



Natural Coastal Environment

- Ocean sunrises and Intracoastal Waterway sunsets
- Scenic ocean vista
- Planned public access for boats and ferry
- Walkable from Intracoastal to Vilano Beach
- Frontage on A1A Scenic & Historic Coastal Highway
- Nearby National Estuary Education Center
 - including an 11,000 acre nature preserve
- Beach pavilion with interactive water feature
- Public fishing pier and pavilion
- Porpoise viewing area
- Nature boardwalk connecting neighborhood residents to Vilano Beach Town Center
- Premier surfing and skim boarding destination
- Saltwater marsh bird watching with environmental education signage

Public/Private Partnership

CONTACTS

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The success of Vilano Beach Town Center is the result of a 10-year vision, planning and implementation process between St. Johns County and the North Shores Improvement Association.

Millions of dollars of grant funding have been received from federal, state, regional and local sources for planning and public improvements.

The partnership receives technical assistance as a designated Waterfronts Florida Community and a Florida Main Street Community.

Honored with a Sustainable Florida Award from Florida's Governor and Cabinet, as well as regional awards for the Town Center Master Plan and Design, Vilano Beach Town Center is a unique waterfront business destination.



The Waterfronts Florida Program is managed by the Florida Department of Community Affairs and funded in part by the Florida Department of Environmental Protection/Florida Coastal Management Program and the National Oceanic and Atmospheric Administration.

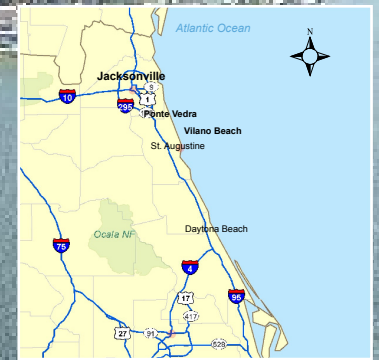


A Unique Waterfront Business Destination

Lease Space Available

Vilano Beach, Florida

Mixed Use Town Center District



Incentives

- 24-acre Neighborhood Lifestyle Center in rapidly growing Northeast Florida
- Retail, restaurant and professional office space available for lease and purchase
- Approximately 1 mile from historic St. Augustine
- Shared stormwater management
- AI fresco dining and public seating
- Pedestrian and bicycle friendly
- Live/work units
- Zero lot lines
- Underground utilities
- Business development training
- Transfer Development Rights for historic buildings

Streetscape Design & Infrastructure

- \$12.5 million infrastructure provided through Tax Increment Financing
- Overlay District to ensure quality development
- Florida Vernacular and Art Deco architecture
- On street parking
- Artistic landscape design
- Award-winning streetscape
- Fountains and water features
- Public art and sculpture
- Signature pavers
- Wayfinding signage

Demographics

Population:

- 5 miles: 3,888
- 25 miles: 186,292
- 50 miles: 1,717,736

Income:

- 1 mile: \$52,550
- 3 miles: \$48,816
- 5 miles: \$33,790

- 3.8 million tourists visit St. Augustine annually, our nation's oldest city
- Tourist destination with International appeal
- Recent demographic studies support need for retail and professional space*
- St. Johns median family income is \$74,264, the highest in Florida
- Over \$672 million in tourist related expenditures in St. Johns County in 2006.

Driving Distance

From Jacksonville:	41 miles
From Ponte Vedra:	22 miles
From St. Augustine:	01 miles
From Daytona:	58 miles

*studies available upon request