

St. Johns County Community Redevelopment Agency

2021 Annual Report

For the Year Ending September 30, 2021



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Purpose

The purpose of the St. Johns County Community Redevelopment Agency shall include:

- The planning and implementation of programs, projects and activities which serve to eliminate/reduce blight conditions;
- Establish community policing to encourage compliance with established community standards and ordinances;
- Support the creation and provision of affordable housing;
- Provide and encourage the expansion of public sanitary sewer and water utilities;
- Provide and support improvement of the roadways and storm water infrastructure;
- Encourage and provide incentives for appropriate economic development;
- Encourage and foster the development of activities which impact culture and quality of life in the three established community redevelopment areas:

Flagler Estates

Vilano Beach

West Augustine

Objectives

Through private sector and multiple government agencies partnering to establish priorities for each of the communities and implement initiatives to improve the overall physical condition of the community they will be able to create and develop infrastructure to encourage and support economic growth and improve the quality life for the residents in these areas.

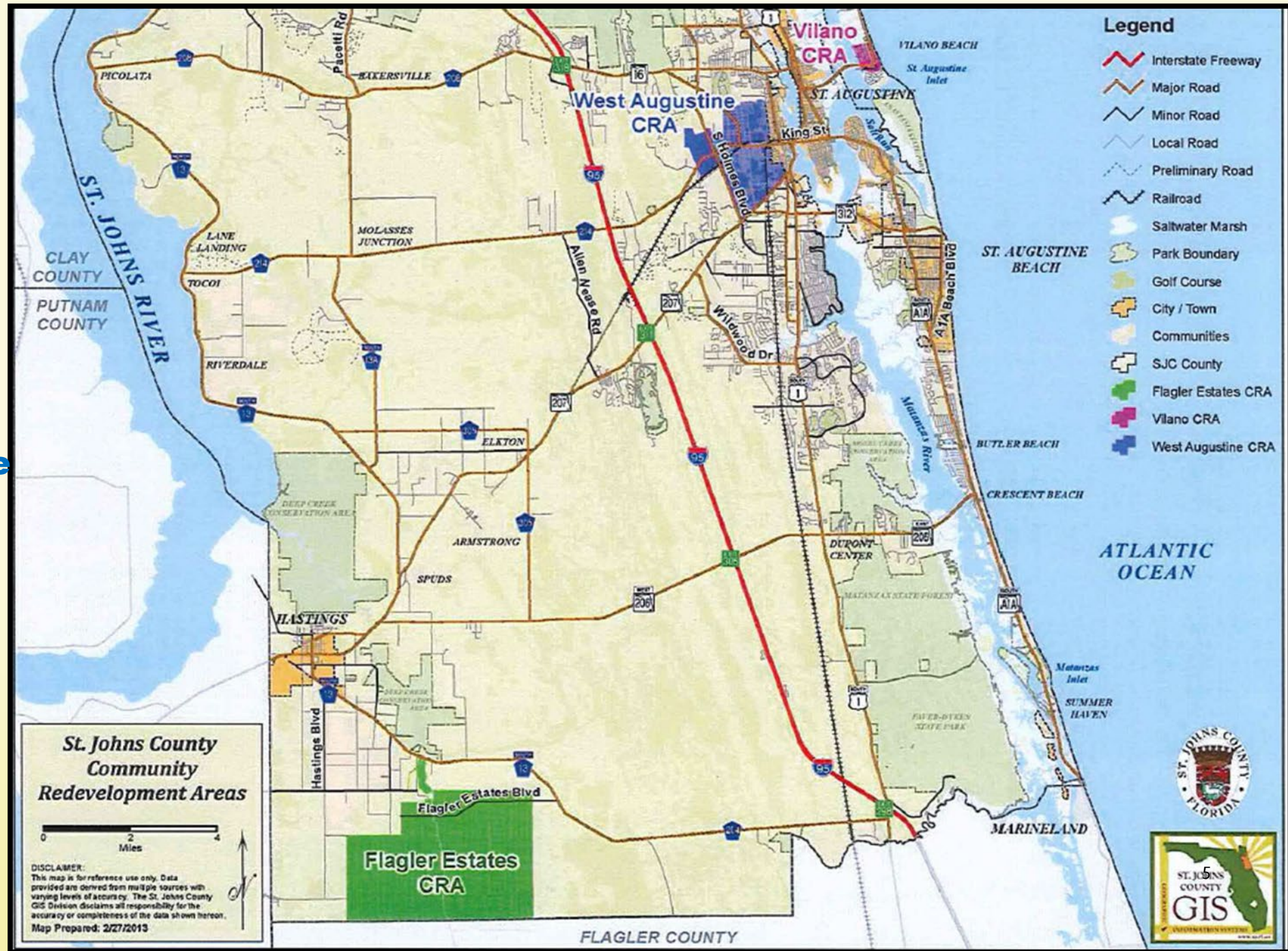
The Community Redevelopment Agencies have identified five strategic objectives:

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

Vilano CRA

West Augustine
CRA

Flagler Estates
CRA



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 2021 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 **2021 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 CRA



Flagler Estates CRA

The Flagler Estates Community Redevelopment Area (CRA) was created to enhance economic factors and commercial overlay zoning on Flagler Estates Boulevard, 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 Flagler Estates community; creating redevelopment programs that address the priorities expressed in public meetings of the Flagler Estates CRA. The primary redevelopment area is the Flagler Estates Park on Oliver Road, which is currently under construction to improve and enhance the designated recreational space and provide for a much warranted a community center. The Plan also includes a variety of programs that will address related community needs, such as improved roads, increased broadband service (internet), and public safety concerns. 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 funding 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

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Co-Chairperson

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Nancy D'Aulizio

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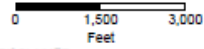
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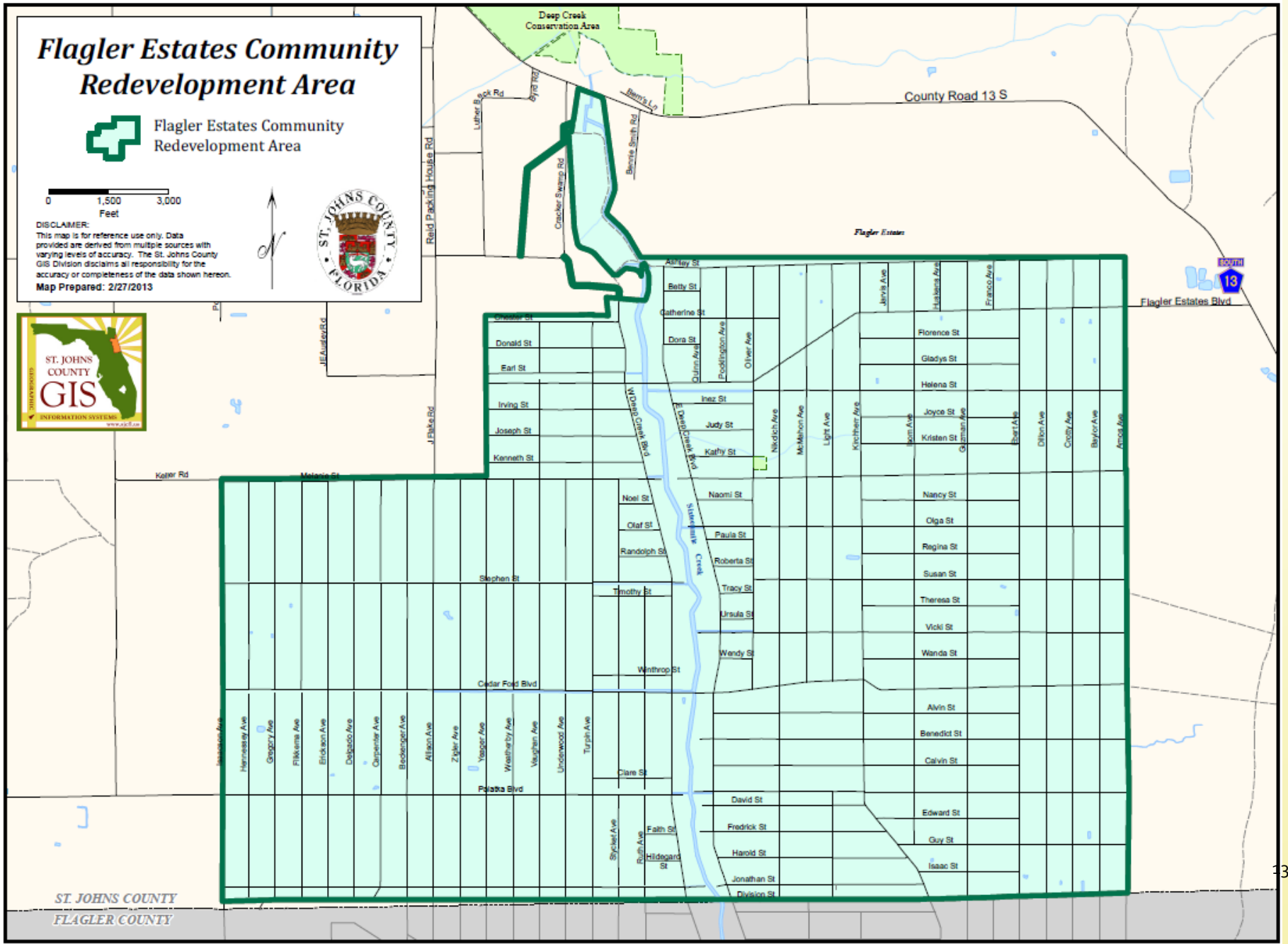
Flagler Estates Community Redevelopment Area



Flagler Estates Community
Redevelopment Area



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Map Prepared: 2/27/2013

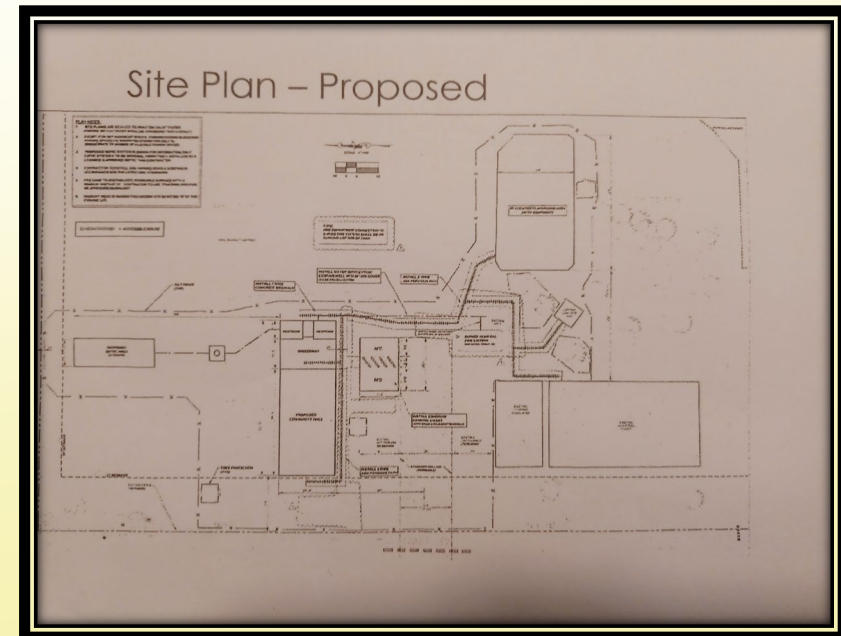
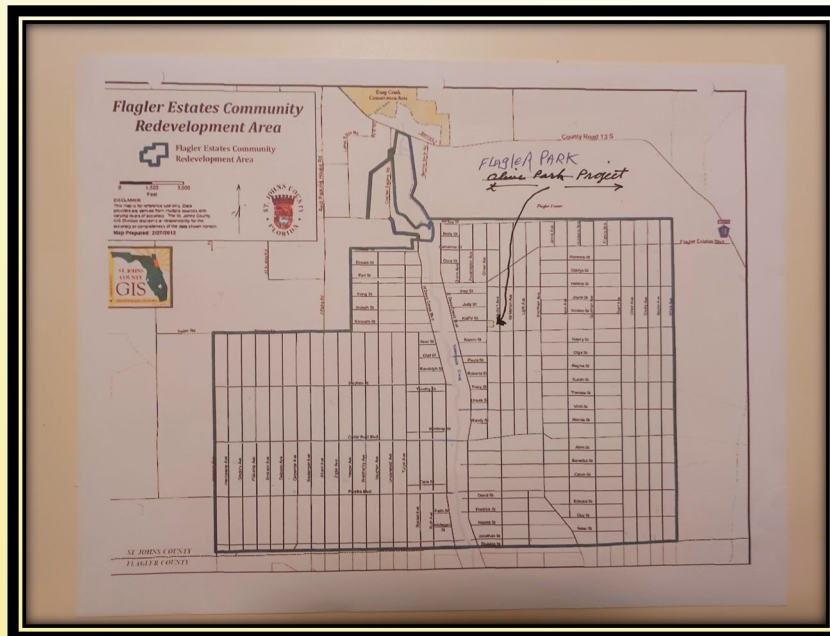


ST. JOHNS COUNTY
FLAGLER COUNTY

Flagler Estates 2020-2021

Highlights, Notable Events, Programs, and Services

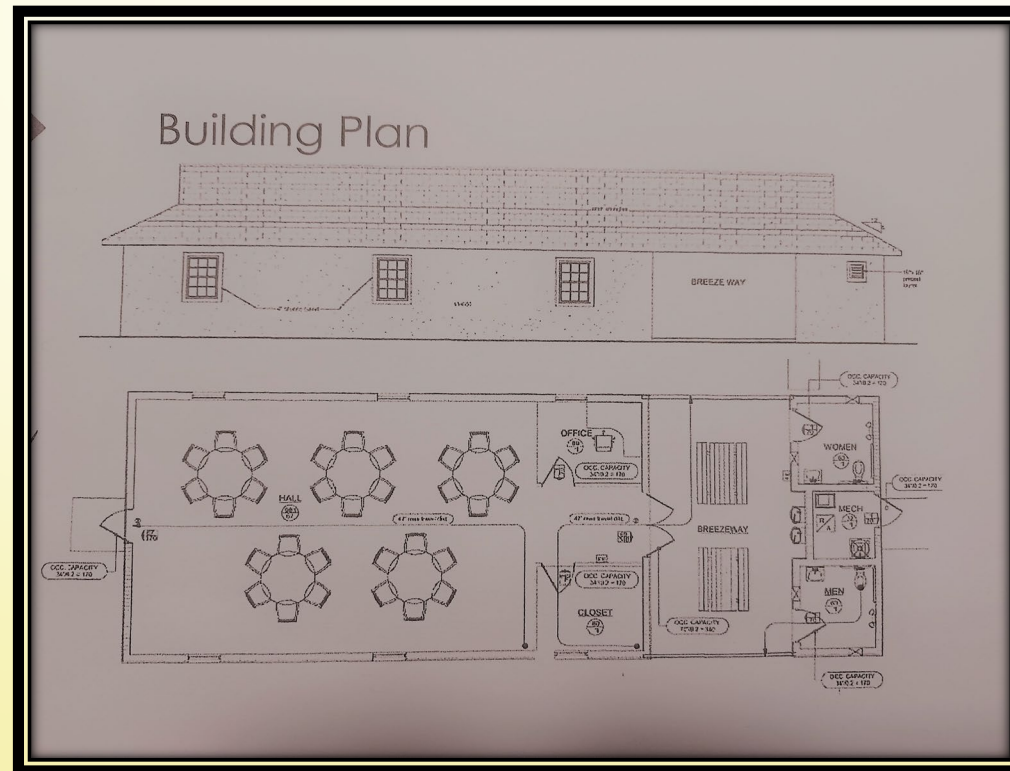
The Community Development Block Grant and the St. Johns County Parks and Recreation Department signed a Memorandum of Understanding (MOU), in December of 2019, to move forward with the improvement of the Flagler Estates Park, located at 9960 Oliver Avenue, Hastings, Florida. The St. Johns County Parks and Recreation Department will be responsible for constructing a community center, installing lighting, drinking fountains, benches, bike racks, walking trails, and the expansion of existing playground. St. Johns County Parks and Recreation Department provided funding to complete the design, construction documents, building permits, improvement of parking areas, and ADA access to the park amenities.



Flagler Estates 2020-2021

Highlights, Notable Events, Programs, and Services

During the April 22, 2021 Flagler Estates CRA meeting, the St Johns County Park and Recreation Department provided a presentation, which outlined the construction details for the proposed Flagler Estates Community Center Project. Early in 2021, the Park's fence was repaired and repainted. Timeworn picnic tables were removed and new picnic tables were installed. The overflow parking area off of Nicholas Avenue has been put on a regular mowing basis. Construction of the Community Center commenced December 2021.



Flagler Estates Toddler Playground

In November 2020, the original playground was relocated to an adjacent area of the Park. In early 2021, a new toddler playground was constructed to enhance the existing playground area.



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 of the Vilano Beach Waterfronts Florida Community Group, North Shores Improvement Association, and other members of the community.

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 Intercoastal Waterway.



Vilano Beach

Florida Main Street Community; Waterfronts Florida Community; Florida Trail Town

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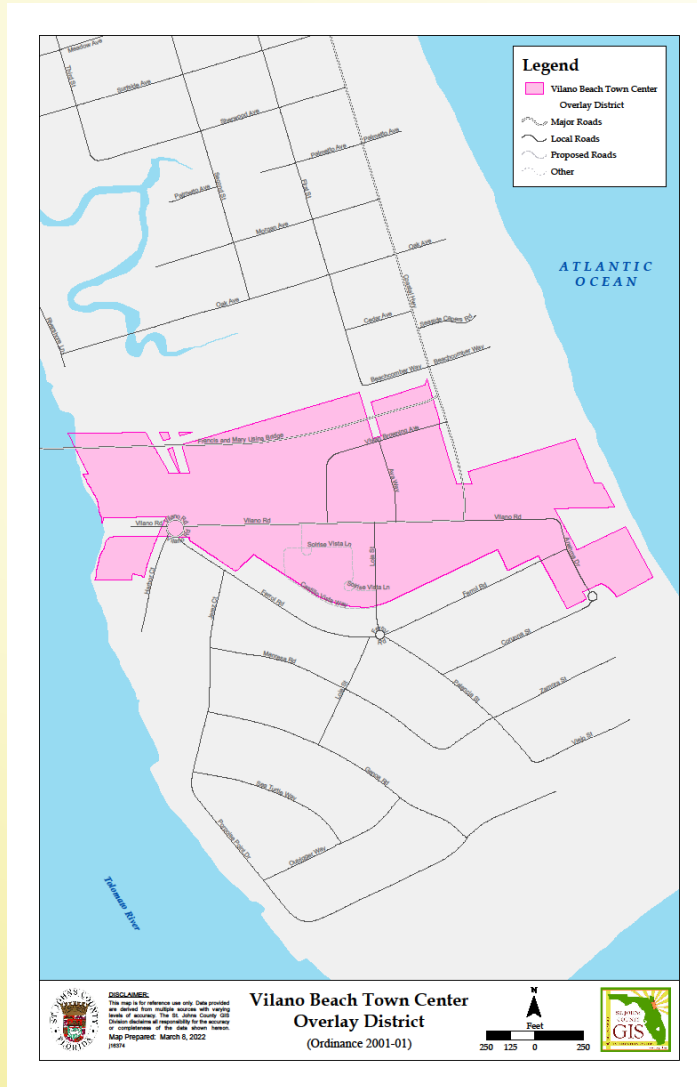


* The Executive Committee completed term as of 12/31/2021; ** The Executive Director served until Feb. 2021.

Vilano Beach

Florida Main Street Community; Waterfronts Florida Community; Florida Trail Town

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

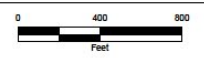




Project: j10240



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Photography Date: 2/2021
Date Prepared: 3/8/2022

Vilano Beach Town Center
and Inlet



Vilano Beach

Florida Main Street Community; Waterfronts Florida Community; Florida Trail Town

This annual report covers the continuing evolution of Vilano Beach, a barrier island community established in 1927, which lies two miles north of St. Augustine, along the coast.

In 1995, a major turning point for Vilano Beach was the construction of the new Vilano (Usina) Bridge, which bypassed Vilano's main commercial area, Vilano Road. This area was already blighted, and the relocation of the bridge significantly increased the problem.

In an effort to transform that blight, county-led community visioning committees were formed. They met for two years, 1997-99, as part of North Shores Improvement Association, and created a vision document which led to the adoption of the Vilano Beach Community Redevelopment Agency in 2001.

Vilano Beach 2020-2021

Notable Events, Programs, and Services

In October 2020, the beginning of this CRA annual year found the Vilano Beach community activities very restricted by COVID 19, which continued to be a threat to the safety and well-being of everyone. Outdoor meetings and events had become the answer to keeping as much normalcy as possible while also being as safe as possible.

Construction of an outdoor stage at Airstream Row was made possible with sponsorship and grant funding. The stage allowed planners to create public music and storytelling entertainment scheduled monthly. In preparation of the build out for the stage, community partners, volunteers, and civic clubs pitched in to cleanup the Town Center. A highlight throughout the year at Airstream Row were multiple small businesses housed in vintage Airstreams. Mary Tate's, a women's clothing, jewelry and accessories shop and the Time Capsule, an antiques shop, as well as Vilano Town Center Realty and the Vilano Beach Main Street Office, continued to be successful additions to the Vilano Beach Town Center.

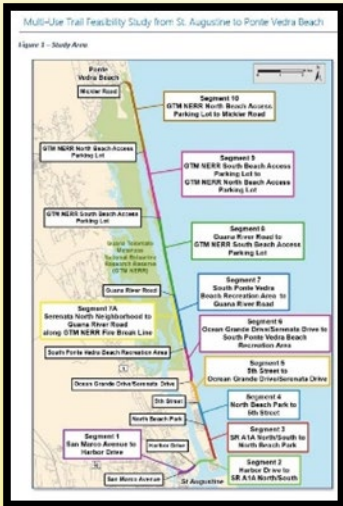


Vilano Beach 2020-2021

Notable Events, Programs, and Services

A key project accomplished during this period, despite Covid, was rebuilding the public dock attached to the Vilano Beach Public Pier. Community organizations have been working for years to establish a regularly scheduled water taxi service between Vilano dock and the historic district of St Augustine City Marina. Getting this alternative water transportation for locals and tourists will reduce bridge traffic and will also reduce parking in the Town Center and in the downtown historic District. Work continues on establishing a regular water taxi service.

Another alternative transportation for walkers and bikers, the East Coast Green Way Trail is planned along the west side of A1A from the Vilano (Usina Bridge) to Ponte Vedra. This trail will connect the residential neighborhoods from the Vilano Town Center to the Guana Research Preserve.



Vilano Beach 2020-2021

Notable Events, Programs, and Services

Vilano Beach residents participated in November 2020, in the ever-popular multi-county Annual Scenic A1A Garage Sale, with individual garage sales in the community's neighborhoods bringing out hundreds of people, both locals and visitors, shopping for good deals.

Another shopping experience in November was the Shop Small event which promoted small businesses in the Vilano Beach Town Center. Signs pointed the way to local businesses, and bags and brochures were given out by Vilano Beach Main Street.

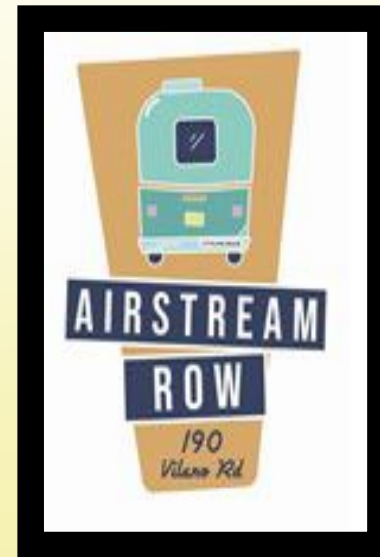


Vilano Beach 2020-2021

Notable Events, Programs, and Services

The first Farmers and Artisans Market was held in December 2020, and brought out a large crowd to enjoy the variety of vendors displaying their goods for sale. Before this month, several weekly “Pop-Up” events were held featuring local vendors and were so well-received that this regular Market was established.

Main Street’s monthly public community meeting was held in December, in conjunction with the new Airstream Row Market. A representative from the two hotels under construction in the Vilano Beach Town Center CRA District updated the attendees, stating the estimated opening of the Holiday Inn as mid-July 2021. He announced the Hyatt Place, with 120 rooms, underground parking, convention space with banquet food service and roof-top restaurant is planned to open mid-2022.

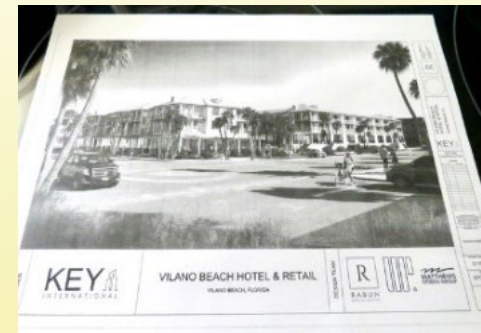


Vilano Beach 2020-2021

Notable Events, Programs, and Services

The Vilano Beach Main Street annual meeting and board of directors meeting took place January 14, 2021. During this meeting the decades-long volunteer board officers – Vivian Browning, Founding President; Dr. Barrie Jo Price, Vice-President; Dr. Anna McFadden, Secretary; Dylan Cadwalader, Treasurer - were re-elected for the term ending December 31, 2021. They told the board that 2021 would be their final year of service on the Main Street Board of Directors. It was also announced that the Annual Florida Main Street Evaluation of Vilano Beach Main Street resulted in organization receiving a favorable rating. Two new board members were welcomed. In March the Board President was approved by Florida Main Street to also serve as the volunteer interim director for the remainder of 2021. In April two additional board members were elected, bringing the total board membership to 11.

Leadership of Vilano Beach Main Street hosted meetings during the year to include guest speakers presenting projects proposed for the Town Center, as well as neighboring residential communities.



Vilano Beach 2020-2021

Notable Events, Programs, and Services

In May, the topic of discussion was the Beachcomber Campground Project on A1A; June was the Breakwater Villas 49-unit Town Home development; During the July meeting, Key International, the developer of a proposed Vilano oceanfront hotel, brought before Main Street, and about 70 meeting attendees, the announcement and presentation of their proposed plans for a 194-room hotel and retail area, The area proposed was at the site that encompasses approximately 2 acres of ocean-front land, as well as the adjacent old Pizza Hut and Magic Beach Hotel. A group of North Beach residents formed North Beach Community Alliance to oppose the hotel proposal. The project was subsequently denied by the North Coastal Design Review Board, and that decision was upheld by the St. Johns County Commission. In September the County Parks and Recreation staff briefed the community on the Vilano Beach Ocean Front Park plans for a \$1 million dollar improvement. Updates were heard monthly on the Hyatt Place and Holiday Inn Express hotel projects. The Tolomato River Farms PUD, just north of the CRA, was also presented in a community meeting.



Vilano Beach 2020-2021

Notable Events, Programs, and Services

Economic Vitality: Townhome Project

At a Main Street mid-year monthly public community meeting, the long-awaited announcement was made that a 49-unit townhome project was planned to be built in the Vilano Beach Town Center within the CRA District. The project representative from ELM Architects presented the plan of Blake Properties and showed renderings of the outside design of the proposed townhomes.

The townhome project announcement was significant because it had been a goal to have multi-family residential units in the Town Center from the time that element was included in the original Vilano Beach visioning committees and the creation of the Land Development Code with Mixed-Use Town Center Zoning. The townhome project is situated on the former site of a small, closed motel and a trailer park of decades-old single-wide trailers in total disrepair. The new townhome design includes three-story dwellings, most with a roof top outdoor space, and many with views of the ocean and river.

The townhome residents will be able to enjoy the walkable Town Center with its nearby public beach and Public Pier on the river, restaurants, and Publix store.



Vilano Beach

Florida Main Street Community; Waterfronts Florida Community; Florida Trail Town

Economic Vitality: Holiday Inn Express

The opening of the Holiday Inn Express in the Vilano Beach Town Center was celebrated in Summer 2021. This Florida Vernacular metal-roofed, fifty-room hotel features balconies and an indoor pool, a diner, and a coffee/ice cream shop. Before redevelopment, this site was comprised of several vacant lots and, a small, closed bar, the Lazy Sands, that after decades, had fallen into disrepair.

The Vilano Beach Holiday Inn Express quickly gained popularity and soon reached the No. 2 position of Holiday Inns in Florida. That recognition extended to Vilano Beach and its walkable, laid-back lifestyle, an important, economic redevelopment by-product.

The Vilano Beach Holiday Inn Express also represents millions of dollars of private investment and will create approximately 40 new jobs, making it a significant contributor to the economic redevelopment of our area and the county.



Vilano Beach

Florida Main Street Community; Waterfronts Florida Community; Florida Trail Town

Economic Vitality: Hyatt Place

Progress continued throughout the year on the Hyatt Place Hotel, which to date, will be the only Hyatt in St. Johns County. This custom-designed Art Deco hotel shows every sign of being a showplace for Vilano Beach. Completion is anticipated mid-2022. The 120-room hotel will feature underground parking, convention space with banquet food service, and a ground floor restaurant and bar.

The Hyatt owner has embraced the Vilano Land Development Code requirement for inclusion of Public Use in any new development in the Vilano CRA District by adding outstanding elements where locals will be welcomed. The roof-top restaurant and bar will likely draw locals in for elegant dining with beautiful Vilano views. A local, well-known “Chef of Distinction” has joined the Hyatt Team in planning the opening and operation of the food services in the hotel.

The site the Hyatt Place is redeveloping was home to a sprawling, obsolete motel and two outdated buildings built in the 1980’s. The Vilano Hyatt Place represents several million dollars in private investment and will create approximately 200 jobs.



Vilano Beach

Florida Main Street Community; Waterfronts Florida Community; Florida Trail Town

Economic Vitality: Vilano Beach Oceanfront Park

The construction of the Vilano Beach Oceanfront Public Park was funded for the 2021-2022 budget year. Efforts had been underway for several years to have a public park built on the oceanfront location of the former Fiddler's Green restaurant property. The land was purchased through a Florida Forever Grant and St. Johns County.

At a Vilano Beach Main Street public community meeting this year, held at the Beach Pavilion, next to the oceanfront park site, St. Johns County Parks and Recreation staff, as well as the park architect and staff, presented the construction plan for the park. The community looks forward to the construction of this County Public Park in the Vilano Beach Town Center CRA area.



Phase I of Mussallem Park, located slightly north of the CRA, was partially completed to meet access requirements for restoration funding and, allowing for more parking and beach access along A1A.

Vilano Beach

Florida Main Street Community; Waterfronts Florida Community; Florida Trail Town

Economic Vitality: Other Properties

BARRANCOTTO'S. For decades, 165 Vilano Road was the site of popular Italian restaurant, Barrancotto's, named after the local family who owned and operated it. Consistent throughout the years, the art deco building was a reminder of the early days in Vilano. In later years, several other restaurants have occupied the building and in June 2021, it was purchased by Fish House Holdings LLC, with plans to renovate the existing structure and add more outdoor seating.



HAMPTON INN RENOVATION: The Hampton Inn in Vilano Beach opened in September 2001 and was the first major construction project in the newly designated Vilano Beach Town Center. After being in operation approximately twenty years, a major renovation began in 2020 and was completed by April 2021. The renovation, completed by the recent owners, involved a complete lobby remodel and renovation of rooms.

METALARTZ. Metalartz, now at the corner of Vilano Road and Coastal Highway, is a gallery and gift shop, relocated into the Town Center from the St. Augustine Historic District. Metalartz brings the work of dozens of regional and national artists to Vilano and is a great retail addition to the Vilano Town Center.



Vilano Beach 2020-2021

Recognitions and Awards

Two founding members of the Vilano Beach Town Center 1997 Visioning Committees who for 25 years have continued to serve in volunteer leadership roles in the community and serve on the 2021 Main Street Board were honored this year to participate in national and state Main Street events representing Vilano Beach.

The National Main Street Annual conference was held virtually April 12-14. Vivian Browning, Vilano Beach Main Street Founding President (2003-2021), was invited by Florida Main Street to participate in this national conference, representing Vilano Beach Main Street.

For the sixth year, Vilano Beach Main Street achieved National Main Street Center Accreditation for 2020 and part of the ongoing requirements of that honor include attendance at quarterly and annual conferences. The Florida Main Street annual conference was held in New Port Richey, Summer 2021. Sacha Martin, board member, was selected by the Vilano Beach Main Street Board of Directors to represent Vilano Beach. Fifty-seven Main Street communities come together to share best practices and learn valuable new trends in downtown development strategies. Sacha attended the annual meeting and, upon her return, shared important information and artifacts with members of the board

Secretary of State, Laurel Lee, and Sacha and Keith Willard attended the Awards celebrations.



Vilano Beach 2020-2021

Recognitions and Awards

In August 2021, the Florida Main Street Coordinator visited Vilano Beach to see the improvements in the Town Center and Vilano Beach Main Street Board of Directors provided a trolley tour which included a viewing of the completed Holiday Inn Express, where breakfast was provided for the group. Other locations on the trolley tour included the under-construction Hyatt Place hotel, the construction site for the Town Homes, Publix Grocery/Retail area, the site for the soon-to-be-constructed Oceanfront Park, and a walking tour of the Public Pier. The North Shores Board was invited to join the state visitors and the Vilano Beach Main Street Board of Directors for a box lunch information/discussion meeting at the community center. Commissioner Henry Dean joined the group, meeting coordinator Kathie Beck.



Vilano Beach 2020-2021

Notable Events, Programs, and Services



North Shores Improvement Association, established in 1939, was recognized by Publix for its importance to the community by donating their employees' time to paint the community center. NSIA volunteers completed major renovations inside, and the center's campus was also enhanced by local artist and NSIA member, Fran Windeler, who created an impressive mural on the Firehouse outer wall. NSIA provides a variety of art classes for the enjoyment of the community and encouraged a group of local artists to publish a book of area artwork. The collection of Vilano Beach scenes is called "Artists' Visions of Vilano and North Shores of St. Augustine."



Vilano Beach 2020-2021

Notable Events, Programs, and Services

Community events resumed gradually throughout the year despite COVID-19 issues.



- The Vilano Bridge Run – virtually held in 2021
- Easter Sunrise Services
- Run Drop Slide- ProAm National Skimboard Tournament
- Ancient City Fishing Tournaments
- Oyster Roasts
- Boating Events
- Evenings on Airstream Row
- Markets
- Community Gardening
- Art Classes
- Pro Water Cross National
- Jet Ski Tours
- International Coastal Clean-ups
- Town Center Clean-ups



Vilano Beach 2020-2021

Community Meetings and Concerns

Vilano Beach Concerns

- Developmental zoning in North Beach (encroachment of commercial pockets which do not meet the mission for a small beach community)
- Beach Erosion/Sand Restoration/Dune Restoration
- Traffic and infrastructure concerns
- Beach crosswalks
- Short-term vacation rentals
- Tree clear cutting
- Drainage along A1A



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

Vilano Beach 2020-2021

Conclusion

This report has been prepared by the 2020-2021 Board Officers of Vilano Beach Main Street who have provided nearly 25 years of volunteer service, including during this reporting period, while working within a St. Johns County public/private partnership. During this time, Board Officers have led the redevelopment of Vilano Beach by working with board members and the community, and by providing knowledge, experience and perseverance to help create the Vilano Town Center and the Vilano CRA.

The foundation which has made possible all of Vilano's redevelopment to date and future redevelopment is the 2006-2008 major Vilano Beach Town Center Infrastructure Project.

This 13.8-million-dollar Town Center Infrastructure Project was funded by the CRA with a bond issue backed by tax increment financing which continues to be paid by the current CRA budget. This Town Center-wide infrastructure project replaced the original Vilano Road that had over-head power lines, ditches, broken concrete small sidewalks, and no parking spaces. The infrastructure brought Vilano Road up to the standards of a Town Center street by adding wide sidewalks, underground utilities and drainage, angle parking, street furniture, landscaping and street lighting.

The installation of Vilano's infrastructure made it possible to bring about the community's major goal: a grocery store here in Vilano Beach. In 2012, the long sought-after Publix Grocery/Pharmacy opened and throughout this annual reporting period, has been doubly appreciated by the community as a source of help through the pandemic.

This Annual CRA 2020-21 Report highlights both key major events in Vilano's redevelopment history and the positive community redevelopment progress to date in the Vilano Beach CRA.

West Augustine 2020-2021

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 or 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 on the quality of life of the people who live and work in the West Augustine neighborhood. The West Augustine neighborhood is within the western development path of the greater St. Augustine area.



West Augustine Steering Committee and Advisory Board

Robert Nimmons IV
Chairperson
(904) 545-6452
rnimmons131@gmail.com

Dwala Willis
Co-Chairperson
dwillis@sjso.org

Erich Terry
Community Policing
terryerich1985@gmail.com

Avis Chase
Economic Development
achase1908@yahoo.com

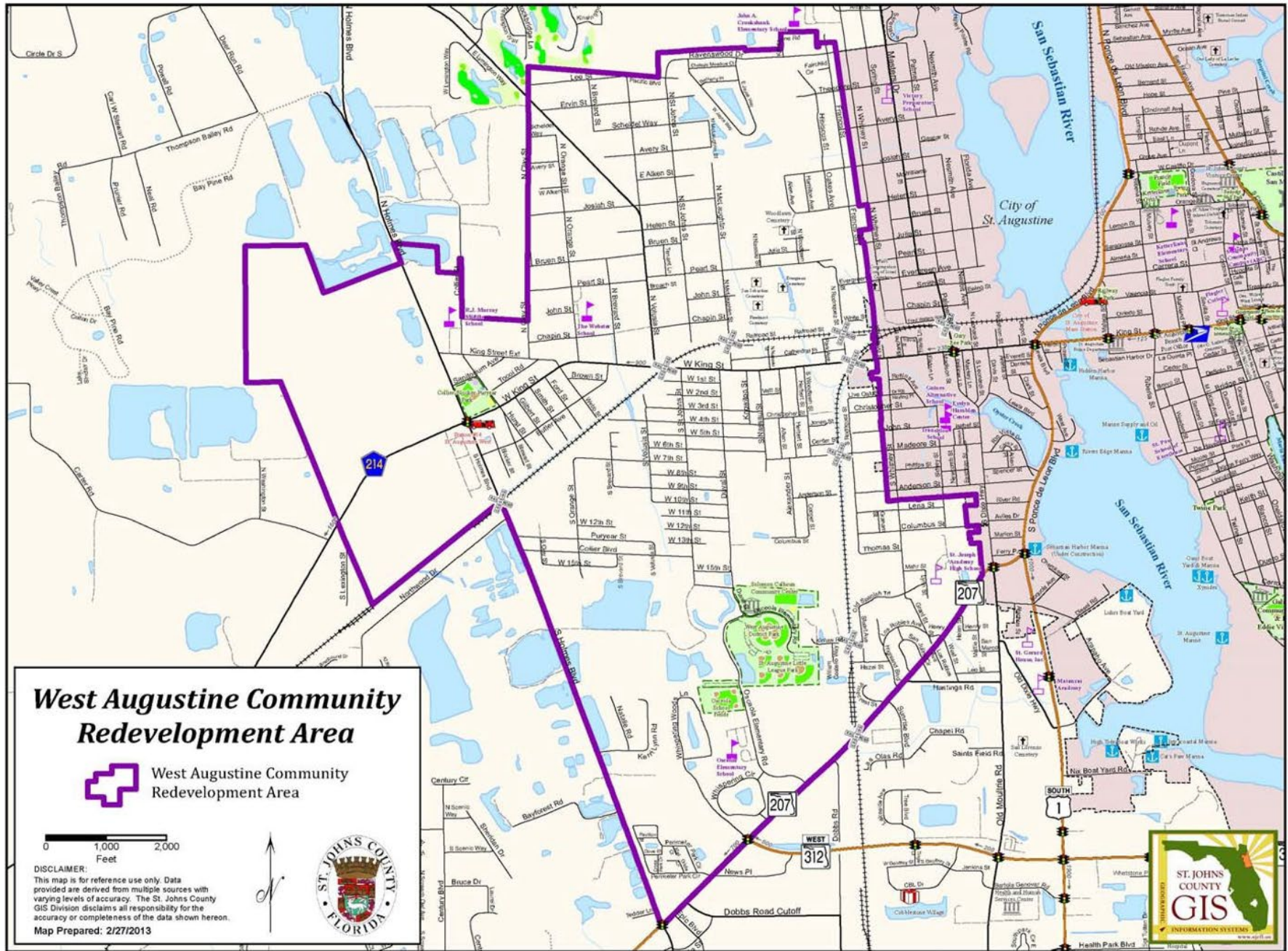
Affordable Housing
(vacant)

LaShawnda Jones
Cultural and Quality of Life
11pcaston@yahoo.com

Robyn Wright
Blight and Abatement
robynwright54@gmail.com

Greg White
Advisory Board Member
gwbigboy@aol.com

Willie Cooper
Advisory Board
williecoopersr@yahoo.com

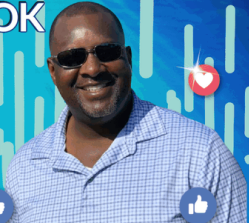


West Augustine 2020-2021



Highlights, Notable Events, Programs, and Services

During much of the year, the WACRASC conducted their monthly meetings via FaceBook live due to the Covid pandemic.

FACEBOOK LIVE
Monday
Oct. 12
7:00 pm



Dr. DeArmas Graham, Principal of St. Augustine High School sits down with the WACRASC to discuss Programs at SAHS, Student Support and Community




FACEBOOK LIVE
Monday
Dec. 13th
7:00 pm





The West Augustine CRA Steering Committee sits down with Gloria Dewey and Cathlene Minor as we discuss support for young adults, domestic violence and sex trafficking. The conversation will include the Hopeful Handbag Foundation.



FACEBOOK LIVE
Monday Jan. 11th 7:00 pm





WACRASC Sits Down with SJC Road and Bridge/Public Works to Discuss West Augustine's Future



Facebook Live This Thursday
9/24 @ 7pm
Ready 4 Work
Operation New Hope
Free Reentry Program

- Case Manager
- Learning Skills
- Earn Money
- Get Support



West Augustine 2020-2021

Highlights, Notable Events, Programs, and Services

Co Chair Dwala Willis and Community Policing Chair Erich Terry Celebrated their Birthdays in October 2020, and November 2020, respectively.



West Augustine 2020-2021

Highlights, Notable Events, Programs, and Services

In November 2020, the West Augustine Street Scape project began off the King Street Corridor. The project addressed the blighted conditions in West Augustine and helped beautify the area with the second Community sign.



West Augustine 2020-2021

Highlights, Notable Events, Programs, and Services

In November 2020, West Augustine CRASC Co-Chair Dwala Willis and Gregory White, Advisory Board Member, met with SJC Road & Bridge staff to discuss the West Augustine drainage projects that are being planned for later in the year.



West Augustine 2020-2021

Highlights, Notable Events, Programs, and Services

In November 2020, Robin Arnold provided resources, and contracted lawn and tree services to maintain Woodlawn Cemetery for the years of 2020 and 2021. The CRA Steering Committee awarded him 2020 volunteer of the year for his generosity.



West Augustine 2020-2021

Highlights, Notable Events, Programs, and Services

In December 2020, newly elected Sheriff Rob Hardwick walked the West Augustine area with the CRA Steering committee to meet kids and residents of the community.



West Augustine 2020-2021

Highlights, Notable Events, Programs, and Services

December 2020, at the Christmas in the Park event, more than 300 kids enjoyed free food, toys, games and fun.



West Augustine 2020-2021

Highlights, Notable Events, Programs, and Services

First Annual "Walk with the Sheriff" in West Augustine

On February 24th, 2021, the first annual "Walk with the Sheriff" was celebrated in West Augustine. Sheriff Hardwick walked two miles in the West Augustine CRA area with community leaders and local pastors to visit residents, including elders, kids, and local businesses, in an effort to promote a healthy relationship between law enforcement and community.



West Augustine 2020-2021

Highlights, Notable Events, Programs, and Services

Back to School Drive

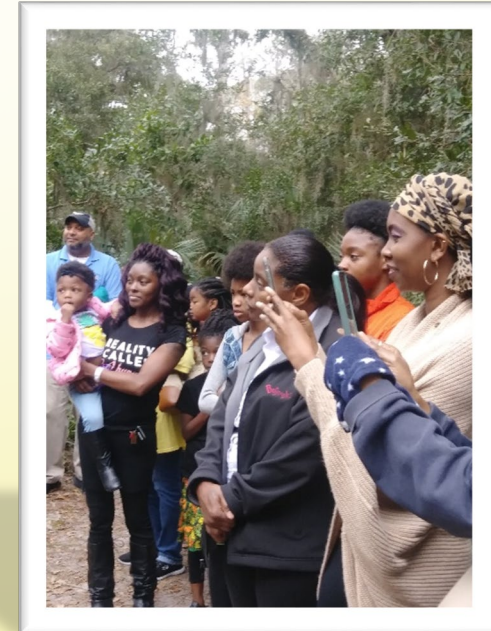
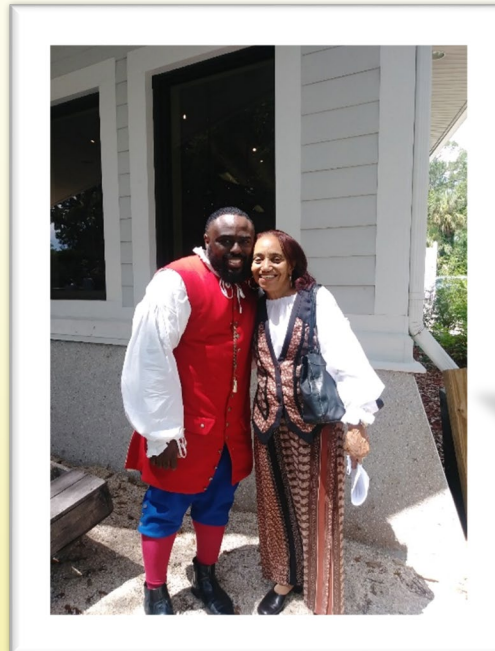
In July 2021, the West Augustine CRA Steering Committee partnered with a host of volunteers and community sponsors for the annual Back to School Pool Party and supply give away. Many thanks to the YMCA, County officials, the SJC Recreation Department, and community volunteers for making this a successful event.



West Augustine 2020-2021

Highlights, Notable Events, Programs, and Services

Robert Nimmons and Ruth Motley of the Fort Mose Society partnered with the CRA Steering Committee Cultural & Quality of Life committee for their annual "Flight to Freedom" event to celebrate Black History Month 2021.



St. Johns County Community Redevelopment Agency Board

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

2020-2021 St. Johns County Board of County Commissioners



Christian Whitehurst
Commissioner, District 1



Jeb S. Smith,
Commissioner, District 2



Paul M. Waldron
Commissioner, District 3



Jeremiah Ray Blocker, Chair
Commissioner, District 4



Henry Dean, Vice-Chair
Commissioner, District 5

County Commission Meetings:

The St. Johns County Board of County Commissioners meet 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 9:00a.m.. If you have any questions regarding the agenda, please call (904) 209-0530.

Frequently Asked Questions

About Community Redevelopment Agencies

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.

Additional Information

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

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

COMMUNITY REDEVELOPMENT AGENCY REPORTING REQUIREMENTS

The Fiscal Year 2020-2021 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, 2020 through September 30, 2021 **This report is to be transmitted with the audited year-end financial statement as required by statute.**