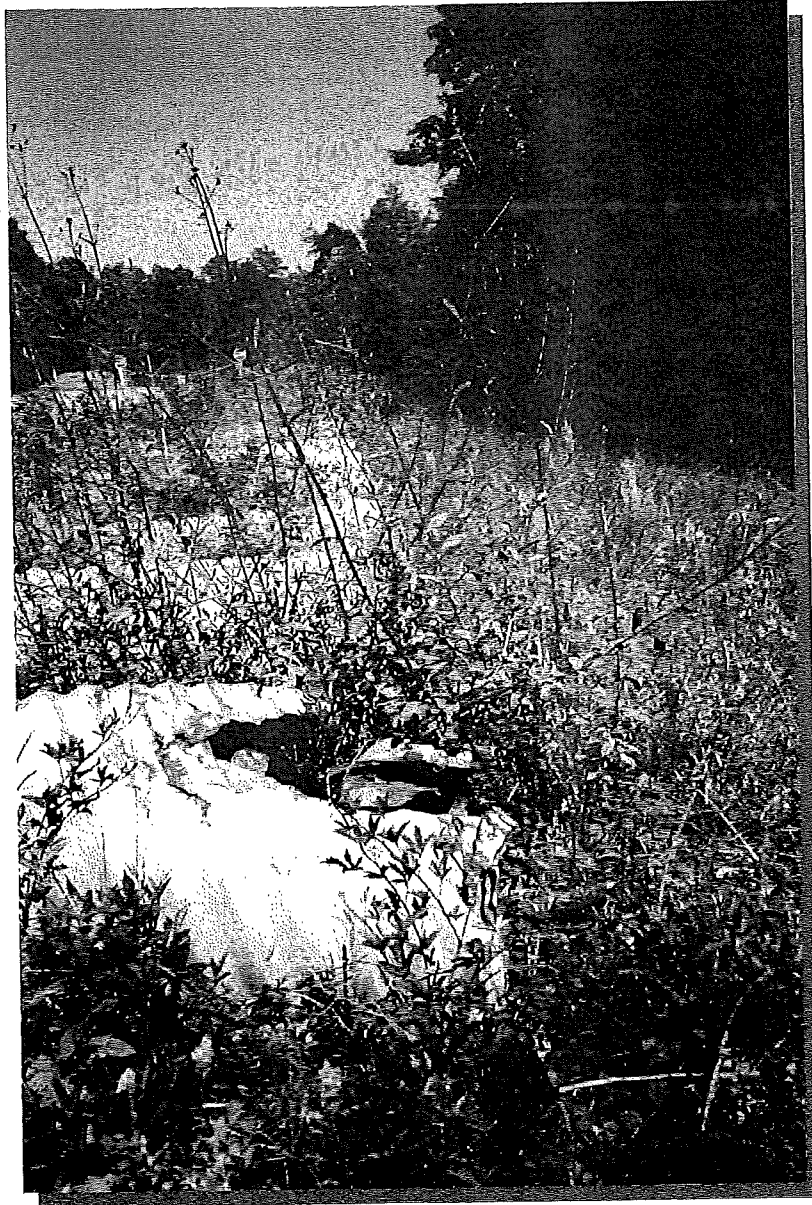
Lack of infrastructure is demonstrated in this photo where a new manufactured home is being placed on a lot with an above-ground septic tank and an unpaved entrance to the property.



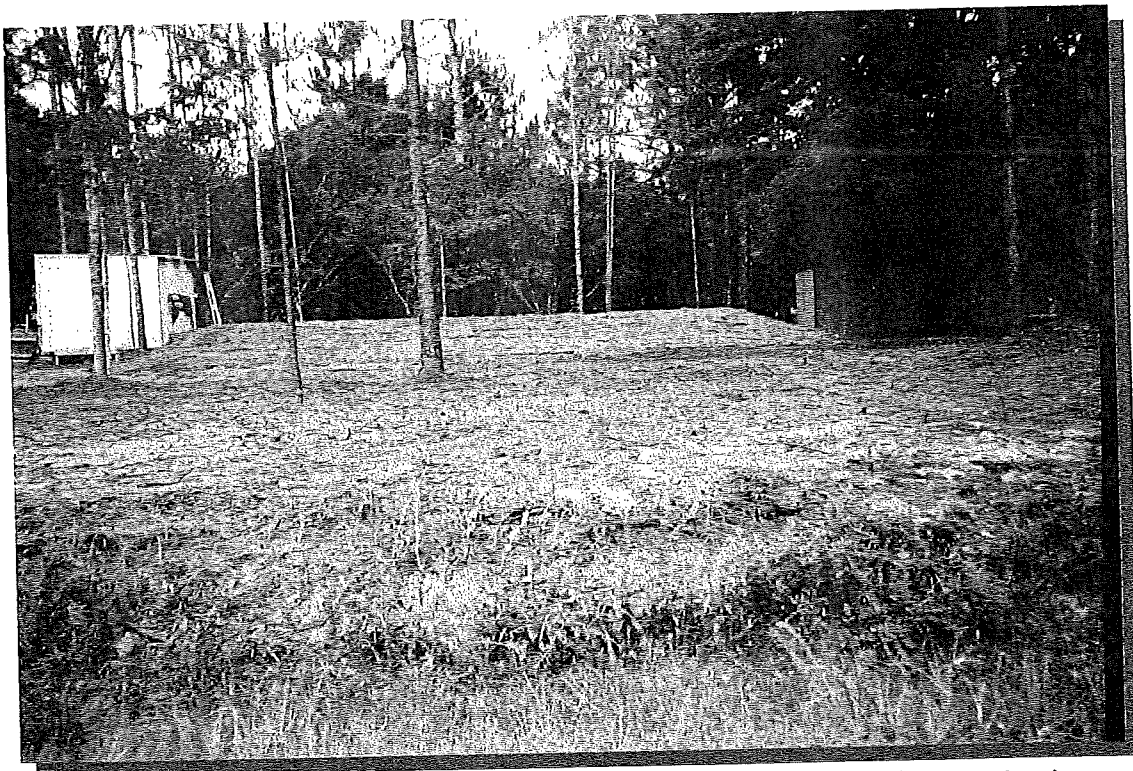
Vegetation in the drainage ditches along roads impedes water flow
And can contribute to overflow onto roads and clogging culverts.



Heavy rains swell the drainage ditches to overflowing levels causing erosion and additional costs for maintaining traversable roads.



The stormwater management system in Flagler Estates was created long before regulatory requirements for stormwater treatment.



An above-ground septic tank is being installed at this new home site in Flagler Estates.

G. ENVIRONMENTAL CLEAN-UP

ENVIRONMENTAL CLEAN-UP.

The CRA Board of Commissioners may establish a fund to 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.

H. REDEVELOPMENT ADVOCACY

REDEVELOPMENT ADVOCACY ACTIVITIES

The CRA shall actively advocate for actions by other public and private bodies which are to the benefit of area residents. This shall include pursuing grants to fund redevelopment projects. Several potential grant funding sources for Flagler Estates CRA are:

- THE COMMUNITY CONTRIBUTION TAX CREDIT PROGRAM.
A program designed to encourage private investment in projects that serve the community need.
SOURCE: State of Florida
- DIVISION OF COMMUNITY PLANNING
FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS
As the state's land planning agency, the Division of Community Planning, Florida Department of Community Affairs, is responsible for administering Florida's growth management laws. Chapter 163, Florida Statutes, requires local governments to prepare comprehensive plans that guide growth and development. The division provides technical assistance to local governments for this purpose. The agency also implements Chapter 380, Florida Statutes, which is designed to manage growth in order to protect natural resources and protect the quality of life for residents of Florida.
- FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM
The Florida Recreation Development Assistance Program is a competitive grant program that funds acquisition or development of land for public outdoor recreation purposes.
SOURCE: Florida Forever Bond Funds and State Land Acquisition Trust Fund

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Stormwater Management Projects Cooperative Cost-Share Program
Provides financial assistance to local governments in stormwater management-related projects. The goal of this program is to support stormwater management efforts that promote flood control, demonstrate Best Management Practices or implement stormwater utilities. Proposals for stormwater design studies, stormwater master planning, or construction or implementation projects that include innovative enhancements or technology will be encouraged.

I. CODE ENFORCEMENT

Working with County departments, the CRA may 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

The CRA shall have the authority to assist in utilizing community policing strategies designed to reduce crime within the CRA 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

Section Nine

Budget for Capital Improvement
Projects in Redevelopment Area

Flagler Estates

Community

Redevelopment Plan

Section Ten

Tax-Increment Financing
Projections and Phase-One
Budget Program

Flagler Estates

Community

Redevelopment Plan

SECTION TEN

Tax-Increment Financing Projections and Phase-One Budget Program

THE PRIMARY FUNDING SOURCE FOR THE IMPLEMENTATION OF THE FLAGLER ESTATES COMMUNITY REDEVELOPMENT PLAN WILL BE FROM TAX INCREMENT FINANCING (TIF) REVENUES. OTHER SOURCES MAY BE BONDS, GRANTS, LOANS AND OTHER COUNTY APPROPRIATIONS.

THE FOLLOWING PAGES ARE TIF PROJECTIONS PREPARED BY SDI FOR THE FLAGLER ESTATES AREA.

Flagler Estates Community Redevelopment Area

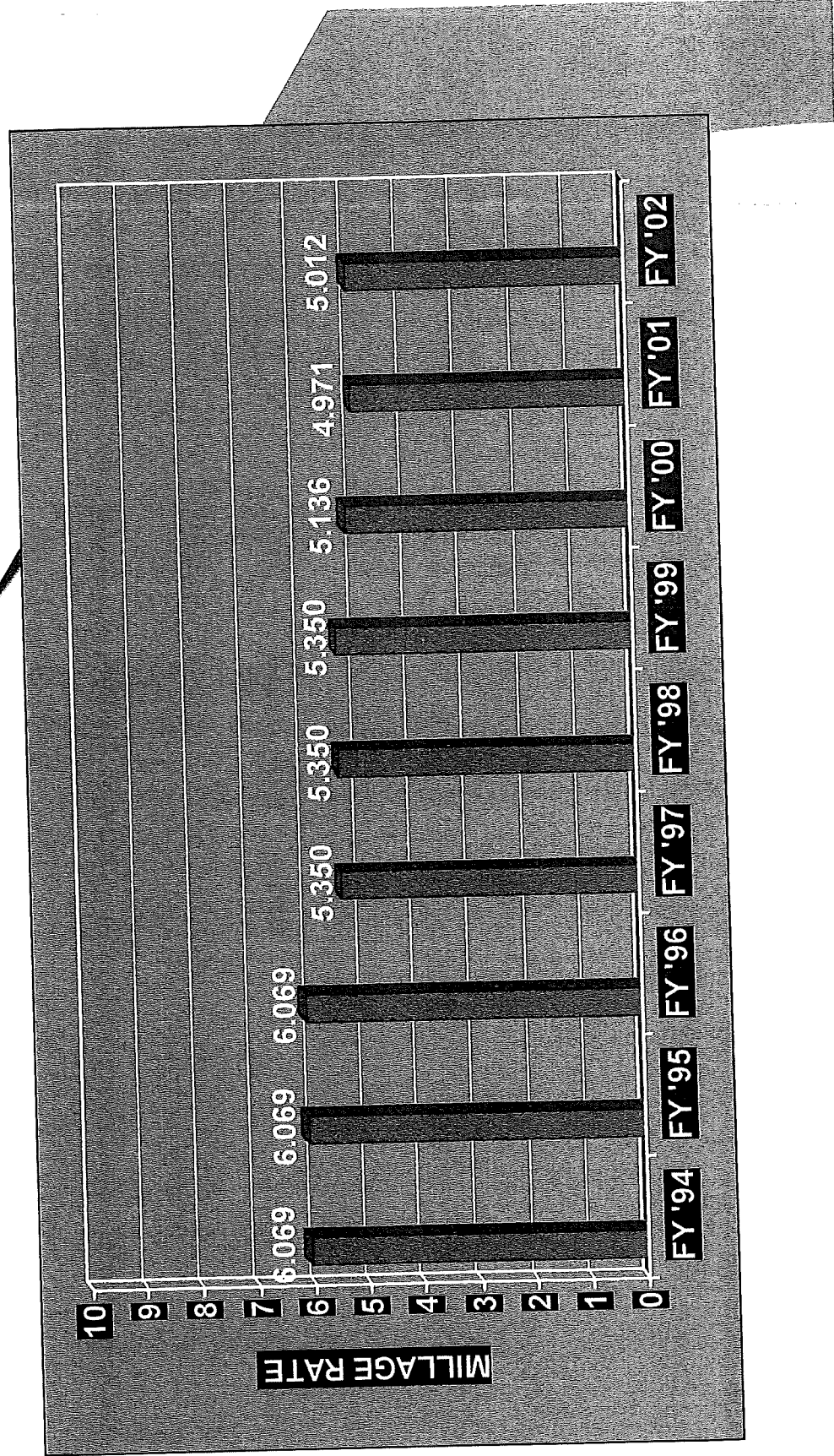
St. Johns County, Florida

Presented by Don DeLaney

SDI, Inc.

History of County Millage Rate

(1994 - 2002)



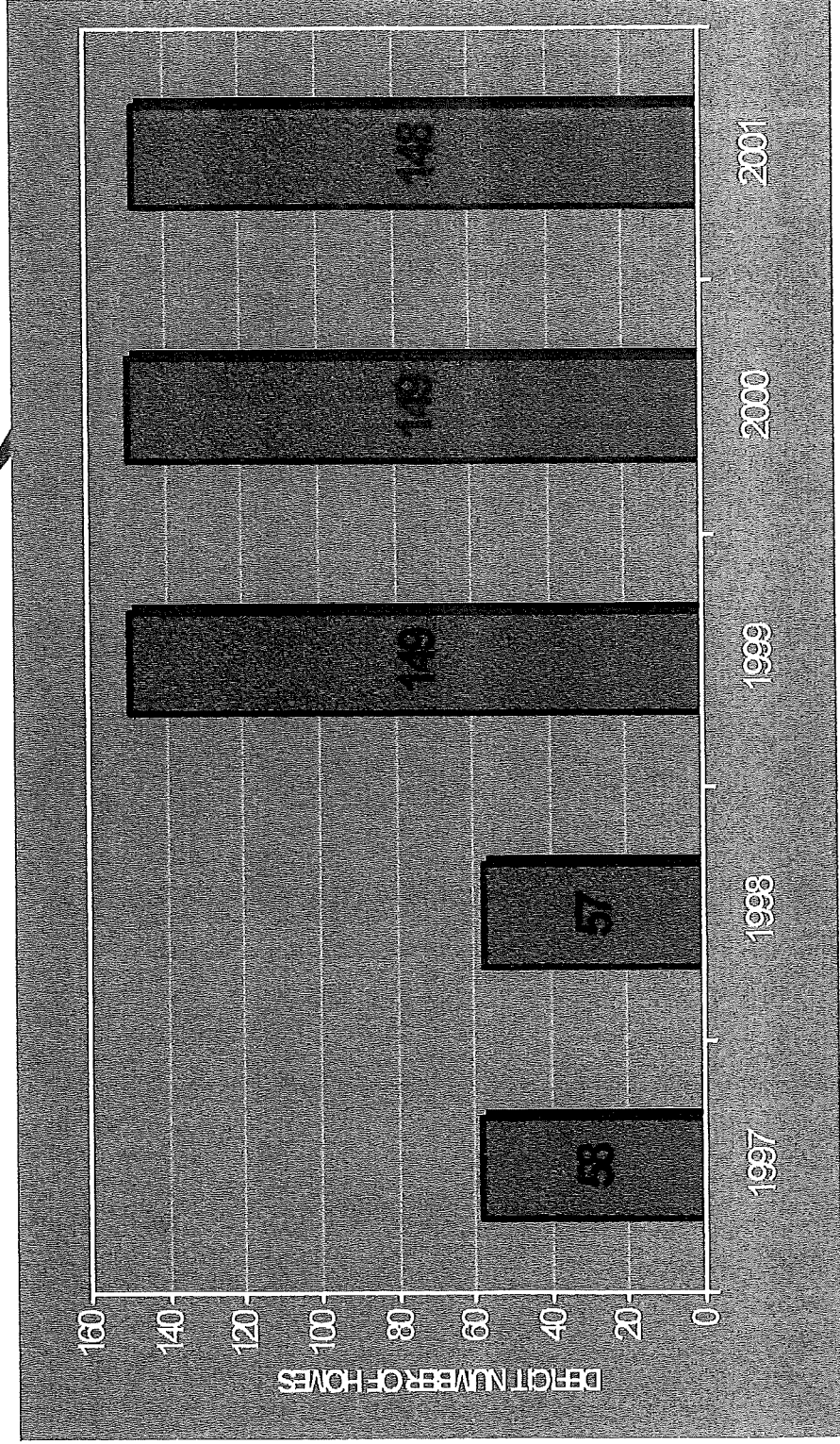
New Home Construction

(1997 – 2001)

- ▶ According to NERPC & St. Johns County (2001), over 560 homes built over last five years.

New Home Construction

(1997 - 2001)

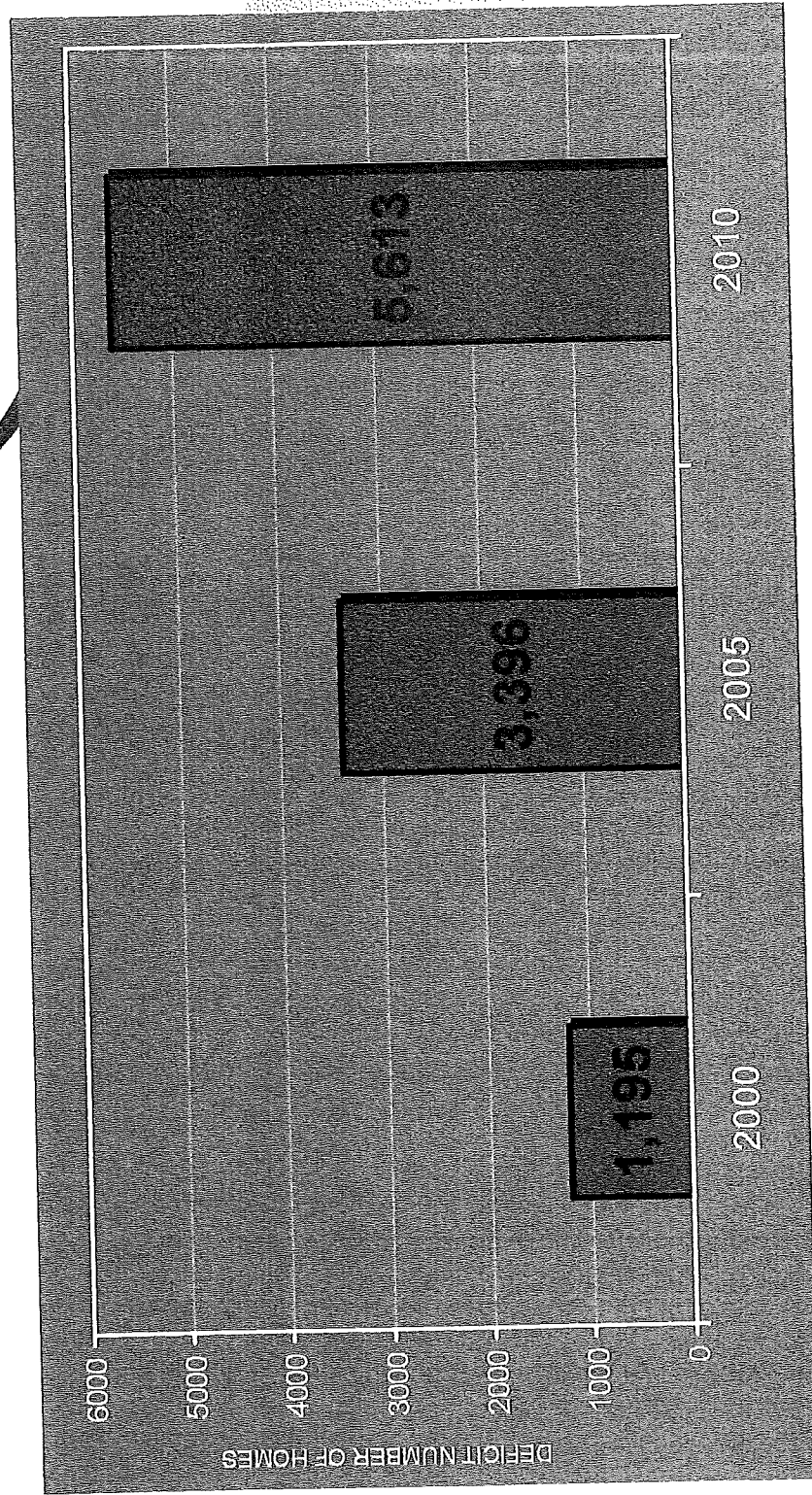


Projected Deficit of Moderately-Priced Homes

(SOURCE: University of Florida Schimberg Center)

- Moderately-priced homes defined as homes affordable for families/individuals making \$20,000 - \$50,000 per year

Projected Deficit of Moderately-Priced Homes



TIF Projection

- Assumes 150 new homes constructed annually with an average value of \$45,000 which generates Total Taxable Value of \$20,000
- Assumes 2% increase in assessed values annually

TIF Projection

➤ Comparative methodologies

NFRPC Methodology 1:

- Assumes 112 new units per year utilizing a straight-line projection (page 44 of Independent Feasibility Study).
- SDI strategy assumes a more aggressive rate of growth at 150 units per year.

NFRPC Methodology 2:

- Assumes a 16.8% annual growth rate and excludes the first five years (1975-1980) due to the low number of units developed (pages 44-45 of Independent Feasibility Study).
- SDI strategy assumes a more conservative rate of growth than this methodology.

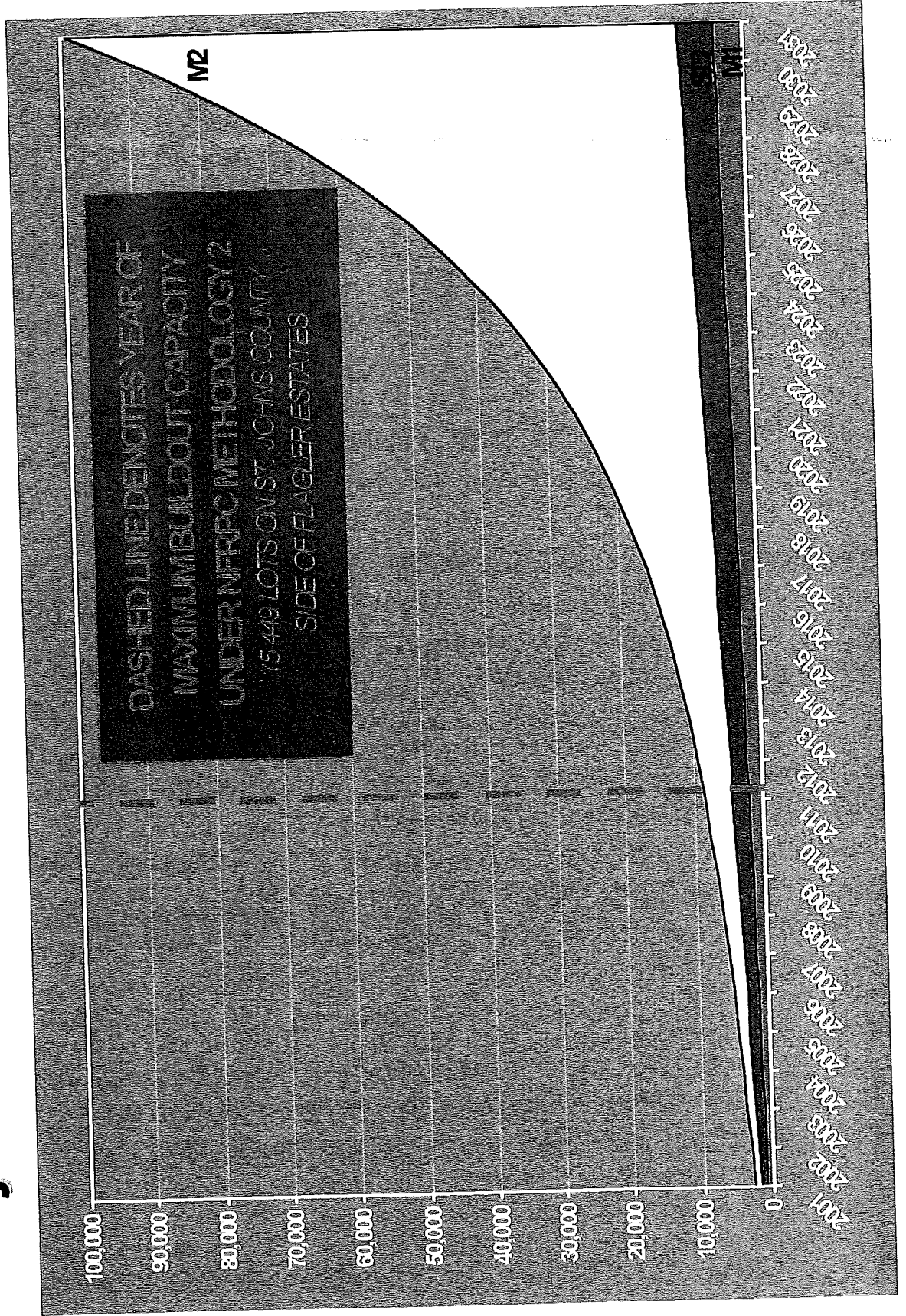
Projected Housing Units

(Three Methodologies)

YEAR	NRPC M1	SDI	NRPC M2
2001	852		852
2002	964	1,002	995
2003	1,076	1,152	1,162
2004	1,188	1,302	1,358
2005	1,300	1,452	1,586
2006	1,412	1,602	1,852
2007	1,524	1,752	2,163
2008	1,636	1,902	2,527
2009	1,748	2,052	2,951
2010	1,860	2,202	3,447
2011	1,972	2,352	4,026
2012	2,084	2,502	4,702
2013	2,196	2,652	5,492
2014	2,308	2,802	6,415
2015	2,420	2,952	7,493
2016	2,532	3,102	8,751
2017	2,644	3,252	10,222
2018	2,756	3,402	11,939
2019	2,868	3,552	13,945
2020	2,980	3,702	16,287
2021	3,092	3,852	19,024
2022	3,204	4,002	22,220
2023	3,316	4,152	25,953
2024	3,428	4,302	30,313
2025	3,540	4,452	35,405
2026	3,652	4,602	41,353
2027	3,764	4,752	48,301
2028	3,876	4,902	56,415
2029	3,988	5,052	65,893
2030	4,100	5,202	76,963
2031	4,212	5,352	89,893

NOTE: Maximum buildout capacity exceeded. Only 5,449 lots available.

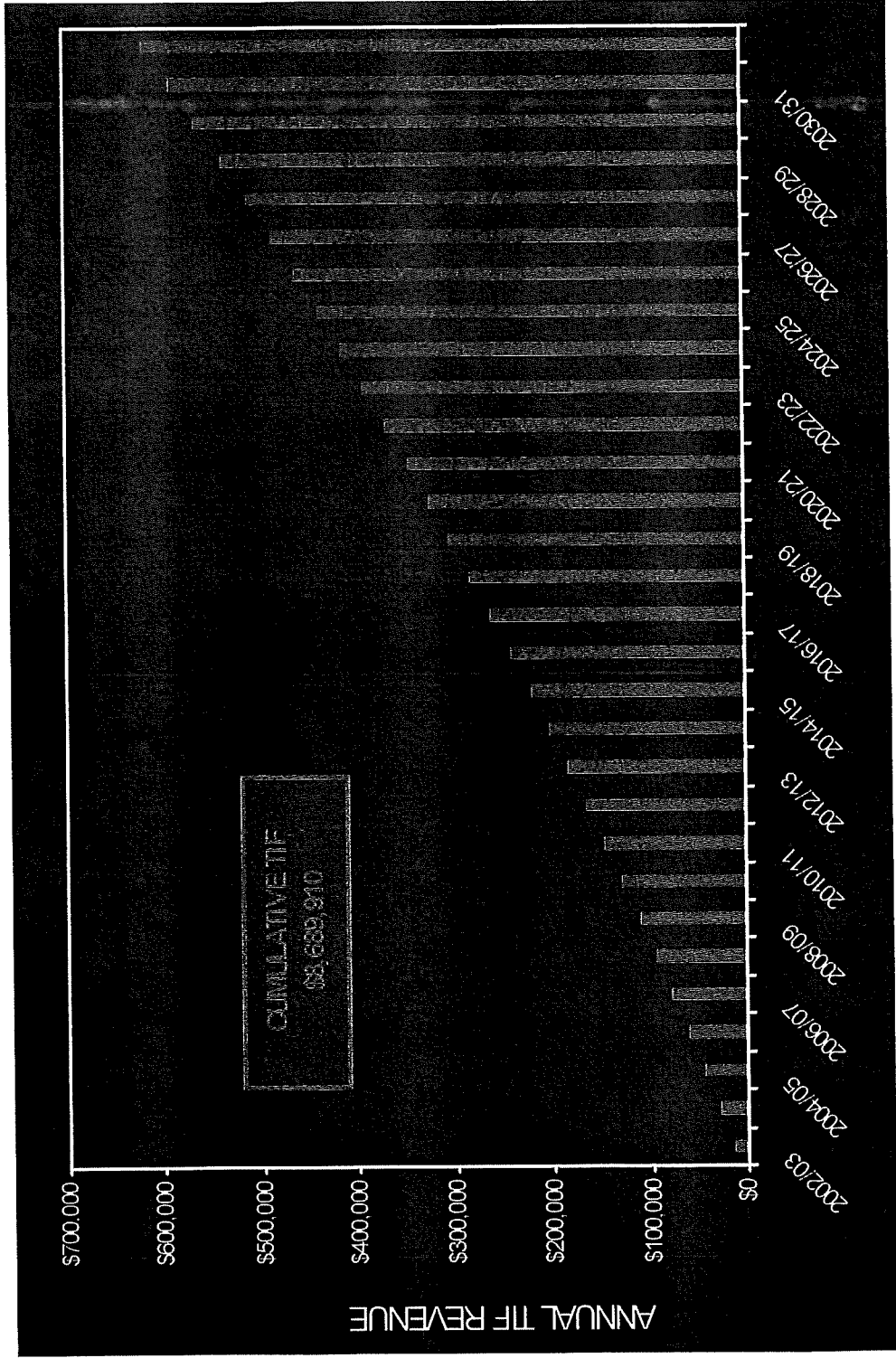
Projected Number of Housing Units



TIF Projection

TIF YEAR	FISCAL YEAR	ANNUAL TIF
1	2002/03	\$15,273
2	2003/04	\$30,851
3	2004/05	\$46,741
4	2005/06	\$62,949
5	2006/07	\$79,481
6	2007/08	\$96,344
7	2008/09	\$113,544
8	2009/10	\$131,088
9	2010/11	\$148,982
10	2011/12	\$167,235
11	2012/13	\$185,853
12	2013/14	\$204,843
13	2014/15	\$224,213
14	2015/16	\$243,970
15	2016/17	\$264,122
16	2017/18	\$284,678
17	2018/19	\$305,644
18	2019/20	\$327,030
19	2020/21	\$348,844
20	2021/22	\$371,094
21	2022/23	\$393,789
22	2023/24	\$416,937
23	2024/25	\$440,549
24	2025/26	\$464,633
25	2026/27	\$489,199
26	2027/28	\$514,256
27	2028/29	\$539,814
28	2029/30	\$565,883
29	2030/31	\$592,474
30	2031/32	\$619,596
TOTAL		\$6,668,910

TIF Projection



BONDING CAPACITY

The Agency has the authority, subsequent to approval of the St. Johns County Board of County Commissioners, to issue redevelopment bonds which pledge the annual TIF revenue stream as the source of repayment. If the primary redevelopment project is not built, the Agency's revenue generating capacity is diminished to the point that the issuance of bonds is not feasible. It is the recommended strategy that the Agency aggressively pursue the completion of the primary redevelopment project and serve in an advocacy role.

Contingent upon debt coverage ratios, the existence of a secondary revenue pledge, and interest rates it is estimated that an investment grade bond may be issued by the Agency in year 5 or 6 of the TIF.

The appropriate use of the bond proceeds shall be determined through the negotiation process with the private redevelopment interest. All net proceeds shall be allocated to capital-intensive projects related directly to the primary redevelopment project. It is the intent of this Plan to provide maximum flexibility with regard to the financial arrangements and deal structures which utilize these funds for capital investment. The St. Johns County CRA intends to use full authority granted by this Plan and Chapter 163, part III, *Florida Statutes*, and all covenants delineated in the Official Statement that will be prepared to govern the bond issue.

ALLOCATION AND EXPENDITURE OF NON-BOND RELATED REVENUE

As prescribed in the Powers section of this Plan, the Agency shall have the authority to expend funds for all professional and administrative services

ATTACHMENT 1

necessary to carry out the implementation of the redevelopment strategies and programs in this Plan. In addition, the Agency is authorized to expend funds for completion of audits and other statutorily required reports with TIF revenue. The Agency shall also prepare a budget on an annual basis, which addresses the expenditure of all TIF trust fund revenue. The St. Johns County CRA Board of Commissioners must approve this budget. The by-laws and public notice requirements governing this Board shall be adhered to in the budget adoption process. Nothing in this Plan can or shall usurp the authority and responsibility of the St. Johns County CRA Board of Commissioners with regard to the preparation and adoption of the budget.

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

This section includes projects that may be funded with TIF revenue, debt instruments and other grants and funding secured by the Agency.

The projections listed in this section shall not constitute the budget of the CRA. The CRA Board of Commissioners determines the actual budget 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 multiple redevelopment activities, infrastructure improvements, redevelopment expertise, and engineering and other professional services. **Nothing in this section is legally binding upon the Agency or the County with regard to the annual budget adoption and appropriation process.**

PRIMARY REDEVELOPMENT PROJECT: In conjunction with the Flagler Estates Road and Water Control District, SDI, Inc. has included a comprehensive infrastructure redevelopment project for the Flagler Estates CRA.

This program is broken down geographically and financially, and defines the specific infrastructure improvements.

There are 28 road projects (with an estimated cost of \$6,665,116), and 5 drainage projects (with an estimated cost of \$1,682,000), with a combined total cost of \$8,347,116 presented in this plan. In addition, sub districts have been identified in the redevelopment area. Each sub-district has a definitive set of projects allocated to it. To ensure the successful redevelopment of the representative areas the CRA should utilize its powers as defined in the Redevelopment Plan to assist, as directed, in allocating and leveraging TIF revenues in addition to the external funding sources that may be secured.

LAND ACQUISITION

There are approximately 4,000 vacant lots within the Flagler Estates Redevelopment Area. A typical lot in Flagler Estates is 1.14 acres in size and varies in price from \$2,250 for an undeveloped lot to approximately \$14,000 for a lot, which is set up for a mobile home or manufactured home with the installation of a driveway culvert, mobile home pad, well, and septic system and power pole.

Although the population of the area is growing at a rapid rate, the development is scattered. In order to jump start development of homes in the Flagler Estates Community Redevelopment Area the Agency, with its power to acquire property, may allocate funds to assemble property for

the purpose of attracting a developer. The Agency may issue a Request for Proposals to identify potential developers.

MORTGAGE ASSISTANCE

The CRA may appropriate or secure 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.

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, then the existing County

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 approximately \$36,000 for each year and continue for the first 5-year implementation phase. The redevelopment consultant's responsibilities should include, but not be limited to:

- ❑ Create the Interlocal Agreement between the Agency and the Flagler Estates Road and Water Control District.
- ❑ Manage the Interlocal contract with Flagler Estates Road and Water Control District
- ❑ Facilitate Development of Banking Coalition
- ❑ 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

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. 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.

QUICK VICTORY PROJECTS

Quick Victory projects are those defined as having a major visible impact which is high on the community priority list while consuming relatively 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. Residents of the Flagler Estates community identified the following quick victory projects during a public meeting designed to receive input for priority projects.

<p><u>Entrance-way Monument Signs</u></p>	<p>The Agency may secure non-TIF revenue to contract with a design professional to create entranceway monuments for the main entrance and the three other entrances into Flagler Estates. The design shall be approved by the Flagler Estates Community Redevelopment Advisory Board and shall be subject to the required County staff and Board of County Commissioners reviews and approvals. The Agency may assist all approved aspects of design, building and installation of the monuments after final Board approval.</p>	<p><u>\$15,000</u></p>
<p><u>QV Entrance-way Landscaping</u></p>	<p>The Agency may contract with a landscape design professional to create a landscape design to complement the entranceway monuments. The design shall be approved by the Flagler Estates Community Redevelopment Advisory Board and shall be subject to the required County staff and Board of County Commissioners reviews and approvals. The Agency will fund all aspects of design and installation after final Board approval.</p>	<p><u>\$1,500</u></p>
<p><u>Community Meeting to Encourage Participation and Community Involvement</u></p>	<p>The Agency, working with other groups, shall organize a community function to provide information regarding the community, planned improvements, and to encourage residents to build a sense of community through involvement. The meeting will provide information about the function of the Flagler Estates Road and Water Control District, the Community Redevelopment Plan, and will include information about various County services.</p>	<p><u>N/A</u></p>
<p><u>Quick Victory Improvements to County Recreation Site</u></p>	<p>The Agency will identify improvement projects that can be completed with minimal financial expenditure such as clean-up, painting, mowing and landscaping. The improvement project may be organized as a community involvement project, utilizing volunteer labor.</p>	<p><u>\$2,500</u></p>
<p><u>CRA Advocacy</u></p>	<ul style="list-style-type: none"> The Agency shall serve as advocate for the community in addressing issues of image with local newspaper and editorial boards. 	<p><u>N/A</u></p>

	<ul style="list-style-type: none"> • The Agency shall develop a one-page fact sheet about the Flagler Estates community to use as a public relations tool and to provide to new residents who move into the community. The information shall include emergency numbers, and how to contact County services such as code enforcement. • The Agency shall arrange for County Officials to provide presentations to the Community to identify standards and increase awareness regarding code enforcement, planning, community police, fire, and future land use changes for the area. 	
<p>Locator Signage</p>	<p>The Agency may provide funding to design and install locator signage to identify key sites such as parks and churches within the community. The sign shall be designed to provide space for insertion of temporary information regarding community events and meetings to encourage participation and community involvement.</p>	<p><u>\$1,000</u></p>

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.

CODE ENFORCEMENT CLEAN UP

Working with County departments, the CRA may 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.

Section Eleven

Neighborhood Impact of
Programs

Flagler Estates

Community

Redevelopment Plan

SECTION ELEVEN

Neighborhood Impact of Programs

A. INTRODUCTION

The Flagler Estates Community Redevelopment Area (CRA) 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.

B. LAND USE, ZONING AND DEVELOPMENT APPROVALS

At the time of the adoption of the Plan, it shall be the intent of the CRA to comply with the St. Johns County Comprehensive Plan, and 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 CRA-initiated projects which require such approvals.

C. TRAFFIC CIRCULATION

It is the intent of the CRA to promote and improve safe, efficient, and convenient traffic circulation throughout and within the Flagler Estates CRA area. The CRA shall emphasize the need to improve and pave those roadways within the CRA 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 CRA will strive to secure or appropriate funding to create improvements to the existing park within the FECRA boundary. St. Johns County has appropriated funding in the 2003 Capital Improvement Projects budget (identified in Section 9 of this Plan, for acquisition and development of a park in the Flagler Estates community. The CRA will ensure community participation in the design phase.

E. EFFECT ON REDEVELOPMENT AREA SCHOOL

PROPERTIES

There are no schools located within the boundaries of the redevelopment area.

F. ENVIRONMENTAL QUALITY

The Flagler Estates community has identified environmental improvements as a priority for the CRA, 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 CRA 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 CRA as it pursues grant and other funding in this area.

The CRA should be a vehicle to support the statutory purpose and function of the Flagler Estates Road and Water Control District. The main goal of the District is to preserve and protect water resources as may be conducive to the public health, convenience or welfare or the public utility or benefit, by drainage, irrigation, water management or related activity in St. Johns and Flagler Counties. In addition to water control responsibilities, the District also is empowered to maintain streets,

roadway, and roads necessary and convenient for the exercise of powers or duties granted to drainage districts, to provide access to and efficient development of areas made suitable and available for cultivation, settlement, urban and suburban and other beneficial use and development as a result of the drainage, irrigation and reclamation operations of the District. This road authority was further clarified during the last legislative session in the District's codified charter to include: "...but not limited to: street lighting, road striping, re-construction and any other safety features or improvements customary to a modern road system." (Laws of Florida 98-529)

The original Plan of Reclamation, adopted January 14, 1972, along with supporting documentation, states that at the time the District was incorporated, the lands within the District were denuded of vegetation. This barren land resulted in heavy washes of native soil to and through the Sixteen Mile Creek as it existed, with the added disadvantage that the natural infiltration of rainwater to the ground water table was essentially lost. The Plan set forth improvements necessary to conserve the lands of the District which were wet, overflowed, or subject to overflow. The improvements were to facilitate the lands being reclaimed and to protect against the effects of water used for sanitary purposes such that the water would continue to be conducive to the public health, convenience and welfare and public utility.

Section Twelve

Flagler Estates Community
Redevelopment Plan
Amendment Process

*Flagler Estates
Community
Redevelopment Plan*

SECTION TWELVE

Flagler Estates Community Redevelopment Area Plan Amendment Process

The Flagler Estates Community Redevelopment Area (CRA) 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 from time to time 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 CRA Board. The CRA 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 CRA 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; however, such review 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

Flagler Estates

Community

Redevelopment Plan

SECTION THIRTEEN

Technical Information, Maps and General Planning Statements

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	9
Affordable Housing Policy Statement	6
Relocation Policy	6
Safeguards and Accountability Element	5
Projected Redevelopment Expenditures	
Statement Providing a Time Certain for Completing All Redevelopment Tasks	13
Policy Statement Ensuring Compliance of CRA Plan with the St. Johns County Comprehensive Plan	13

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

- I. **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 CRA 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 CRA Redevelopment Trust Account after the 30-year period has transpired.
- II. **GOVERNING POLICIES:** The CRA shall adhere to all requirements as set forth in Chapter 163, *Florida Statutes* and any future Interlocal Agreement approved by the St. Johns County Board of County Commissioners.

All CRA 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 CRA Redevelopment Plan is adopted. Any future action undertaken by the 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 CRA will afford maximum opportunity consistent with the needs of the community for private sector participation in redevelopment activities.

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

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

The CRA 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.

Section Fourteen

Implementation Strategy

Flagler Estates Community Redevelopment Plan

SECTION FOURTEEN

Implementation Strategy

The strategy for managing the implementation of the Flagler Estates CRA Plan will be to utilize the professional services of the CRA Consultant; who will work under the supervision of professional staff and the Board of Commissioners serving as the Board of the Agency.

Additionally, the Primary Redevelopment Project will be accomplished by contracting with the Flagler Estates Road and Water Control District, which has the manpower, resources, expertise and vested interest to carry out the Primary Redevelopment Project.

The CRA Consultant shall be responsible for assisting the County staff with implementation, reporting requirements and other responsibilities such as:

- Create the Interlocal Agreement between the Agency and the Flagler Estates Road and Water Control District.
- Manage the Interlocal contract with Flagler Estates Road and Water Control District
- Facilitate Development of Banking Coalition
- 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 Quick Victory Projects
- Development of Code Enforcement Clean Up Program

The strategy and the progress it yields shall be evaluated after the first five-year phase.

ATTACHMENT 1



Bills Calendars Journals Citator Search Committees Legislators Information Center Statutes & Constitution Lobbyist Information Redistricting

House Bill 1789

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

Florida House of Representatives - 2000 HB 1789

By Representative Wiles

- 1 A bill to be entitled
- 2 An act relating to Flagler Estates Road and
- 3 Water Control District, St. Johns and Flagler
- 4 Counties, an independent special district;
- 5 requiring the Flagler Estates Road and Water
- 6 Control District to obtain an independent
- 7 feasibility study to determine the
- 8 effectiveness of the District in providing
- 9 services, including addressing the feasibility
- 10 of an interlocal agreement and
- 11 cost-effectiveness of and alternatives to the

12 provision of services by the District;
13 providing requirements if the District and
14 Flagler and St. Johns Counties are unable to
15 reach agreement by a time certain; providing an
16 effective date.
17
18 WHEREAS, the Flagler Estates Road and Water Control
19 District is composed of nearly 6,500 individual lots in St.
20 Johns and Flagler Counties, and
21 WHEREAS, it is not reasonably feasible for the owners
22 of property within the Flagler County portion of the District
23 to build on their property, and
24 WHEREAS, many owners of property within the Flagler
25 County portion of the District are concerned that they may
26 never be able to use their property, and
27 WHEREAS, these owners are charged the same assessment
28 for services by the Flagler Estates Road and Water Control
29 District, even though they cannot feasibly build on their
30 property, and
31

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

HB 1789

Florida House of Representatives - 2000

589-153A-00

1 WHEREAS, the 1999-2000 Flagler Estates Road and Water
2 Control District budget shows that Flagler County landowners
3 contribute \$116,000 of the District's \$630,900 tax revenue,
4 and
5 WHEREAS, the Legislature has concluded that there
6 should be a greater cooperative effort between the Flagler
7 Estates Road and Water Control District and Flagler County
8 which would lead to development in the Flagler County portions
9 of the District, and

10 WHEREAS, the Legislature has resolved that owners of
11 property within the Flagler County portion of the District
12 should pay a smaller portion of the overall District budget
13 until such time that those landowners may utilize their
14 property for individual residential development, NOW,
15 THEREFORE,

16
17 Be It Enacted by the Legislature of the State of Florida:

18
19 Section 1. Flagler Estates Road and Water Control

20 District Feasibility Study.--

21 (1) The Flagler Estates Road and Water Control
22 District shall obtain an independent feasibility study to
23 determine the current effectiveness of the District in
24 providing services to its landowners. The study shall address,
25 but not be limited to:

26 (a) The feasibility of an interlocal agreement between
27 the District, St. Johns County, and Flagler County for the
28 purpose of providing services and facilitating development in
29 the sections of the District located in Flagler County.

30 (b) The cost-effectiveness of the current services
31 provided by the District.

2

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

Florida House of Representatives - 2000

HB 1789

589-153A-00

1 (c) Alternatives to the District for providing

2 services.

3 (2) The feasibility study shall be completed and

4 submitted to the Chairs of the Flagler and St. Johns
5 Legislative Delegations by January 1, 2001.
6 Section 2. The Flagler Estates Road and Water Control
7 District must reduce the assessment rate for Flagler County
8 landowners by 20 percent, beginning with the 2000-2001 tax
9 year. The burden of the attendant revenue loss may not be
10 imposed upon the landowners in the St. Johns County portion of
11 the District without justification in the feasibility study
12 required by section 1 of this act, as well as consideration by
13 the District's Board of Supervisors at two public hearings
14 held in conjunction with regularly noticed board meetings.
15 Section 3. The Flagler Estates Road and Water Control
16 District shall enter into discussions with Flagler County and
17 St. Johns County, with the goal of taking action that would
18 lead to the facilitation of development by owners of property
19 within the Flagler County portion of the District.
20 Section 4. In the event that the District and Flagler
21 County are unable to reach an agreement, the assessment to
22 Flagler County landowners shall be reduced an additional 20
23 percent for the 2001-2002 tax year and shall continue to be
24 reduced by 20 percent in each subsequent tax year until
25 January 1, 2004, when the assessment for Flagler County
26 landowners shall be reduced to zero. The burden of the
27 attendant revenue loss in subsequent tax years may not be

28 imposed upon the landowners in the St. Johns County portion of
 29 the District without public hearings as required in section 2
 30 of this act.

31

3

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

Florida House of Representatives - 2000

HB 1789

589-153A-00

1 Section 5. Should no agreement be reached and the
 2 level of assessment on properties located within the District
 3 and in Flagler County reach zero, the Flagler County portion
 4 of the District shall be dissolved from the District and
 5 Flagler County shall assume title to all real property of the
 6 District that is located within Flagler County. Moreover,
 7 Flagler County shall assume all debts owed by the District
 8 with respect to the properties or interests so transferred.
 9 Section 6. This act shall take effect upon becoming a

10 law.

11

session->Bills: Online Sunshine

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4

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ATTACHMENT 2

Country Club Living...



navigation

Story Archives Search

latest update: Tuesday, April 02, 2002 at 08:11 PM EST

Swimming in stagnant waters could be dangerous

Organism that causes primary amebic meningoencephalitis could be in local waters

By **TIFFANY MERLO**
Staff Writer

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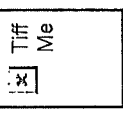
Tiffany Merlo

The St. Johns County Health Department released a warning this week to anyone considering a swim in rivers, ponds and other stagnant bodies of water.

A dangerous microorganism that causes primary amebic meningoencephalitis lurks in these bodies of water and can prove to be deadly, as was the case with a 14-year-old Flagler Estates boy who became ill and died last summer after swimming in a county pond.

The ameba he encountered is not something that can be seen with the naked eye, but the Health Department believes the microscopic ameba that causes primary amebic

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 - BBB Guide
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 - Holiday Inn
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<input checked="" type="checkbox"/> Home and	<input checked="" type="checkbox"/> San
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meningoencephalitis can be found in most lakes, rivers and ponds in Florida.

With very warm water temperatures found in the late summer months, the ameba can most likely be found throughout the southern states.

According to the Texas Department of Health, three children have already died there this month from primary amebic meningoencephalitis. It is a serious illness, almost always resulting in death, said Jean Carver, St. Johns County Health Department spokeswoman.

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"Its most frequent victims are the young -- those who love to jump, dive and splash and swim wherever and whenever they get a chance," she said.

According to the health department, the ameba that causes primary amebic meningoencephalitis enters the body through the nose, usually when the individual dives or jumps into the water. Then the organism makes its way up the nasal passages into the brain and spinal cord. The resulting infection causes severe headaches, high fever, stiff neck, nausea, vomiting, seizures and hallucinations.

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"Victims rarely recover. Death usually results within a week of contact," said Carver.

<input checked="" type="checkbox"/> Jacksonville	70° F
<input checked="" type="checkbox"/> St. Augustine	69° F
<input checked="" type="checkbox"/> Gainesville	68° F
<input checked="" type="checkbox"/> Daytona Beach	69° F
<input checked="" type="checkbox"/> Orlando	69° F
<input checked="" type="checkbox"/> Tampa/St. Pete	75° F

The health department suggests that the best way to prevent contracting the illness is to avoid swimming in lakes, rivers, ponds or freshwater canals during months when the water temperature is greater than 84 degrees. The organism is not found in properly treated swimming pools or in saltwater.

For those who choose to swim in lakes or ponds, Carver suggests they wear nose plugs when swimming or diving, avoid stirring up sediments on the lake or pond bottom and avoid swallowing water.

ATTACHMENT 3

Requested St. Johns County Capital Improvement Projects 2003 - 2007

Total
Candidate w/Candidate

Page #	Description	Department	Previous Rank	Previous Years	2003	2004	2005	2006	2007	Total
General Government										
1	NW Annex A/C Controls	Annex - Julington Creek	66	\$0	\$25,000	\$0	\$0	\$0	\$0	\$25,000
2	Upgrade Automated Budget System	Information Systems	NR	\$25,000	\$25,000	\$0	\$0	\$0	\$0	\$50,000
3	Mail Receiving Sorting Facility	Judicial Center	64	\$0	\$250,000	\$0	\$0	\$0	\$0	\$250,000
4	Re-carpeting of Offices	Judicial Center	62	\$50,000	\$0	\$70,000	\$0	\$0	\$0	\$120,000
5	Record Storage Addition	Judicial Center	63	\$0	\$0	\$470,000	\$0	\$0	\$0	\$470,000
6	Replacement of X-Ray Machine	Judicial Center	64	\$0	\$40,000	\$0	\$0	\$0	\$0	\$40,000
7	Tinting of Courthouse Windows	Judicial Center	65	\$0	\$60,000	\$0	\$0	\$0	\$0	\$60,000
8	Pentamation Software Upgrade	Management Information Services	M	\$510,872	\$44,032	\$0	\$0	\$0	\$0	\$554,904
9	Information Systems UPS Replacement	Management Information Systems	72	\$0	\$28,000	\$0	\$0	\$0	\$0	\$28,000
10	Migration from Mini-Computer to Client-Server Environment	Management Information Systems	89	\$216,450	\$213,800	\$0	\$0	\$0	\$0	\$430,250
11	Northwest County Annex Building	Northwest County Annex	M	\$566,882	\$650,000	\$0	\$0	\$0	\$0	\$1,216,882
	Total General Govt			\$1,169,204	\$1,335,832	\$540,000	\$0	\$0	\$0	\$3,045,036
Constitutional Officers										
12	Air Handler Replacement	Sheriff	62	\$0	\$78,650	\$0	\$0	\$0	\$0	\$78,650
13	Investigations 2 Story Building	Sheriff	F	\$7,500	\$807,500	\$0	\$0	\$0	\$0	\$815,000
14	Jail Chiller Replacement	Sheriff	62	\$0	\$150,000	\$0	\$0	\$0	\$0	\$150,000
15	Jail Annex Roof Replacement	Sheriff	66	\$0	\$58,100	\$0	\$0	\$0	\$0	\$58,100
16	HVAC Chiller Replacement	Sheriff	59	\$0	\$50,000	\$0	\$0	\$0	\$0	\$50,000
	Total Const Officers			\$7,500	\$1,144,250	\$0	\$0	\$0	\$0	\$1,151,750
Health and Human Services										
17	Roof Replacement for COA	Council on Aging	44	\$0	\$0	\$29,520	\$0	\$0	\$0	\$29,520
18	North Health Clinic	Health Department	61	\$0	\$0	\$870,000	\$0	\$0	\$0	\$870,000
19	Outpatient Clinic	Health Department	87	\$250,000	\$450,000	\$0	\$0	\$0	\$0	\$700,000

Candidate: Currently identified but unfunded Transportation projects (possible debt financing)

Requested St. Johns County Capital Improvement Projects 2003 - 2007

Total
Candidate w/Candidate

Page #	Description	Department	Previous Rank	Previous Years	2003	2004	2005	2006	2007	Total
20	Affordable Housing Impact Fee Off-Set	Housing & Community Services	72	\$0	\$418,500	\$0	\$0	\$0	\$0	\$418,500
21	Blighted Commercial Property Redevelopment	Housing & Community Services	76	\$0	\$150,000	\$350,000	\$0	\$0	\$0	\$500,000
22	Housing In-Fill, West Augustine CRA	Housing & Community Services	68	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000
23	West Augustine Master Sewer Plan - PER	Housing & Community Services	66	\$0	\$0	\$75,000	\$0	\$0	\$0	\$75,000
24	West Augustine Sewer Extension - Match	Housing & Community Services	M	\$70,000	\$785,364	\$0	\$0	\$0	\$0	\$855,364
25	Health Center HVAC Controls	Human Services Center	71	\$209,000	\$100,000	\$100,000	\$0	\$0	\$0	\$409,000
26	Management and Billing Software	Mental Health	80	\$0	\$183,000	\$61,250	\$20,000	\$0	\$0	\$264,250
	Total H&H Services			\$529,000	\$2,186,864	\$1,485,770	\$20,000	\$0	\$0	\$4,221,634
Leisure Activities										
27	St. Augustine Amphitheater Renovations	Amphitheater Operations	M	\$422,784	\$552,070	\$1,025,243	\$636,874	\$508,000	\$310,327	\$3,455,298
28	Galimore Pool Improvements	Galimore Center	63	\$0	\$80,000	\$0	\$0	\$0	\$0	\$80,000
29	HVAC Replacement at Galimore Center	Galimore Center	71	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30	44 HP Tractor	Golf Course	0	\$0	\$27,000	\$0	\$0	\$0	\$0	\$27,000
31	Cart Barn and Clubhouse Expansion	Golf Course	F	\$0	\$0	\$0	\$400,000	\$0	\$0	\$400,000
32	Fairway Mower	Golf Course	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
33	Davis Park Improvements	Park Projects	F	\$1,580,236	\$200,000	\$0	\$0	\$0	\$0	\$1,780,236
34	Beach Parkette Landscaping	Recreation Facilities	45	\$0	\$0	\$50,000	\$0	\$0	\$0	\$50,000
35	Beach Restrooms	Recreation Facilities	0	\$0	\$85,000	\$0	\$0	\$0	\$0	\$85,000
36	Boat Ramp Repairs and Improvements - misc	Recreation Facilities	78	\$0	\$30,000	\$0	\$0	\$0	\$0	\$30,000
37	Calvin Peete Park Center	Recreation Facilities	not ranked	\$8,576	\$114,972	\$150,000	\$300,000	\$350,000	\$0	\$923,548
38	Connerstone Park Parking Lot Paving	Recreation Facilities	39	\$0	\$0	\$0	\$0	\$150,000	\$0	\$150,000

Candidate: Currently identified but unfunded Transportation projects (possible debt financing)

Requested St. Johns County Capital Improvement Projects 2003 - 2007

Total
Candidate w/Candidate

Page #	Description	Department	Previous Rank	Previous Years	2003	2004	2005	2006	2007	Total
39	County Fishing Pier Expansion	Recreation Facilities	68	\$90,000	\$10,000	\$1,600,000	\$0	\$0	\$0	\$1,700,000
40	Countywide Land Acquisition	Recreation Facilities	M	\$300,000	\$300,000	\$2,300,000	\$2,750,000	\$2,300,000	\$2,750,000	\$10,700,000
41	Fairgrounds Horse Stables	Recreation Facilities	46	\$0	\$50,000	\$50,000	\$0	\$0	\$0	\$100,000
42	Flagler Estates Park Acquisition/Development	Recreation Facilities	78	\$2,175	\$157,825	\$400,000	\$0	\$0	\$0	\$560,000
43	Full Service Community Centers	Recreation Facilities	not ranked	\$0	\$0	\$1,250,000	\$0	\$1,250,000	\$0	\$2,500,000
44	Fullerwood Renovations	Recreation Facilities	0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$50,000
45	Gamble Rogers Rest Rooms	Recreation Facilities	0	\$0	\$45,000	\$0	\$0	\$0	\$0	\$45,000
46	Hastings Equestrian Center	Recreation Facilities	70	\$65,169	\$76,383	\$750,000	\$450,000	\$0	\$0	\$1,341,552
47	Hastings Gym HVAC	Recreation Facilities	0	\$0	\$56,000	\$0	\$0	\$0	\$0	\$56,000
48	Ketherlinus Gymnasium Goals	Recreation Facilities	79	\$0	\$30,000	\$0	\$0	\$0	\$0	\$30,000
49	Landscape Division Truck	Recreation Facilities	69	\$0	\$0	\$0	\$0	\$0	\$0	\$0
50	Landscape Water Truck	Recreation Facilities	66	\$0	\$0	\$75,000	\$0	\$0	\$0	\$75,000
51	Mills Field #2 Sports Lighting	Recreation Facilities	60	\$0	\$0	\$70,000	\$0	\$0	\$0	\$70,000
52	Mills Field Tower Projects	Recreation Projects	F	\$0	\$90,548	\$0	\$0	\$0	\$0	\$90,548
53	New County Boat Ramp	Recreation Facilities	74	\$0	\$50,000	\$430,000	\$1,070,000	\$0	\$0	\$1,550,000
54	Nursery	Recreation Facilities	F	\$130,000	\$0	\$25,000	\$0	\$0	\$0	\$155,000
55	NW Park Development	Recreation Facilities	M	\$46,596	\$693,405	\$420,000	\$0	\$0	\$0	\$1,160,001
56	Off Beach Parking	Recreation Facilities	68	\$285,206	\$1,096,800	\$257,500	\$257,500	\$237,500	\$237,500	\$2,332,006
57	Palm Valley Boat Ramp	Recreation Facilities	M	\$0	\$540,000	\$0	\$0	\$0	\$0	\$540,000
58	Palmo Boat Ramp Parking	Recreation Facilities	75	\$203,212	\$280,000	\$0	\$0	\$0	\$0	\$483,212
59	Pier Park Improvements	Recreation Facilities	F	\$1,456	\$98,544	\$0	\$0	\$0	\$0	\$100,000

Requested St. Johns County Capital Improvement Projects 2003 - 2007

Total
Candidate w/Candidate

Page #	Description	Department	Previous Rank	Previous Years	2003	2004	2005	2006	2007	Total
60	Rails to Trails (Rt. 207 West)	Recreation Facilities	62	\$40,000	\$400,000	\$200,000	\$0	\$0	\$0	\$640,000
61	Reef Construction	Recreation Facilities	F	\$25,000	\$33,000	\$0	\$0	\$0	\$0	\$58,000
62	Riverdale Park Expansion	Recreation Facilities	71	\$101,055	\$196,403	\$350,000	\$0	\$0	\$0	\$647,458
63	Ron Parker Parking Lot	Recreation Facilities	0	\$8,428	\$99,572	\$0	\$0	\$0	\$0	\$108,000
64	Southeast Park Development	Recreation Facilities	M	\$29,107	\$313,394	\$200,000	\$0	\$0	\$0	\$542,501
65	Treaty Park Soccer Sports Lighting	Recreation Facilities	66	\$0	\$0	\$70,000	\$0	\$0	\$0	\$70,000
66	Trout Creek Playground	Recreation Facilities	67	\$0	\$300,000	\$0	\$0	\$0	\$0	\$300,000
67	Tumbull Park Development	Recreation Facilities	60	\$19,041	\$30,959	\$250,000	\$400,000	\$0	\$0	\$700,000
68	Vaill Point Park Development	Recreation Facilities	M	\$2,652,855	\$417,015	\$0	\$0	\$0	\$0	\$3,069,870
69	Vilano Boat Ramp Expansion	Recreation Facilities	79	\$101,467	\$909,633	\$0	\$0	\$0	\$0	\$1,011,100
70	Vilano Nature Greenway	Recreation Facilities	M	\$11,726	\$75,384	\$0	\$0	\$0	\$0	\$87,110
71	Vilano Waterfronts Improve - Shelter	Recreation Facilities	M	\$100,000	\$374,100	\$0	\$0	\$0	\$0	\$474,100
72	Beach Renourishment	Recreation Projects	M	\$4,287,714	\$480,764	\$123,000	\$1,481,200	\$165,200	\$0	\$6,736,878
73	Beach Walkovers	Tourist Development	68	\$50,000	\$100,000	\$50,000	\$0	\$0	\$0	\$200,000
	Total Leisure			\$10,541,801	\$8,443,771	\$10,075,743	\$6,443,374	\$6,276,700	\$3,463,027	\$45,244,416

Library Services

74	Bartram Trail Branch Library Expansion	Library Services	70	\$121,000	\$0	\$0	\$35,000	\$655,000	\$0	\$811,000
75	Library Inventory/Security System Upgrade	Library Services	49	\$0	\$0	\$200,000	\$100,000	\$100,000	\$50,000	\$450,000
76	Main Library Renovations	Library Services	F	\$0	\$0	\$130,000	\$0	\$0	\$0	\$130,000
77	Ponte Vedra Beach Branch Expansion	Library Services	M	\$2,009,643	\$65,053	\$0	\$0	\$0	\$0	\$2,074,696
78	Roof Replacement for Main Library	Library Services	76	\$0	\$93,000	\$0	\$0	\$0	\$0	\$93,000
79	Southeast Branch Library/Administrative Building	Library Services	F	\$1,306,135	\$1,899,391	\$1,154,474	\$0	\$0	\$0	\$4,360,000

Requested St. Johns County Capital Improvement Projects 2003 - 2007

Total
Candidate w/Candidate

Page #	Description	Department	Previous Rank	Previous Years	2003	2004	2005	2006	2007	Total
80	St. Augustine Beach Branch Library	Library Services	62	\$0	\$0	\$400,000	\$0	\$0	\$0	\$400,000
81	World Golf Village Library	Library Services	55	\$0	\$0	\$0	\$120,000	\$2,740,000	\$0	\$2,860,000
	Total Library			\$3,436,778	\$2,057,444	\$1,884,474	\$255,000	\$3,495,000	\$50,000	\$11,178,696
Physical Environment										
82	Building Department Second Floor	Building Services	F	\$0	\$1,254,729	\$0	\$0	\$0	\$0	\$1,254,729
83	Fairgrounds Facility Completion	County Fairgrounds	68	\$257,476	\$0	\$511,000	\$0	\$0	\$0	\$768,476
84	Fairgrounds Generator and Re-wiring Project	County Fairgrounds	M	\$73,000	\$50,000	\$0	\$0	\$0	\$0	\$123,000
85	Roof Replacement	Development Review	68	\$0	\$0	\$94,000	\$0	\$0	\$0	\$94,000
86	Orthophotography Update	Geographic Information Systems	82	\$575,000	\$0	\$0	\$412,500	\$0	\$0	\$787,500
87	Document Imaging	Growth Management Services	0	\$50,000	\$162,812	\$102,811	\$102,811	\$102,811	\$102,811	\$624,056
88	Land Acquisition for Conservation	Land Acquisition for Conservation	not rated	\$0	\$0	\$5,350,000	\$3,900,000	\$4,100,000	\$6,050,000	\$19,400,000
89	Vilano Beach Town Center Gateway Landscaping and Signage	Planning Department	71	\$1,658	\$33,342	\$0	\$0	\$0	\$0	\$35,000
90	Fence	Solid Waste	NR	\$35,200	\$25,000	\$0	\$0	\$0	\$0	\$60,200
91	Front End Loader	Solid Waste	F	\$0	\$0	\$195,000	\$0	\$0	\$0	\$195,000
92	Leachate Tanker	Solid Waste	F	\$0	\$0	\$90,000	\$0	\$0	\$0	\$90,000
93	Roll-Off Transport Vehicle	Solid Waste	F	\$0	\$0	\$110,000	\$0	\$0	\$0	\$110,000
94	Solid Waste Administrative Office Building	Solid Waste	F	\$0	\$10,000	\$187,500	\$0	\$0	\$0	\$197,500
95	Solid Waste Transfer Station	Solid Waste	F	\$410,000	\$2,480,000	\$100,000	\$0	\$0	\$0	\$2,990,000
96	Anastasia Island Maintenance Facility	Utility Services	F	\$0	\$450,000	\$0	\$0	\$0	\$0	\$450,000
97	Anastasia Island WWTP Improvements	Utility Services	F	\$125,000	\$1,744,021	\$0	\$250,000	\$0	\$0	\$2,119,021
98	CR 214 Water Plant Well Field	Utility Services	F	\$250,000	\$501,948	\$550,000	\$500,000	\$450,000	\$0	\$2,251,948

Candidate: Currently identified but unfunded Transportation projects (possible debt financing)

Requested St. Johns County Capital Improvement Projects 2003 - 2007

Total
Candidate w/Candidate

Page #	Description	Department	Previous Rank	Previous Years	2003	2004	2005	2006	2007	Total
99	CR 214 Water Treatment Plant (WTP) Improvements	Utility Services	F	\$21,435	\$928,565	\$200,000	\$3,150,000	\$3,125,000	\$800,000	\$8,225,000
100	Customer Accommodation Program	Utility Services	F	\$0	\$627,825	\$400,000	\$400,000	\$400,000	\$400,000	\$2,227,825
101	Engineering Studies	Utility Services	F	\$0	\$396,607	\$100,000	\$100,000	\$0	\$0	\$596,607
102	Expansion of Billing Office	Utility Services	F	\$0	\$50,000	\$300,000	\$0	\$0	\$0	\$350,000
103	FDOT ALA Utility Relocation	Utility Services	F	\$300,000	\$0	\$0	\$250,000	\$100,000	\$75,000	\$725,000
104	Force Main Systems	Utility Services	F	\$867,297	\$3,143,889	\$2,340,000	\$2,172,000	\$1,933,000	\$1,211,000	\$11,667,186
105	GIS Mapping	Utility Services	F	\$183,181	\$233,482	\$50,000	\$50,000	\$50,000	\$50,000	\$616,663
106	Infiltration Inflow Program	Utility Services	F	\$0	\$100,000	\$300,000	\$300,000	\$500,000	\$300,000	\$1,300,000
107	JEA Transmission Mains - Ray Road	Utility Services	F	\$160,000	\$160,000	\$160,000	\$160,000	\$160,000	\$160,000	\$960,000
108	JEA Transmission Maine-Intl Golf Pkwy	Utility Services	F	\$320,000	\$320,000	\$320,000	\$320,000	\$320,000	\$320,000	\$1,920,000
109	Meter Change Out Program	Utility Services	F	\$0	\$1,100,000	\$550,000	\$400,000	\$300,000	\$0	\$2,350,000
110	Northwest Plant Well Field	Utility Services	F	\$106,544	\$593,456	\$75,000	\$0	\$250,000	\$0	\$1,025,000
111	Northwest Utilities - Phase II (World Golf Village)	Utility Services	F	\$9,346,926	\$875,000	\$500,000	\$300,000	\$290,000	\$200,000	\$11,511,926
112	Northwest Water Treatment Plant (WTP) Improvements	Utility Services	F	\$0	\$200,000	\$125,000	\$1,625,000	\$1,125,000	\$0	\$3,075,000
113	Ponte Vedra MSD Water Sewer Improvements	Utility Services	F	\$0	\$997,800	\$0	\$0	\$0	\$0	\$997,800
114	Sewage Lift Station Improvements	Utility Services	F	\$599,448	\$1,600,552	\$500,000	\$300,000	\$300,000	\$500,000	\$3,600,000
115	SR 207 Wastewater Treatment Plant Improvements	Utility Services	F	\$0	\$616,046	\$0	\$0	\$0	\$0	\$616,046
116	SR-16 Treatment Plant Improvements	Utility Services	F	\$0	\$0	\$50,000	\$250,000	\$0	\$400,000	\$700,000
117	Telemetry System	Utility Services	F	\$51,462	\$354,901	\$175,000	\$150,000	\$100,000	\$100,000	\$931,363
118	Utility Satellite Office	Utility Services	F	\$0	\$0	\$0	\$0	\$0	\$25,000	\$25,000
119	Water Mains	Utility Services	F	\$352,473	\$3,147,527	\$2,510,000	\$1,558,000	\$883,000	\$1,094,000	\$9,545,000
	Total Physical Environment			\$13,886,100	\$22,157,502	\$15,945,311	\$16,650,311	\$14,288,811	\$11,587,811	\$94,515,846
	Public Safety									

Candidate: Currently identified but unfunded Transportation projects (possible debt financing)

Requested St. Johns County Capital Improvement Projects 2003 - 2007

Total
Candidate w/Candidate

Total

2007

2006

2005

2004

2003

Previous
Years

Rank

Department

Description

Page #

Page #	Description	Department	Rank	Previous Years	2003	2004	2005	2006	2007	Total
120	911 microDATA Wireless Upgrade	E911 Addressing	0	\$0	\$103,260	\$103,260	\$0	\$0	\$0	\$206,520
121	Replacement of the 911 Telephone System	E911 Addressing	0	\$0	\$218,240	\$218,240	\$0	\$0	\$0	\$436,480
122	Land Purchase for 2 Fire-Rescue Stations	Emergency Medical Services	F	\$0	\$200,000	\$0	\$0	\$0	\$0	\$200,000
123	New Ambulance for Station 15	Emergency Medical Services	F	\$0	\$0	\$137,500	\$0	\$0	\$0	\$137,500
124	Replace Ambulance (86)	Emergency Medical Services	89	\$0	\$125,000	\$0	\$0	\$0	\$0	\$125,000
125	Replace Ambulance (Rescue 12)	Emergency Medical Services	80	\$0	\$130,000	\$0	\$0	\$0	\$0	\$130,000
126	Replace Rescue 10	Emergency Medical Services	78	\$0	\$0	\$0	\$0	\$151,594	\$0	\$151,594
127	Replace Rescue 20	Emergency Medical Services	81	\$0	\$0	\$157,500	\$0	\$0	\$0	\$157,500
128	Replace Rescue 21	Emergency Medical Services	78	\$0	\$0	\$0	\$144,375	\$0	\$0	\$144,375
129	Replace Squad Truck	Emergency Medical Services	78	\$0	\$0	\$42,000	\$0	\$0	\$0	\$42,000
130	Bakersville Fire-Rescue Station	Fire Service	F	\$0	\$0	\$750,000	\$0	\$0	\$0	\$750,000
131	New ALS Fire Engine	Fire Service	F	\$0	\$0	\$0	\$0	\$262,500	\$0	\$262,500
132	Palencia Fire-Rescue Station	Fire Service	F	\$0	\$0	\$0	\$848,500	\$0	\$0	\$848,500
133	Quint Fire Truck	Fire Service	F	\$0	\$0	\$0	\$0	\$687,500	\$0	\$687,500
134	Replace Fire Engines (4)	Fire Service	F	\$0	\$750,000	\$0	\$250,000	\$0	\$0	\$1,000,000
135	Replace Four Engines	Fire Service	F	\$0	\$0	\$1,030,000	\$0	\$0	\$0	\$1,030,000
136	Replace Two Fire Engines	Fire Service	F	\$0	\$0	\$0	\$515,000	\$0	\$0	\$515,000
137	Replace Two Fire Engines	Fire Service	F	\$0	\$0	\$0	\$0	\$525,000	\$0	\$525,000
138	Southeast Fire-Rescue Station	Fire Service	F	\$0	\$0	\$0	\$0	\$1,163,250	\$0	\$1,163,250
139	World Golf Village Fire-Rescue Station	Fire Service	F	\$0	\$0	\$0	\$0	\$0	\$1,276,000	\$1,276,000
140	Replacement Vehicle -- HazMat Truck	Fire Services	0	\$34,855	\$40,145	\$0	\$0	\$0	\$0	\$75,000
	Total Public Safety			\$34,855	\$1,566,645	\$2,418,500	\$1,757,875	\$2,102,344	\$1,963,500	\$9,843,719

Transportation

141	Corona Road/ AIA Intersection Improvement	Engineering	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
										\$450,000
										\$0
										\$450,000

Candidate: Currently identified but unfunded Transportation projects (possible debt financing)

Requested St. Johns County Capital Improvement Projects 2003 - 2007

Page #	Description	Department	Previous Rank	Previous Years	2003	2004	2005	2006	2007	Total Candidate	Total w/Candidate
142	Landrum Lane Turn Lane Improvements	Engineering	0	\$211,500	\$31,000	\$0	\$0	\$0	\$0	\$242,500	\$542,500
143	Kenton Morrison & S.R. 16 Intersection Improvements. (old Holmes)	Engineering Department	0	\$0	\$0	\$0	\$0	\$0	\$0	\$640,000	\$640,000
144	Paved Shoulders from SR207 to King St.	Engineering Department	0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,507,684	\$1,507,684
145	U.S. 1 & Lewis Speedway Signalization (old Holmes)	Engineering Department	0	\$0	\$1,385,000	\$0	\$0	\$0	\$0	\$1,385,000	\$1,385,000
146	Maint. And Repairs to Mowing Facility	Mowing Department	65	\$0	\$91,075	\$0	\$0	\$0	\$0	\$91,075	\$91,075
147	Interchange and Corridor Study Update	Planning	81	\$0	\$0	\$200,000	\$0	\$0	\$0	\$200,000	\$200,000
148	Borrow Pit Replacement	Roads and Bridges	65	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000
149	C.R. 210 Widening and Overlay SCOP Grant	Roads and Bridges	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
150	College Park Drainage Basin Improvements	Roads and Bridges	77	\$0	\$400,000	\$0	\$0	\$0	\$0	\$400,000	\$4,158,700
151	Countywide Bridge Structural Maint.	Roads and Bridges	86	\$10,798	\$284,202	\$125,000	\$125,000	\$125,000	\$125,000	\$795,000	\$795,000
152	Countywide Contour Mapping	Roads and Bridges	82	\$0	\$1,000,000	\$1,000,000	\$0	\$0	\$0	\$2,000,000	\$2,000,000
153	Countywide Guardrail & Safety	Roads and Bridges	80	\$250,000	\$110,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,160,000	\$1,160,000
154	Countywide Sidewalk Construction	Roads and Bridges	84	\$18,384	\$176,616	\$100,000	\$100,000	\$100,000	\$100,000	\$595,000	\$595,000
155	Countywide Storm Water Improvements	Roads and Bridges	91	\$251,983	\$268,493	\$250,000	\$250,000	\$250,000	\$250,000	\$1,520,476	\$1,520,476
156	Cowpen Branch Bridge Replacement (784005)	Roads and Bridges	58	\$0	\$0	\$0	\$0	\$0	\$0	\$638,000	\$638,000
157	CR 13 Box Culvert Replacement	Roads and Bridges	59	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000	\$250,000
158	CR 13 Hastings Bridge Replacement -#784002	Roads and Bridges	57	\$0	\$0	\$0	\$0	\$0	\$0	\$455,000	\$455,000
159	CR 13 Paved Shoulder & Lane Widening - Hastings to Flagler Estates Road	Roads and Bridges	F	\$16,707	\$1,133,293	\$225,000	\$225,000	\$225,000	\$225,000	\$2,050,000	\$2,050,000
160	CR 16A Lane Widening and Paved Shoulders	Roads and Bridges	70	\$0	\$0	\$0	\$0	\$0	\$0	\$2,900,000	\$2,900,000

Requested St. Johns County Capital Improvement Projects 2003 - 2007

Page #	Description	Department	Previous Rank	Previous Years	2003	2004	2005	2006	2007	Total	Candidate	Total w/Candidate
161	CR 16A Turn Lanes onto SR15	Roads and Bridges	74	\$0	\$50,000	\$400,000	\$0	\$0	\$0	\$450,000	\$0	\$450,000
162	CR 203/Corona Rd. Intersection Improvements	Roads and Bridges	57	\$0	\$30,000	\$220,000	\$0	\$0	\$0	\$250,000	\$0	\$250,000
163	CR 208 Bakersville Bridge Replacement	Roads and Bridges	75	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,005,900	\$1,005,900
164	CR 208 Bridge #784023 over Town Branch	Roads and Bridges	56	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$896,000	\$896,000
165	CR 210 4 Lanning from ICW to Mickler Road	Roads and Bridges	M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,000,000	\$7,000,000
166	CR 210 Lane Widening - 5' Paved Shoulder from Greenbriar to CR 16A and along CR 16A to SR 13	Roads and Bridges	81	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,533,000	\$4,533,000
167	CR 210 SCOP Roadway Resurfacing Grant	Roads and Bridges	M	\$0	\$644,904	\$0	\$0	\$0	\$0	\$644,904	\$0	\$644,904
168	CR 210 US1 Interchange	Roads and Bridges	M	\$0	\$0	\$900,000	\$0	\$0	\$0	\$900,000	\$14,850,000	\$15,750,000
169	CR 210 Widening (Interstate 95 area)	Roads and Bridges	M	\$140,870	\$3,159,130	\$0	\$0	\$0	\$0	\$3,500,000	\$0	\$3,500,000
170	CR 210 Widening from C.E. Wilson Road to US 1	Roads and Bridges	M	\$37,500	\$312,500	\$800,000	\$4,600,000	\$0	\$0	\$8,600,000	\$5,050,000	\$13,650,000
171	CR 2209 Central Segment (North/South Corridor)	Roads and Bridges	M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,480,000	\$27,480,000
172	CR 2209 North Segment (North/South Corridor)	Roads and Bridges	M	\$0	\$300,000	\$200,000	\$685,000	\$850,000	\$0	\$2,635,000	\$10,150,000	\$12,785,000
173	CR 5A Capacity Improvements	Roads and Bridges	81	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,980,000	\$3,980,000
174	Cr 5A/Kings Estate Rd-Signal & Turn Lane	Roads and Bridges	0	\$30,713	\$394,287	\$0	\$0	\$0	\$0	\$425,000	\$0	\$425,000
175	CR A1A Beach Blvd Resurfacing & Bike Lanes	Roads and Bridges	70	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450,000	\$450,000
176	CR A1A Three-Laning	Roads and Bridges	79	\$75,000	\$1,216,575	\$0	\$0	\$0	\$0	\$1,291,575	\$0	\$1,291,575
177	Crookshank School Drainage Basin Improvements	Roads and Bridges	47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$265,000	\$265,000

Candidate: Currently identified but unfunded Transportation projects (possible debt financing)

Requested St. Johns County Capital Improvement Projects 2003 - 2007

Page #	Description	Department	Previous Rank	Previous Years	2003	2004	2005	2006	2007	Total	Candidate	Total w/Candidate
178	Cypress Links Blvd. Lighting	Roads and Bridges	54	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000	\$200,000
179	Cypress Links Blvd. Sidewalk	Roads and Bridges	58	\$0	\$590,000	\$0	\$0	\$0	\$0	\$390,000	\$0	\$390,000
180	Deep Creek Revitalization - Basin H5 Improvements	Roads and Bridges	M	\$0	\$150,000	\$0	\$0	\$0	\$3,262,000	\$3,412,000	\$0	\$3,412,000
181	Dobbs Road Basin Improvements	Roads and Bridges	77	\$0	\$300,000	\$0	\$0	\$0	\$0	\$300,000	\$5,518,000	\$5,818,000
182	Drainage Study Update	Roads and Bridges	0	\$19,028	\$230,972	\$0	\$0	\$0	\$0	\$250,000	\$0	\$250,000
183	DRIP - Dirt Road Improvement Program	Roads and Bridges	M	\$4,396,768	\$1,000,000	\$1,250,000	\$1,350,000	\$1,400,000	\$1,400,000	\$10,696,768	\$0	\$10,696,768
184	Eagle Creek	Roads and Bridges	0	\$49,441	\$42,940	\$0	\$0	\$0	\$0	\$92,381	\$0	\$92,381
185	Emergency Generator Upgrade	Roads and Bridges	83	\$0	\$80,710	\$0	\$0	\$0	\$0	\$80,710	\$0	\$80,710
186	Equipment Storage/Parking Building	Roads and Bridges	63	\$0	\$350,000	\$0	\$0	\$0	\$0	\$350,000	\$0	\$350,000
187	Fruit Cove Bardin Drainage Basin Improvement	Roads and Bridges	51	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000	\$400,000
188	Fruit Cove North Drainage Basin Improvements	Roads and Bridges	52	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$755,000	\$755,000
189	Fruit Cove Road Improvements	Roads and Bridges	68	\$10,037	\$124,963	\$500,000	\$0	\$0	\$0	\$1,135,000	\$0	\$1,135,000
190	Fruit Cove South Drainage Basin Improvements	Roads and Bridges	50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,822,000	\$1,822,000
191	Gilbert Street Drainage	Roads and Bridges	0	\$225,000	\$0	\$0	\$0	\$0	\$0	\$225,000	\$0	\$225,000
192	Guana Drainage Basin Maintenance	Roads and Bridges	M	\$1,585,150	\$580,440	\$88,350	\$87,900	\$205,350	\$205,350	\$2,552,540	\$0	\$2,552,540
193	Hanover Forest/Palm Valley Gardens Basin Improvements	Roads and Bridges	48	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,113,000	\$1,113,000
194	Hastings Boulevard Road Construction - Cracker Barrell Swamp to Keller Road	Roads and Bridges	48	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700,000	\$700,000
195	Hydrangea and Oleander Roadway Reconstruction	Roads and Bridges	56	\$50,000	\$0	\$0	\$0	\$0	\$0	\$50,000	\$30,000	\$40,000

Requested St. Johns County Capital Improvement Projects 2003 - 2007

Page #	Description	Department	Previous Rank	Previous Years	2003	2004	2005	2006	2007	Total	Candidate	Total w/Candidate
196	Integrated Infrastructure Tracking Software	Roads and Bridges	76	\$0	\$0	\$300,000	\$200,000	\$0	\$0	\$500,000	\$0	\$500,000
197	Intracoastal Wilderness Area Basin Improvements	Roads and Bridges	47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,787,000	\$2,787,000
198	King Street Corridor Plan	Roads and Bridges	87	\$45,771	\$154,229	\$895,000	\$2,597,700	\$2,330,900	\$1,821,600	\$7,845,200	\$2,452,000	\$10,277,200
199	Kinlaw Road - Little League Drainage Basin Improvements	Roads and Bridges	49	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$210,000	\$210,000
200	Lake Road Bridge Rehabilitation/Replacement #784036	Roads and Bridges	59	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000
201	Landrum Lane Sidewalk	Roads and Bridges	0	\$51,000	\$85,000	\$0	\$0	\$0	\$0	\$134,000	\$0	\$134,000
202	Lewis Speedway Sidewalk	Roads and Bridges	83	\$15,085	\$244,915	\$220,000	\$0	\$0	\$0	\$480,000	\$0	\$480,000
203	Lightsey Road Bridge Replacement	Roads and Bridges	73	\$10,818	\$89,182	\$300,000	\$0	\$0	\$0	\$400,000	\$0	\$400,000
204	Masters Drive Rehabilitation/Drainage Improvements	Roads and Bridges	81	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,700,000	\$6,700,000
205	Mickler Weir - North Guana Basin	Roads and Bridges	M	\$26,985	\$178,015	\$0	\$0	\$0	\$0	\$205,000	\$0	\$205,000
206	Mitigation Land	Roads and Bridges	86	\$500,000	\$577,418	\$400,000	\$400,000	\$400,000	\$400,000	\$2,677,418	\$4,500,000	\$7,177,418
207	Multi Purpose Path (A1A South)	Roads and Bridges	79	\$0	\$346,000	\$0	\$0	\$0	\$0	\$346,000	\$0	\$346,000
208	North Beach Drainage	Roads and Bridges	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600,000	\$1,600,000
209	NPDES	Roads and Bridges	M	\$200,000	\$100,000	\$50,000	\$0	\$0	\$0	\$350,000	\$0	\$350,000
210	Old Moultrie/US1 Intersection Improvements	Roads and Bridges	68	\$0	\$50,000	\$40,000	\$400,000	\$0	\$0	\$490,000	\$0	\$490,000
211	Oyster Creek Basin Drainage Improvements	Roads and Bridges	79	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,080,000	\$1,080,000
212	Pablo Road Bridge Rehabilitation/Replacement #784038	Roads and Bridges	75	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,700,000	\$1,700,000
213	Ponte Vedra MSD	Roads and Bridges	0	\$31,891	\$211,888	\$0	\$0	\$0	\$0	\$243,779	\$0	\$243,779
214	Pope Road Improvements	Roads and Bridges	58	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$151,000	\$151,000

Requested St. Johns County Capital Improvement Projects 2003 - 2007

Page #	Description	Department	Previous Rank	Previous Years	2003	2004	2005	2006	2007	Total	Candidate	Total w/Candidate
215	Public Works & Facilities Maintenance Complex	Roads and Bridges	91	\$600,000	\$0	\$0	\$0	\$0	\$0	\$600,000	\$3,000,000	\$3,600,000
216	Race-track Road Four-Laning	Roads and Bridges	M	\$746,679	\$3,859,792	\$0	\$0	\$0	\$0	\$4,606,471	\$0	\$4,606,471
217	Red House Branch-Delephine Road Basin Improvements	Roads and Bridges	53	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$318,400	\$318,400
218	Red House Branch-S.A.H.S. Basin Improvements	Roads and Bridges	52	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$313,500	\$313,500
219	Roads & Bridges Satellite Office	Roads and Bridges	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110,000	\$110,000
220	Roberts Road Paving	Roads and Bridges	0	\$369,244	\$784,645	\$0	\$0	\$0	\$0	\$1,153,889	\$0	\$1,153,889
221	Roosevelt Terrace Rd. ext, South Con. San Sebastian bridges, Ave A & D (old Holmes)	Roads and Bridges	92	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,650,000	\$5,650,000
222	Roscoe Blvd Study	Roads and Bridges	0	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$100,000	\$0	\$100,000
223	Russell Sampson Road from CR 210 to the St. Johns Forest Entrance	Roads and Bridges	0	\$0	\$663,000	\$837,000	\$0	\$0	\$0	\$1,500,000	\$0	\$1,500,000
224	Ruttle Dr. Bridge Replacement #784035	Roads and Bridges	64	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,655,000	\$1,655,000
225	Sawgrass Weir - North Guana Basin	Roads and Bridges	77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000	\$250,000
226	Shore Drive - Gate 1 Turn Bay	Roads and Bridges	62	\$25,000	\$0	\$15,000	\$75,000	\$150,000	\$0	\$265,000	\$0	\$265,000
227	Solana Road and PGA Blvd Intersection Improvements	Roads and Bridges	65	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450,000	\$450,000
228	Solana Road Drainage	Roads and Bridges	85	\$0	\$370,000	\$0	\$0	\$0	\$0	\$370,000	\$0	\$370,000
229	South Dixie Highway Drainage Basin Improvements	Roads and Bridges	50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$754,000	\$754,000
230	SR 16 - Estrada Ave. Drainage Basin Improvements	Roads and Bridges	51	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$940,000	\$940,000
231	SR 16 Sidewalks - Segment 1	Roads and Bridges	80	\$344,328	\$80,672	\$0	\$0	\$0	\$0	\$425,000	\$0	\$425,000

Requested St. Johns County Capital Improvement Projects 2003 - 2007

Page #	Description	Department	Previous Rank	Previous Years	2003	2004	2005	2006	2007	Total	Candidate	Total w/Candidate
232	SR 16 Sidewalks - Segment 2	Roads and Bridges	80	\$0	\$0	\$0	\$0	\$360,000	\$500,000	\$860,000	\$0	\$860,000
233	SR 16 Sidewalks - Segment 3	Roads and Bridges	80	\$0	\$0	\$0	\$0	\$0	\$490,000	\$490,000	\$0	\$490,000
234	SR 312 Bypass	Roads and Bridges	89	\$0	\$0	\$0	\$0	\$0	\$0	\$750,000	\$20,800,000	\$21,550,000
235	St. Augustine South Drainage	Roads and Bridges	0	\$5,630	\$170,135	\$0	\$0	\$0	\$0	\$175,765	\$0	\$175,765
236	Summerhaven Berm	Roads and Bridges	0	\$352,504	\$42,198	\$0	\$0	\$0	\$0	\$394,702	\$0	\$394,702
237	Sunset Drive Area Drainage Improvements	Roads and Bridges	F	\$0	\$262,500	\$0	\$0	\$0	\$0	\$262,500	\$0	\$262,500
238	US 1 & Grumman North Intersection Improvements	Roads and Bridges	0	\$48,534	\$186,466	\$0	\$0	\$0	\$0	\$235,000	\$0	\$235,000
239	Vilano Town Center Drainage Improvements	Roads and Bridges	F	\$80,800	\$106,200	\$0	\$0	\$0	\$0	\$187,000	\$0	\$187,000
240	W. King St./Palmer Signal Mast Arm	Roads and Bridges	69	\$0	\$0	\$180,000	\$0	\$0	\$0	\$180,000	\$0	\$180,000
241	West St. Augustine Storm Water Improvements - CDBG Grant	Roads and Bridges	0	\$218,942	\$1,172,810	\$0	\$0	\$0	\$0	\$1,391,752	\$0	\$1,391,752
242	Winfred Masters Bridge Replacement #784014	Roads and Bridges	58	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$625,000	\$625,000
245	GPS Equipment for Surveying and Mapping/GIS Program	Surveying	76	\$0	\$55,000	\$0	\$0	\$0	\$0	\$55,000	\$0	\$55,000
244	Emergency Maintenance of Traffic Plan I	Transportation	67	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000	\$0	\$100,000
245	Emergency Maintenance of Traffic Plan II	Transportation	59	\$0	\$0	\$50,000	\$0	\$0	\$0	\$50,000	\$0	\$50,000
246	Establishment of Statutory Speed Limits	Transportation	76	\$50,000	\$50,000	\$50,000	\$50,000	\$0	\$0	\$200,000	\$0	\$200,000
247	Pedestrians and Golf Crossing Studies	Transportation	35	\$0	\$0	\$75,000	\$0	\$0	\$0	\$75,000	\$0	\$75,000
248	SR 16 Parallel Corridor Feasibility Study	Transportation	80	\$0	\$400,000	\$0	\$0	\$0	\$0	\$400,000	\$0	\$400,000
	Total Transportation			\$11,132,091	\$23,745,165	\$11,080,350	\$10,548,050	\$10,863,800	\$9,828,950	\$77,198,406	\$155,213,184	\$232,411,590

Grand Total \$40,737,329 \$62,637,473 \$43,430,148 \$35,674,610 \$37,026,655 \$26,893,288 \$246,399,503 \$155,213,184 \$401,612,687
 minus previous years -\$40,737,329
 Total for 2003 - 2007 \$360,875,358

Candidate: Currently identified but unfunded Transportation projects (possible debt financed)