



St. Johns County Community Redevelopment Agency

2023 Annual Report

For the Year Ending September 30,
2023

Table of Contents

Our Purpose	3
Objectives	4
CRS Boundary Maps	5
What is a CRA	6
Tax-Increment Financing Revenue (TIF)	7
CRA Reporting Requirements	8
Public Notice	9
Flagler Estates	10
Vilano Beach	29
West Augustine	44
Community Redevelopment Board/Board of County Commissioners	66
Frequently Asked Questions	67
Additional Information	68



Our Purpose

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



Flagler Estates

Vilano Beach

West Augustine

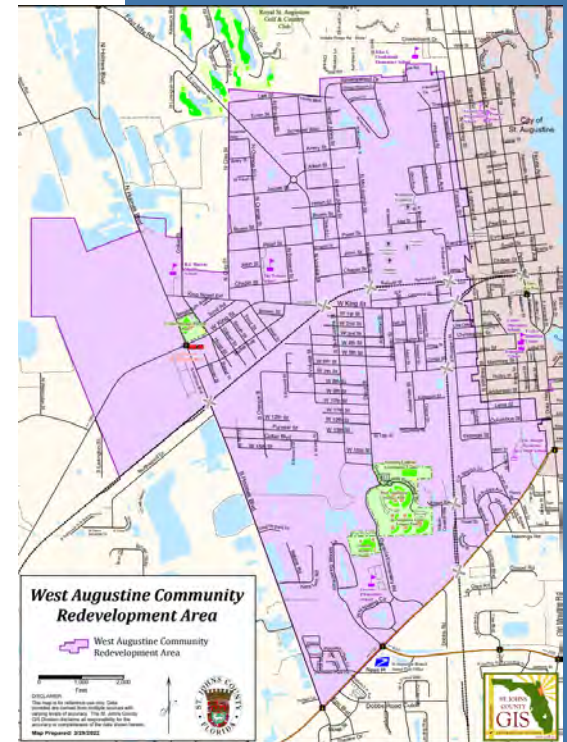
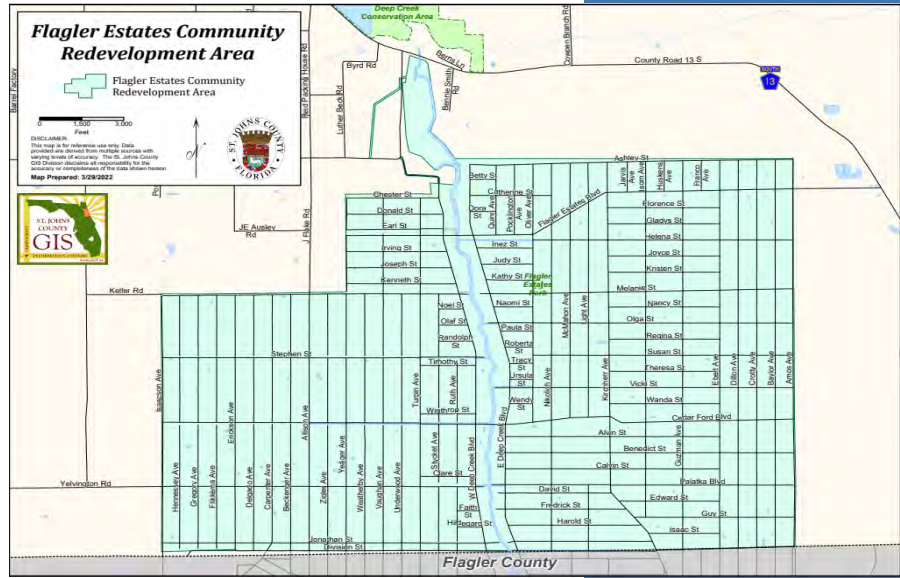
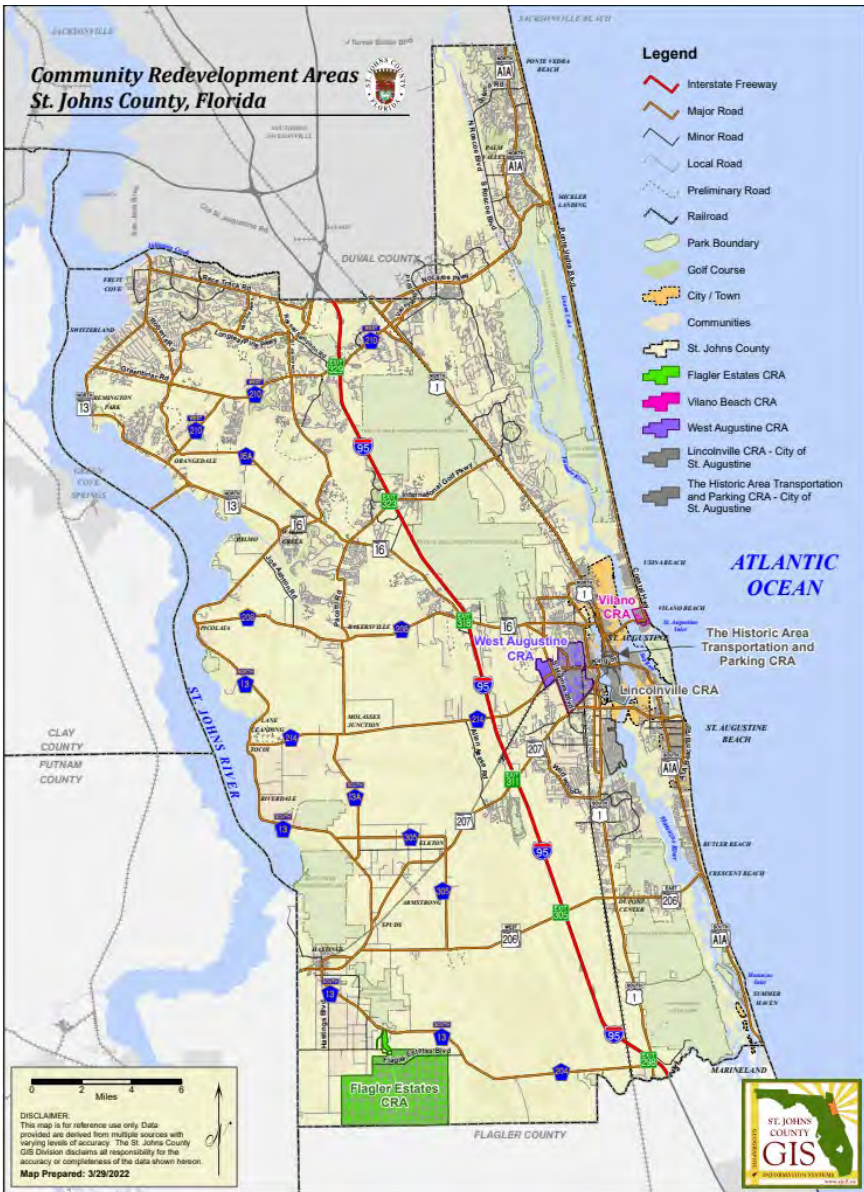
Objectives

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



The Community Redevelopment Agencies have identified five strategic objectives:

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



What is a CRA

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

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

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

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

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

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

Tax-Increment Financing Revenue (TIF)

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

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

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

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

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

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

CRA Reporting Requirements

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

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

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

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

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

Public Notice

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

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

Pursuant to Chapter 163, Part III, Florida Statutes, the St. Johns County Community Redevelopment Agency has published the **2023 Annual Report for West Augustine, Flagler Estates, and Vilano Beach**. This report is now available for review during business hours at the following locations: The Clerk of Courts Office at 4010 Lewis Speedway, St. Augustine, FL 32084, The Housing & Community Development Office at 200 San Sebastian View, Suite 2300, St. Augustine, FL 32084 and the County Commissioner's Office at 500 San Sebastian View, St. Augustine, FL 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this activity should contact ADA Coordinator, at (904) 209-0650 at the County Administration Building, St. Augustine, FL 32084. For hearing impaired individuals: Telecommunication Device for the Deaf (TDD): Florida Relay Service: 1-800-955-8770, no later than 4 days prior to the date of the viewing.

FLAGLER ESTATES

OCTOBER 1, 2022-SEPTEMBER 30, 2023



FLAGLER ESTATES

The Flagler Estates Community Redevelopment Area (CRA) was created to enhance economic factors commercial overlay zoning on Flagler Estates Blvd. and reduce slum and blight, as defined in the Community, per: (Redevelopment Act of 1969, Chapter 163, part III, Florida Statutes). The CRA plan was prepared utilizing input from the community to create redevelopment programs that address the priorities expressed in public meetings of the Flagler Estates CRA.

The primary redevelopment Area is the Community Center and recreation area that surrounds it. This plan also includes programs to address related community needs such as improved roads and broadband (internet), and other priority issues identified by members of the community. The program and redevelopment tools created for the Flagler Estates area will be prioritized based on continued community input, future revenues and County funding.

The tax increment mechanism established for this area provides dedicated revenue for a thirty-year period. The portion of the plan addressing redevelopment should be considered the “tool box” with which to create and implement redevelopment projects.

Flagler Estates Steering Committee

David Williams
Chairperson
fecrachairman@gmail.com

Talisha Autry
Co-Chairperson
tatrucking55@gmail.com

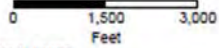
Nancy D'Aulizio
Secretary
ndlz031@gmail.com

Shannon Martin
Assistant Secretary
shaymar23@gmail.com

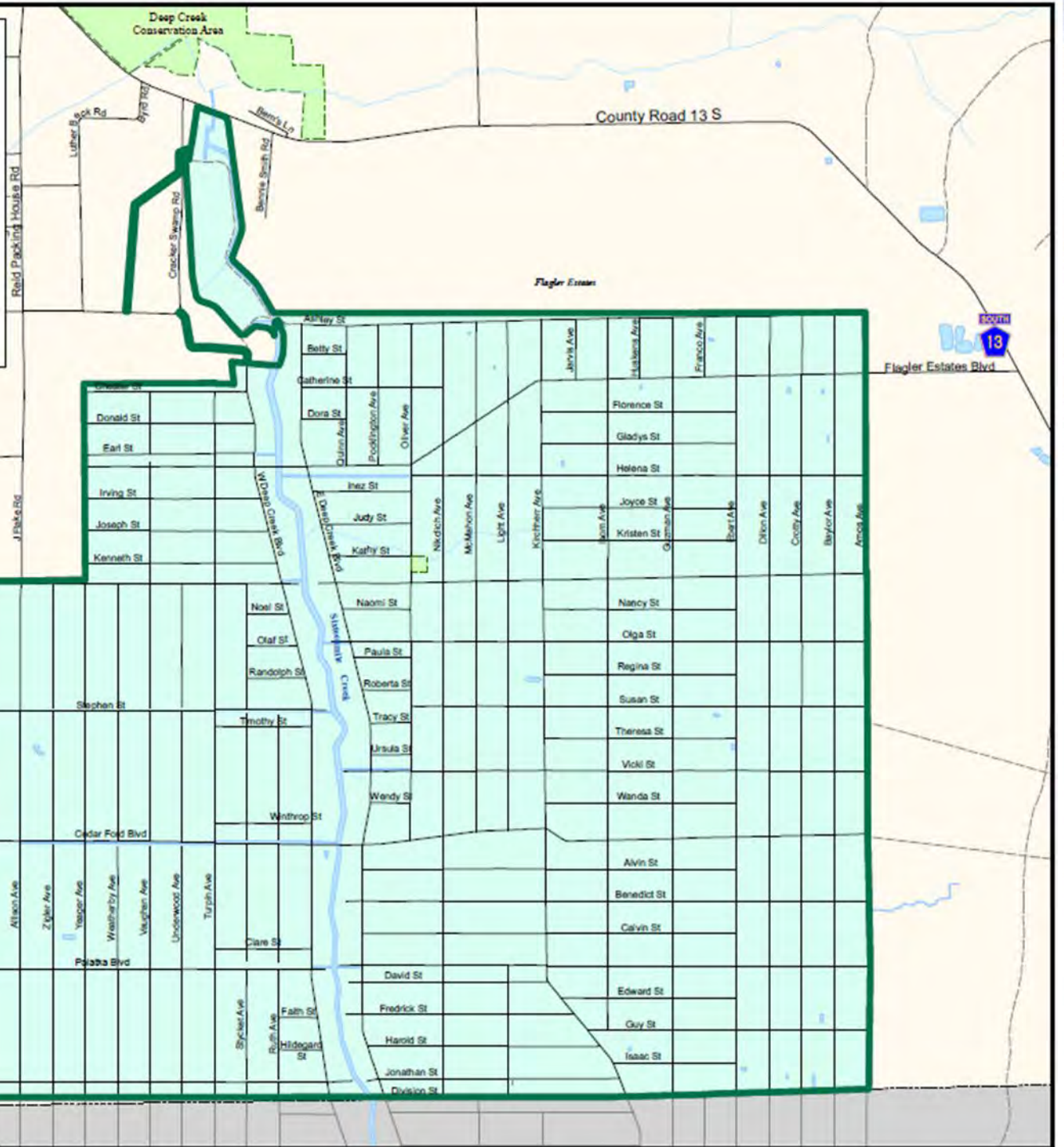
Flagler Estates Community Redevelopment Area



Flagler Estates Community
Redevelopment Area



DISCLAIMER:
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.
Map Prepared: 2/27/2013



ST. JOHNS COUNTY
FLAGLER COUNTY

Flagler Estates October 2022 - September 2023 Highlights, Notable Events, Programs, and Services

Flagler Estates began the year 2023 with a food drive following Hurricane Ian. In November, Flagler Estates residents supported a bid for a grant to bring much needed internet services to Flagler Estates. In December, the Flagler Estates residents participated in a Wonderland Carnival event.

Two parcels of land were added to our park in February, and two deputies were assigned to the Community Center. In September, Resolution No. 2023-353 designating the community of Flagler Estates as an alternative name under the "32145" zip code was approved by the Board of County Commissioners. Unfortunately, the United States Postal Service declined to support the request to add Flagler Estates.

Flagler Estates October 2022 - September 2023 Highlights, Notable Events, Programs, and Services

Many residents asked about ways to improve emergency response times in order to lower home owners' insurance costs, and Flagler Estates CRA members looked into the possibility. Unfortunately, an offer by Flagler County of two acres of land to build a volunteer fire station was declined by the Flagler Estates Road and Water District.

Food Drive

Following Hurricane Ian, a “drive through” food distribution event was held at the Flagler Estates Road and Water District office.



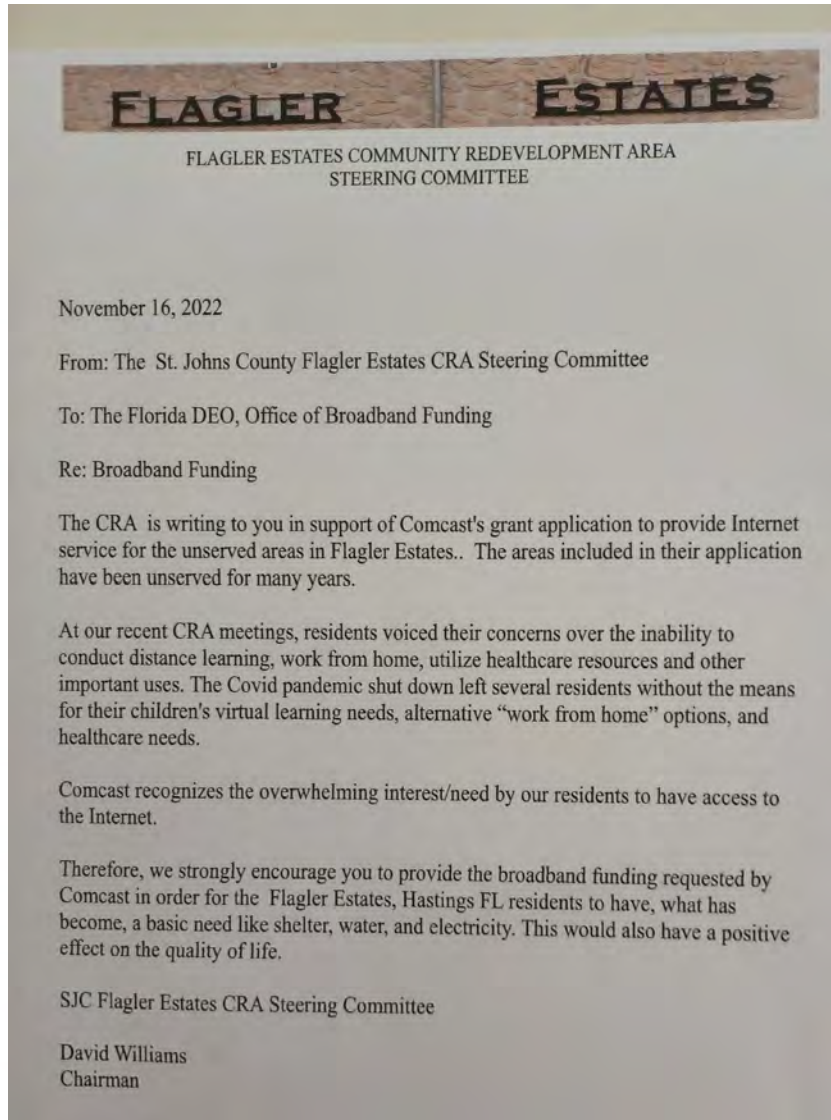
Food Drive

Local participants included the Red Cross, Feeding North East Florida, and Shepherd's Haven.



The Flagler Estates CRA Steering Committee was able to feed over 75 families.

Comcast Grant Support



Along with the CRA's support letter to the Florida Office of Broadband Funding, many Flagler Estates residents sent personal letters supporting the granting of funds to Comcast. Comcast was awarded a matching grant in early 2023, with the anticipated deployment in 2024.

Wonderland Carnival



Wonderland Carnival

“Buddies 4 Every 1” coordinated a Christmas event hosted by the Harvest Light Baptist Church, in Flagler Estates, on Saturday, December 17th from 3pm - 6pm. Santa and his sleigh were escorted by St. Johns County Sheriffs deputies and St. Johns County Fire Rescue staff also attended.

Other fun events included pictures with Santa & the Grinch, four bounce houses, Christmas themed games, hay and miniature horse rides, food, sweets, and beverages. The event was concluded with a lantern release.

We wish to thank the many local organizations, community groups, and residents who donated goods & services to make this a fun filled holiday at no cost to more than 200 Flagler Estates residents.

Wonderland Carnival



Wonderland Carnival



Wonderland Carnival



Flagler Estates Community Center Deputies



Flagler Estates CRA Steering Committee Chairman David Williams is pictured with Agriculture Deputies Michael Pedonti and Steve Williams.

Both are mutual aide deputies for both St. Johns and Flagler Counties.

The “cross-deputization” event took place on Feb 2, 2023, at the Flagler Estates Park and Community Center .

Flagler Estates Park Land Purchase

It has been a long-time community desire and goal to increase the property around the Flagler Estates Park & Community Center. With dedicated commitment, CRA Board Members Walt Smith and David Williams located the property owners adjacent to the park and sent personal letters, reading in part:

“The Flagler Estates Redevelopment Agency is reaching out to you in an effort to expand and enhance the current recreational and community resources of Flagler Estates. We are not real estate agents, nor are we land speculators. Our interests are simply to increase the property of our current park, so that we may further enrich the lives of our community. We represent local interests of the residents. We would welcome to engage in a conversation to possess, either by purchase or donation the property you currently own on Nikolich Ave. in Flagler Estates, St. Johns County, Florida. If you might, please respond with your interest in assisting our residents, we would be most appreciative.”

After several follow-up phone conversations, the owners expressed their willingness to sell their properties to St. Johns County. On February 7, 2023, County Commissioners approved the necessary transfer of funds to secure the purchase.

A very special “Thank You” to those property owners and to the St. Johns County Board of Supervisors.

Flagler Estates Park Land Purchase



Westside parcel addition.



Southside parcel addition.

SJC Resolution No 2023-353

Many residents expressed an interest in having the community of Flagler Estates as an alternative name under the postal zip code "32145".

In September, 2022, Shirley Lassiter, CRA adhoc committee member, began investigating this possibility by securing the necessary documents, and she helped facilitate the request to the Board of County Commissioners for consideration.

On September 21, 2023, the Board of County Commissioners passed and adopted Resolution No. 2023-353, allowing residents of Flagler Estates the option to use Flagler Estates as an alternative name under the "32145" zip code.

Unfortunately, the United States Post Office denied the request, but this is just one demonstration of the Flagler Estates community working together to build a better community,

SJC Resolution No 2023-353

RESOLUTION NO. 2023-³⁵³

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SUPPORTING AND REQUESTING THE UNITED STATES POSTAL SERVICE DESIGNATE THE COMMUNITY OF FLAGLER ESTATES AS AN ALTERNATIVE NAME UNDER THE 32145 ZIP CODE; INSTRUCTING THE CLERK TO PROVIDE A CERTIFIED COPY; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the United States Postal Service (USPS) establishes postal ZIP codes to assist in the efficient sorting and routing of mail and ZIP code boundaries are based on mail routes and delivery points rather than geographic factors; and

WHEREAS, the community of Flagler Estates is located in unincorporated St. Johns County and is a census designated place recognized by the United States Board on Geographic Names (ID 1583341), as depicted on the map attached hereto ("Flagler Estates"); and

WHEREAS, Flagler Estates falls within the geographic area for ZIP code 32145 which is designated Hastings, Florida; and

WHEREAS, the USPS requires any community group seeking to allow customers to use an alternative city name while keeping the same ZIP code to submit the request in writing to the USPS district manager with support from the local governing body; and

WHEREAS, the St. Johns County Board of County Commissioners is the local governing body for Flagler Estates; and

WHEREAS, the Flagler Estates Community Redevelopment Area Steering Committee, has requested the Board of County Commissioners, support and request the USPS designate Flagler Estates as an alternative name under the 32145 ZIP code; and

WHEREAS, it is in the best interest of the residents of Flagler Estates and the County to support this request.

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

Section 1. The above recitals are incorporated by reference into the body of this Resolution and shall constitute a part hereof.

Section 2. The Board of County Commissioners hereby supports and requests the

United States Postal Service designate the community of Flagler Estates as an alternative name under the existing 32145 ZIP code.

Section 3. The Clerk of the Court is instructed to provide a certified copy of this Resolution to the United States Postal Service as follows:

United States Postal Service
Attn: Wendy English, District Manager – Florida 1
1100 Kings Road
Jacksonville, Florida 32203

Section 4. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.


Section 5. This Resolution shall become effective upon execution by the Chair.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19th day of September 2023.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
Rendition Date SEP 21 2023
By: Christian Whitehurst
Christian Whitehurst, Chair

ATTEST: Brandon J. Patty,
Clerk of the Circuit Court and Comptroller

Crystal Smith
Deputy Clerk



Vilano Beach



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

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

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

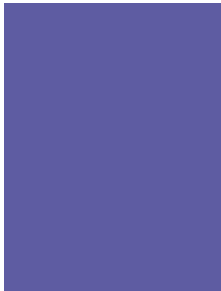
The Vilano Beach community is located on a barrier island peninsula area, which lies two miles north of St. Augustine on the east side of the Usina Bridge which crosses the Intercostal Waterway.



Vilano Beach Main Street Board of Directors



Linda LaCerva,
President



Joe Anderson,
Treasurer



Michelle Murphy,
Director



Remy & Earl Jensen,
Directors



Cindy Campbell-Taylor,
Vice-President



Mike Killgallon,
Director



Brady Haynes,
Director



Sacha Martin,
Secretary



Laurie Barrancotto,
Director



Laurel Berntsen,
Director

Vilano Beach CRA Steering Committee

- The Vilano CRA Steering Committee, as directed by the St Johns County CRA, falls under the purview of Vilano Beach Main Street Board (VBMS) Board of Directors. This is not an appointed SJC BOCC advisory board as clarified in a legal brief prepared for VBMS and community partners.
- The 2024 reinstated Vilano CRA contract for the period October 2023 through Sept 2024 was unanimously approved by the BOCC



CRA Steering Committee is composed of representatives from three major stakeholder groups with similar but different goals.

Vilano area CRA committee members include:

- Linda LaCerva, VBMS and Joe Anderson, Vilano Beach Main Street



- Carol Anderson and Sam Tedesco – North Beach Community Alliance



Vilano Beach

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

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





Vilano Beach 2022-2023 Notable Events, Programs, and Services

- Vilano Beach Main Street was accredited by the National Main Street Center and the Florida.
- Department of State Division of Historic Resources for it's 8th year of compliance in 2022 to standards for operating the program designed to implement the four point strategy of improving organizational capacity, design review, promotion, and economic vitality.
- The integration of the CRA goals with this strategy has resulted in measurable improvements to Vilano Beach.



In 2023, VBMS was awarded recognition for it's 20th anniversary as a Main Street Community



Vilano Beach 2022-2023

Notable Events, Programs, and Services

Design Review

VBMS designs are in Compliance with DRB standards for the Town Center and North Coastal Vilano area and are intended to preserve the "vibe" of a small beach coastal community



Costa DeSol Vilano has had 11 residential units approved. Ground breaking in 2024.



Haley's Pub began renovations including a new metal roof has been installed. Plans are to include a commercial venture and residential properties.



New appealing Vilano entry way. New signage, new landscaping and the resting place for the tiles produced by the School for the Deaf and Blind

Old Costa Design & Review



Breakwater Villas first - 3 unit building approved and permitted.

Vilano Beach 2022-2023

Notable Events, Programs, and Services

Organization



Snappers Planning Review



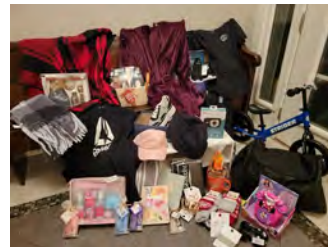
Vilano Beach Main Street

Community involvement is at an all time high. The current VBMS board has 10 voting members. VBMS retains Main Street accreditation.

- Actively participated in Florida Main Street learning and development meetings and seminars.
- VBMS recognized for 20 years as a Main Street.
- Board membership included 8 members within walking distance of VB Town Center.
- Town Center beautification continues with the work of the weekly landscape committee.
- 4th quarter volunteer hours are at an all time high of 1600 hours.
- Community meetings drawing monthly attendance of between 65-100 residents.
- Infrastructure repairs include the fountains, the pier, lighting, road cleaning, tree-trimming.
- Partnership collaborations-SJC, VCB, SAAA, SJC Cultural Council, A1A, SJC Chamber, FDOT, FLMS, FDEP, SJC Parks and Recreation



December community meeting with the Sheriff's Dept.



Vilano Holiday Village Donations



Strike Team Event



Trailways Project

Vilano Beach 2022-2023

Notable Events, Programs, and Services

Regional and local promotions are ongoing. There is increased visibility of Vilano Beach as a destination community. Here are a few of our events that promote VBMS.

- NSIA continues to bring art to Vilano with their very popular Art Program.
- A small business directory was added. This page provides a tool for local recommendations and provides funds for VBMS marketing efforts. The small business page has the 3rd highest page visits on the website.



Vilano Beach is the site of the nationally recognized annual Run, Drop, Slide competition.



The 4-day Wine, Whiskey and Wildlife event was held exclusively in Vilano. With over 3500 attendees. VBMS is the charity partner being awarded a portion of the gate revenue, plus all silent auction proceeds.

VBMS is the location for several 5ks and the Bridge Run, sponsored by NSIA, boasted the largest participation in 27 years. Some proceeds benefit the School for the Deaf and Blind. The Jailbreak Run with donations going to INK.



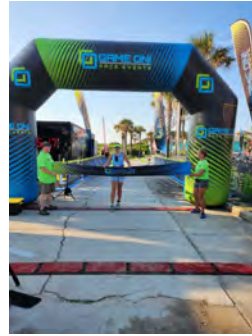
Promotion



We are very proud of the Main Street web page optimization. 2023 saw 24,000 new visitors and 170,000 overall visits to the site.

Vilano Beach 2022-2023

Before and After



The Game On Triathlon is now being held annually in Vilano Beach.

Promotion



The monthly Artisan Market continues to be a huge success. Dozens of vendors (including some local), attract hundreds of customers along Vilano Road.



VBMS is the charity partner of the St. Augustine Food and Wine Festival held annually at World Golf Village. As the designee, we receive a donation and all proceeds from the silent auction. Future plans may include events held in the Vilano Town Center.

Vibe-Rations music fest was a huge success with highest attended music event in Vilano. Local bands, local food trucks and local breweries all participated.

Vilano Beach 2022-2023

Notable Events, Programs, and Services

Vilano Beach has undergone a revitalization that was desperately needed. With old abandoned buildings and vacant lots are being replaced. There is a new vibrancy to Vilano Beach.

- Vilano is proud to give back to those not as fortunate. Our board member, Brady Haynes, is the Seaside preacher and you can find him every Sunday at the beach for sunrise service. Through his efforts we have raised money for SAYS and The Betty Griffin Center.
- Vilano is proud to say that both the Bluebird of Happiness and the Haley's Court signs have cultural significance as designated by the SJ Cultural Resource Review Board and they will be receiving renovations.



Designs for the Costa del Sol.

Economic Vitality



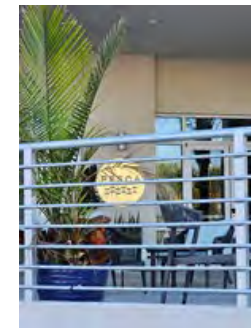
The old Barrancotto restaurant has a new owner, who is approved to build Snappers restaurant.



Construction of Yamo Italian eatery will soon open at the Magic Beach hotel.



The Hyatt Place hotel completed construction and opened the first week of November 2023. This included Pesca, a fine dining restaurant and rooftop bar. The restaurant features unique cuisine offerings from local chef, Michael Lugo.



Vilano Beach 2022-2023

Notable Events, Programs, and Services



The Oceanfront Park is underway, bringing new showers, new changing rooms, a children's play area as well as handicap accessibility to the beach. The Mussallem Park is entering its final stage with parking, restrooms, showers and a nature walk with handicap accessibility.



Haley's Pub began undergoing renovations and will reopen as a beer and wine bar.



North Park will soon undergo a remodel with additional parking and updated play area.



The construction of the Breakwater Villas are underway.

Economic Vitality



The water taxi continues to gain popularity with locals and visitors being offered discounted passes. The shuttle runs daily from the Vilano Pier to the St Augustine Marina.

Vilano Beach 2022-2023

Notable Events, Programs, and Services

-The Vilano Holiday Village –

We wish to thank VBMS, St. Johns County employees, the SJC Cultural Council, the local Vilano Main Street hotels and countless residents for working as a team to help us realize our first Christmas celebration.

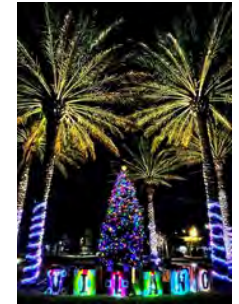
St. Johns County wired the Christmas tree and over 75 palms on Vilano Road, thus ensuring that the over 20' live Christmas tree, set at the Vilano Road Pier fountain, could be lit. The tree was donated by Severts Tree Farm.

Vilano residents painted wooden boxes spelling out VILANO, that were placed in front of the holiday pier, offering excellent photo opportunities. Event banners were prominently displayed along Vilano Road promoting the month-long event.

On December 2nd, the tree was lit and Santa arrived in true Vilano Beach fashion atop a Jeep. Live carolers sang to the crowd as Santa and Mrs. Claus arrived.



The Vilano Holiday Village



Vilano Beach 2022-2023

Notable Events, Programs, and Services

The Vilano Holiday Village



Celebration on Vilano Road began with the Book Fair, where local authors displayed and sold their books. Carol Aebersold, author and creator of the worldwide best seller *Elf on the Shelf*, read from her book and signed copies and Children visited with Santa.



As a part of the tree lighting celebration, children were able to tell Santa their wishes at Santa's throne at the Holiday Inn Express.



Hundreds of letters to Santa were received in a six foot mailbox constructed by local residents for that purpose.



After the tree lighting event, a showing of the movie *Elf* was held in the Holiday Inn Express. Hot cocoa and fresh popped popcorn was provided.



Vilano Beach 2022-2023

Community Meetings and Concerns

Vilano Beach Concerns

- Safety remains our primary concern. Crosswalks on A1A and an improved 4 way crosswalk at the Coastal Highway/ Vilano road intersection is being addressed.
- Crosswalks at the most dangerous crossing points on A1A are being addressed.
- Parking is challenging. An increase in development (Hyatt opening), and special events have caused parking issues, will eventually need to be addressed.
- Slippery sidewalks along Vilano Road are being addressed in 2024.
- Unsafe palm tree base gratings are being addressed in 2024.
- Drainage issues along A1A are being addressed as well.



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

Moving Forward

Vilano Beach Main Street remains committed to its mission statement “to strive to preserve, maintain, and improve the historic Vilano Beach while protecting its small town beach vibe.”

- Our weekly community clean up will continue.
- Our monthly community meetings will continue.
- We will continue to address concerns such as safety, traffic and parking.
- Our fund raising community events will continue.
- We will continue to look for opportunities to give back to local organizations.
- We will work harder than ever to foster a strong sense of community.



Whiskey, Wine & Wildlife Festival -
November, 2022



Christmas Celebrations
December, 2022

WEST AUGUSTINE CRA



The West Augustine CRA was the first of three redevelopment areas. The West Augustine Community Redevelopment Plan was prepared utilizing input from the community to create redevelopment programs that address the priorities expressed in the meeting of the West Augustine CRA Steering Committee. Every effort was made to address each priority issue stated by the members of the community through a redevelopment program.

This Plan is program oriented, not site or project specific. The programs created for this community will be phased in based on future community input and future revenues available for redevelopment from tax-increment revenues, county funding, grants, and other public and private resources. The tax increment mechanism established for this area provides dedicated revenue for a thirty-year period. The Plan should be considered the “tool box” to achieve the community goals.

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

West Augustine CRA Steering Committee Members



Steering Committee Members: Dwala Willis, LaShawnda Pinckney, Robert Nimmons, Avis Chase, Erich Terry and Chair Emeritus Greg White.

Eddie Vickers Inducted in the Parks & Recreation Hall of Fame



ST. AUGUSTINE, Florida, June 22, 2023 – St. Johns County Parks and Recreation celebrated the career of the late Eddie Lee Vickers by posthumously inducting him into the St. Johns County Parks and Recreation (SJCPAR) Hall of Fame at the June 20, 2023, Board of County Commissioners meeting. Vickers was a World War II veteran, a civil rights activist in St. Augustine, and a youth recreation leader in St. Johns County. Mr. Vickers passed away in 1998, after five decades of service to the community.

David Lee, (pictured with Habitat For Humanity staff, Carolina Morrow), was a successful candidate of St. Johns County Housing Counseling Program and purchased his first home through Habitat. David is also an Army veteran.



The first annual West Augustine Scholarship Banquet was held at Webster Elementary School. Seven students from St. Johns County School District received scholarships.



West Augustine's new digital sign was installed in August at the new Peace Park.



The West Augustine CRA provided an opportunity for the principal and teachers from St. Augustine High School to visit the Woodlawn apartment complex in West Augustine



Everyone had the opportunity to engage with the children and their parents onsite. This offered an opportunity for the teachers to get a better understanding as to the students' culture and living environment outside of the classroom.



The West Augustine CRA hosted the first summer camp at the Solomon-Calhoun Center, with over 125 children in attendance.



West Augustine hosted Senior Day at Collier Park, and the CRA recognized Mrs. Dorothy Williams with the Volunteer of the Year-Community Service Award. This event served over 200 seniors and included a free meal, and great music and entertainment.



The inaugural North Florida Wildcats Football & Cheer season began in July at the Solomon-Calhoun Center. Over 60 cheerleaders and more than 80 football players participated in this event.



In September, 2023, the West Augustine CRA Steering Committee was honored by the St. Johns County Commissioners with the presentation of the Culture & Quality of Life award.



In December, 2022, the West Augustine CRA hosted a Christmas in the Park event. More than 300 children from the West Augustine community were served.



WEST AUGUSTINE CRA PRESENTS
**CHRISTMAS
IN THE PARK**
Jingle Bells on the Park
**DECEMBER 19TH
4 PM - 7 PM**
COLLIER-BLOCKER-PURYEAR PARK
**FREE COCOA, HOTDOGS & S'MORES
FREE TOYS & GIVEAWAYS**
FREE VENDOR SPOTS WITH DONATION
OF FIVE NEW UNOPENED TOYS
Mandatory Social Distancing
with Masks Must be Observed
LASHAWNDA PINKNEY
LLPCASTON@YAHOO.COM 904-665-9503

Logos at the bottom of the poster include: THE RAILLY GROUP, WEST AUGUSTINE CRA, CCS, UnitedHealthcare, and COMMUNITY FOUNDATION.



2022 Christmas in the Park Event



The October ,2022, Cancer Awareness Walk was held at Collier Park. A group of more than 250 walkers participated in this event.



**West Augustine 10th Annual
CANCER WALK**
Awareness is the First Step!

OCT 28

Registration 9am Church of God in Christ
760 W. King St.
Walking to Collier Park
Ceremony & Refreshments to Follow
Adults \$5 Kids: Free
Food Trucks: \$50
Vendor \$25 / Information Booths: \$0
Sponsor Levels: \$100 \$75 \$50
Deadline for Published Logo: Oct 1
Vendors, Sponsors, Questions:
Call Robert Nimmons 904-545-6452
Or LaShawnda Pinkney 904-201-0263
Make Checks Payable to:
West Augustine Improvement Association

West Augustine
CRA

Logos for: BAILEY CIRCUS, WEST AUGUSTINE IMPROVEMENT ASSOCIATION, UnitedHealthcare, and others.

Add Your Logo Deadline: 10/1



The signature event for the West Augustine CRA was the “Back-to-School” giveaway and pool party. With its mission to serve as many children as possible within the West Augustine community, the CRA distributed over 350 backpacks, stuffed with school supplies.





Our on-going goal, year-after-year, is to increase the awareness and utilization of this event in order to serve more families in need of back to school supplies.



Senior Day, held in December, 2022, was a celebration of wisdom and joy. The West Augustine CRA served more than 200 seniors at Webster Elementary School.



July, 2023 – Both St. Johns County and the state of Florida approved funding for the new West Augustine Health & Wellness Center.



The West Augustine Health and Wellness Center will meet the presently unmet needs of the historic West Augustine community, which currently faces a lack of access to most health services.



Building: 14,000 Square Feet

- 14,000 Square Feet
- Business Partners



- YMCA
- EPIC
- Shared Providers
- Open Community
- Flagler Health+
- VyStar
- Security/Reception

In closing.

We recognize that one of our highest priorities moving forward is to revise the Florida Memorial University that was once a vibrant part of the West Augustine community, back to their former grounds at Collier Park.

We strive to bring this important institution back to the community so that it may once again serve the people who reside here.

FLORIDA MEMORIAL INFRASTRUCTURE



FLORIDA MEMORIAL ARC



FLORIDA MEMORIAL CAMPUS

STUDENTS ON CAMPUS AT FLORIDA MEMORIAL UNIVERSITY

FLORIDA MEMORIAL CAMPUS DORM



St. Johns County Community Redevelopment Agency Board

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



Christian Whitehurst
Commissioner,
District 1



Sarah Arnold
Chairperson
Commissioner,
District 2



Roy Alaimo,
Vice-Chair
Commissioner,
District 3



Krista Joseph,
Commissioner,
District 4



Henry Dean,
Commissioner,
District 5

Frequently Asked Questions About Community Redevelopment Agencies

What is a Community Redevelopment Area?

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

What is the purpose of creating a Community Redevelopment Area?

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

How is a CRA created?

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

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

Who governs CRA’s and the TIF expenditures?

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

Are community members involved in the redevelopment process?

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

Are there any special funding sources associated with a CRA?

Additional Information

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

John Mitchell, CRA Coordinator
St. Johns County Housing and Community Development
200 San Sebastian View, Suite 2300
St. Augustine, Fl. 32084
904-827-6891

COMMUNITY REDEVELOPMENT AGENCY REPORTING REQUIREMENTS

The Fiscal Year 2022-2023 Annual Report for St. Johns County Community Redevelopment Agency has been prepared in accordance with Section 356(3)(c), Florida Statutes. This report covers the period from October 1, 2022 through September 30, 2023 **This report is to be transmitted with the audited year-end financial statement as required by statute.**