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

A powerful redevelopment tool, the CRA uses the growth in 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 those 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 Johns County Board of County Commissioners to locally direct the increase in real property tax revenues to the targeted area’s needs.
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 Statutes, Chapter 163, Part III. A base value is established when the Property Appraiser reassesses 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 plans 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.
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 reporting requirements set forth in Section 189, F.S. for Special Districts.
Pursuant to Chapter 163, Part III, Florida Statutes, the St. Johns County Community Redevelopment Agency has published the 2018 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, 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.
The Flagler Estates Community Redevelopment Area (CRA) was created to enhance economic factors and reduce slum and blight, as defined in the Community 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 Road and Water Control District and Flagler Estates Civic Association. The primary redevelopment project for the Flagler Estates Redevelopment Area is to provide infrastructure to support development of road and drainage projects. 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 program and redevelopment tools created for the Flagler Estates area will be prioritized based on continued community input and future revenues generated 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 potion of the plan addressing redevelopment should be considered the “tool box” with which to create and implement redevelopment projects.
Flagler Estates Steering Committee

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Chairperson
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Nancy D’Aulizio
Secretary
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Barbara Secorsky
Board Member
Secorsky@bellsouth.net
The Third Annual Team Up to Pink Up, a one mile walk to show support for Breast Cancer Awareness Month, was held on Saturday, October 2, 2017 at the Walter E. Harris Community Center. Following the walk, there was a ceremony that recognized a local breast cancer survivors at Al Wilkie Park.
Trunk or Treat: Young and old joined the festivities on October 28, 2017 at Al Wilkie Park, for the Hastings-Flagler Estates Trunk or Treat. Over 40 trunks supplied treats for the 475 plus children who participated.
A wonderful time was had by everyone who attended and participated in the Hastings Christmas Parade on December 9, 2017. Over 40 floats participated and Santa arrived to the parade on his motorcycle.
Community Partners came together on July 21, 2018 to provide a spectacular event for the children of Hastings. Each child received a school supply kit and basic hygiene items. Approximately 600 children were served and medical services were provided if needed.
The Vilano Beach Community Redevelopment Area plan reflects regular input through public meetings with the community to create redevelopment programs that address the priorities expressed in public meetings of the Vilano Beach Main Street Group, Vilano Beach Waterfronts Florida Community Group, North Shores Improvement Association, and other members of the community.

The programs created for this community are being implemented with 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 30 year period. The Vilano Beach Community Redevelopment Area program has been created to organize, design, promote and economically restructure the commercial district in Vilano Beach since it was bypassed by the relocation of SR A1A as a result of the location of the new Vilano (Usina) Bridge in 1995.

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 Vilano and the North Beaches.

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

The goal of the community is to preserve what we have and promote what we preserve and use it as an economic engine for sustainable future development.
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Grants:
North Shore Improvement Association completed implementation of its $5,000 art grant from the NE Florida Community Foundation. The “Vilano Beach Arts Program” created, staffed, and has sustained membership in an embedded community art program offering regular classes for Open Art Instruction, Plein Air, Family Arts and Water Colors. The program has become self-sustainable and received rave reviews from its participants.

In August, 2018 Vilano Beach Main Street received a $2,000 educational grant from VISIT FLORIDA to implement The Main Street DISTRX APP, uniquely designed for business districts to encourage merchant and tourist activity. The program is a coordinated effort by Vilano Beach Main Street and local businesses to strengthen traffic and sustain economic activity. Another VISIT FLORIDA marketing grant concluded in April, 2018, expanding the out of County effort to attract visitors to the Vilano Fest Tour of Homes.
Economic Vitality:

In November, 2017, the first Economic Summit welcomed community leaders to view plans for future development and hear from property investors on building commencements. Plans for development along Vilano Road continues through 2018. Repair of the public pier in 2017 allowed further usage and commencement of a pilot program to implement a water shuttle service. Results were inconclusive and efforts continue to develop waterway transportation with existing operators.

The annual Shop Small campaign promoted businesses in the Town Center in November, 2017
Vilano Beach
Florida Main Street Community; Waterfronts Florida Community; Florida Trail Town

Awards and Recognitions:

Vilano Beach Main Street celebrated 15 years as a Florida Main Street Community and was recognized at the Vero Beach Annual Conference in August 2018 at the Secretary of State Banquet. Vilano Beach Main Street retained accreditation status.

Vilano Main Street receives award

Vilano Town Center becomes a new Florida Trail Town in September 2018
Vilano Beach Main Street raises funds for community improvement through fundraising and special events. In April 2018 the Vilano Fest continued the celebration of the community’s cultural assets highlighting more homes on the Tour of Homes and talents of local musicians at the Music Fest and Sea Turtle Soiree. Over 1000 attendees joined in the weekend festivities which included a student culinary competition and engaged over 300 volunteers. The FL Restaurant and Lodging Association promoted the event as one of many Great Florida events with a major sponsorship.

Other community organizations also enjoy the Town Center amenities. Old Town Trolleys featured a Jail Break 5k to the Town Center in October 2017. The Yellow Jacket Run from St. Augustine High School conducted a 5k in the Town Center in November 2017. Cycling events along A1A to the Town Center are a regular occurrence.
The Annual Vilano Bridge Run occurred in March attracting a record number of attendees.

The Annual 5k added a 10k element along with the “Kid Fun Run”. Proceeds benefitted The Red Cross for help with disaster recovery.
The annual Sunrise Easter Service highlighted Vilano’s beautiful beaches for a great crowd.
Vilano Beach 2017-2018 Highlights, Notable Events, Programs, and Services

**Florida Skim boarding Pro/Am Championships** - In August, 2018, the world’s top skim boarders competed for standing in the sport, at the 24th Annual Skim boarding Pro/Am Tournament. Vilano Beach is an annual participant in the Florida Pro/Am Crossover Tour. Vilano Beach is a world skim boarding destination.

![Skim Boarding Images](image1.png)

**Vilano Beach Coastal Cleanups**, with support from a variety of volunteers help keep Vilano beaches clean year round. Turtle patrols, heritage shipwreck discoveries, and recycling are a standard for the community.

![Coastal Cleanups Images](image2.png)
Annual Ancient City Fishing Tournaments, Cookouts, and Boating Events ongoing.

North Shore Park Community Garden gets revitalized, receives a new park fence from the County.

North Shore Community Center gets renovated and usage increases for community events.
Vilano Beach 2017 – 2018 Highlights, Notable Events, Programs, and Services

- 72 Mile Garage Sale sponsored by Friends of A1A
- Community parties and Celebrations
- Art Breakers Bratini Cancer Fund Raiser
- Little Free Library

North Shores Community Center Renovation
Vilano Beach Concerns- Community residents and businesses remain very active in voicing positions about Vilano and the North Beach communities. St. Johns County Commissioners and planners attend regular monthly meetings and special project meetings seeking input. Vilano Action Network and South Ponte Vedra groups organize frequent forums. Public meetings are well attended on a variety of issues related to Vilano and the North Beaches including:

- Beach Erosion/ Sand Restoration/ Dune Restoration
- Planned Unit Developments impacting traffic and services- Save Our Vilano
- Florida Department of Transportation road improvements
- Drainage Issues
- A1A Multi-Use Trail development
The West Augustine CRA was the first redevelopment area recognized by the County. The West Augustine Community Redevelopment Plan was prepared utilizing input from the community to create programs that addressed the priorities expressed in the meetings of the West Augustine CRA Steering Committee. Every effort was made to address each priority stated by the members of the community.

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 or private resources. The tax increment mechanism, established for this area, provides dedicated revenue for a thirty-year period. The plan should be considered a “tool box” to achieve the community’s goals.

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

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West Augustine Community Redevelopment Area

West Augustine 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 herein.
Map Prepared: 2/27/2013
West Augustine 2017 – 2018 Highlights, Notable Events, Programs, and Services

**Infrastructure**- Utilizing the Affordable Housing Grant from St. Johns County, The Habitat for Humanity Canopy Oaks project began in April, 2018, in the West Augustine overlay district. Affordable homes are made possible by infrastructure on Volusia Street that was recently expanded.
West Augustine 2017-2018 Highlights, Notable Events, Programs, and Services


July 28, 2018, Fun, Games, Music, and Food
In March, 2018, the Homeless Coalition and the West Augustine Steering Committee partnered to clean up yards and remove trees. The clean up was needed due to the aftermath of the storms and flooding that was experienced in recent months.
A free food distribution was provided by West Augustine CRA and the Farm Share Organization.

In September, 2018, the Historical Community Development Corporation arranged a site visit with Ability Housing Inc. of Jacksonville, to view property where up to 90 apartments are planned for affordable housing.
On July 14, 2018, the Solomon Calhoun Center hosted a Homebuyer’s Seminar. The seminar provided information on receiving a HUD certificate that will enable an individual to take advantage of the many down payment assistance programs available.
Community Workforce Housing Innovation Pilot (CWHIP) Program: The CWHIP program was specially designed to meet the needs of working families. The homes available through this program have superior quality and upgraded amenities, including the latest energy saving features. Because purchase assistance was available, working families become homeowners.

The CWHIP program was completed on September 12, 2018, with a total of 95 new homes built and purchased within the West Augustine community.
The St. Johns County Board of County Commissioners serve as the Community Redevelopment Agency Board of Commissioners.

2017-2018 St Johns County Board of County Commissioners

County Commission Meetings:

The St. Johns County Board of County Commissioners meets the first and third Tuesday of each month, beginning at 9:00 a.m. in the County Auditorium, located at 500 San Sebastian View, in St. Augustine. The Board reserves the right to cancel and/or change the meeting schedule as needed. All Public Hearings will be advertised for 9:00 am. If you have any questions regarding the agenda, please call (904) 209-0530.
What is a Community Redevelopment Area?
A Community Redevelopment Area (“CRA”) is a geographic area in which the physical and economic conditions meet the definition of slum or blight as provided in the State’s Community Redevelopment Act of 1969 (“Act”) that the local government formally designates for redevelopment. It is a powerful tool that municipalities throughout Florida use to help persistently struggling commercial districts and neighborhoods.

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

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

Are there any special funding sources associated with a CRA?
The Act allows for the creation of a Tax Increment Financing (“TIF”) district within a CRA. When a CRA/TIF is created, the Property Appraiser “freezes” the value of the property in the CRA at its current level (often called the “base value”). Annually thereafter, increases in property taxes collected above the base year amount (“increment”) are deposited in a trust fund and invested in CRA Plan initiatives. Increment revenues must be spent within the CRA in which they are generated.

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

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200 San Sebastian View, Suite 2300
St. Augustine, FL 32084
Phone: 904-827-6898

COMMUNITY REDEVELOPMENT AGENCY REPORTING REQUIREMENTS
The Fiscal Year 2017-2018 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, 2017 through September 30, 2018. This report is to be transmitted with the audited year-end financial statement as required by statute.