

FLAGLER ESTATES ANNUAL COMMUNITY IMPACT REPORT OCTOBER 1, 2024 - SEPTEMBER 30, 2025



FLAGLER ESTATES COMMUNITY CENTER
AT 9960 OLIVER AVE



FLAGLER ESTATES CRA MEETING NOTICE

FlaglerEstatesCRA.com

**4TH THURSDAY OF THE MONTH - 7PM
All Residents are welcome!**



Prepared with gratitude and appreciation of ALL
Flagler Estates Community Volunteers & SJC Staff
by:

Shirley Lassiter, FE CRA Secretary

The Flagler Estates Community Redevelopment Area (CRA) was established to improve economic conditions through commercial overlay zoning along Flagler Estates Blvd. and to mitigate slum and blight as outlined in the Community, in accordance with the Redevelopment Act of 1969, Chapter 163, part III, Florida Statutes. The CRA plan was developed with community input to formulate redevelopment initiatives that reflect the priorities shared during public meetings held by the Flagler Estates CRA. The focal point of this redevelopment effort is the Community Center and its adjacent recreational area. Additionally, the plan encompasses programs aimed at addressing other community needs, such as enhanced roadways and broadband internet access, along with other key issues identified by local residents. The redevelopment initiatives and tools for the Flagler Estates area will be prioritized based on ongoing community feedback, potential future revenues, and County funding. The tax increment financing mechanism established for this region ensures dedicated revenue over a thirty-year span. The sections of the plan that pertain to redevelopment should be viewed as a “toolbox” for creating and executing redevelopment projects.

FLAGLER ESTATES STEERING COMMITTEE

MAY 2024 - APRIL 2025



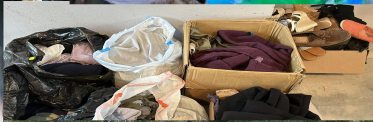
MAY 2025 - APRIL 2026



FLAGLER ESTATES HIGHLIGHTS, NOTABLE EVENTS, PROGRAMS, PARTNERSHIPS, AND SERVICES

Steering Committee Members from both the 2024 - 2025 and 2025 - 2026 worked faithfully on the pursuit of participation in programs and improvements for the quality of life for residents in the Flagler Estates community with:

| | |
|----------------|--|
| October 2024: | <ul style="list-style-type: none"> • Hurricane Milton Relief Efforts • Fire Station #21 Plan Community Meeting |
| November 2024: | <ul style="list-style-type: none"> • Holiday Festival at Flagler Estates Park to shop local crafters, vendors, and service providers |
| December 2024: | <ul style="list-style-type: none"> • Night of Lights, Flagler Estates Edition |
| February 2025: | <ul style="list-style-type: none"> • SJC CRA approved funding in Interlocal Agreement (ILA) with FERWCD for millings on Flagler Estates Blvd extension, Joyce and Guy Street • SJC HHS Presentation on Community Development Block Grant, State Housing Initiatives Project, and other assistance offered by the SJC Housing & Community Development Office |
| March 2025: | <ul style="list-style-type: none"> • FERWCD Board of Supervisors denies ILA with SJC CRA to fund FPL install and monthly service payments through sunset of CRA in 2032 of 40 new LED bus stop street lights on existing and new poles primarily in southeast portion of Flagler Estates and along Palatka Blvd. • Fire Station #21 Ground breaking ceremony for the Fire Station including a SJCSO substation |
| April 2025: | <ul style="list-style-type: none"> • Spring Fling at the Flagler Estates Park brings FUN and social services connections to residents • Flagler Estates Community Workshop on Infrastructure and Taxes with SJC guest speakers from Office of Management & Budget, Tax Appraiser, and Tax Collector followed with brainstorming from residents on infrastructure needs. |
| May 2025: | <ul style="list-style-type: none"> • 2025-2026 Flagler Estates CRA Budget request presented to St Johns County Administrators |
| June 2025: | <ul style="list-style-type: none"> • Xfinity infrastructure is installed and broadband service begins in previously unserved areas |
| July 2025 | <ul style="list-style-type: none"> • Flagler Estates Community Vision Session with SJC CRA staff at Flagler Estates Community Center |



Hurricane Milton Relief after the storm brought major flooding to Flagler Estates. St Johns County, Salvation Army, Florida Power & Light, The Simon's House, Three Moons Food Truck, and the family of our FE CRA Co-Chair, Deb Watson donated water, food, clothing, linens, shoes, cleaning supplies and more! Many resident volunteers joined together mid October 2024 to make sure resources were organized at our Flagler Estates Community Center for residents to come eat and get what was needed to take back to their homes to clean up. This was a time of great care and resilience shown by all in our community.

Flagler Estates Fire Station #21

MEETING NOTICE!

A community meeting has been scheduled for October 22, 2024, from 5:30 PM to 6:30 PM at the Flagler Estates Community Center.

9960 Oliver St., Hastings, FL 32145

Agenda: Building of the Fire Station and Sub Quarters.

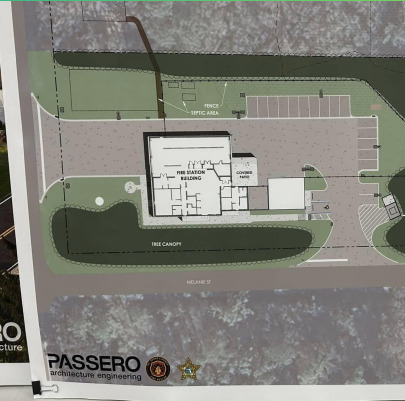
PLEASE ATTEND!

We hope to see you there!



Fire Station 21 Ground Breaking

Wednesday, March 26th 10:00 AM
4630 Melanie St, Hastings, Florida 32145



Holiday Festival

The Holiday Festival gave our many local small business and crafters an opportunity to showcase their products and services and residents an opportunity to support them.

The Saltones Band played music while residents played games, shopped, and some were drawn into caricatures and captured in the photo booth.

A spirited fun holiday family time was had by all. The Simon's House served up a warm meal and donations were collected from vendors for a donation back to them.



Community Workshop

Residents participated in an informative event to learn more about how the SJC Community Redevelopment Agency funds through Tax Increment Financing the Flagler Estates Community Redevelopment Area. Also, were guest speakers: Eddie Creamer, Property Assessor to educate on the property assessment and Jennifer Ravan, Tax Collector of the tax collection process.



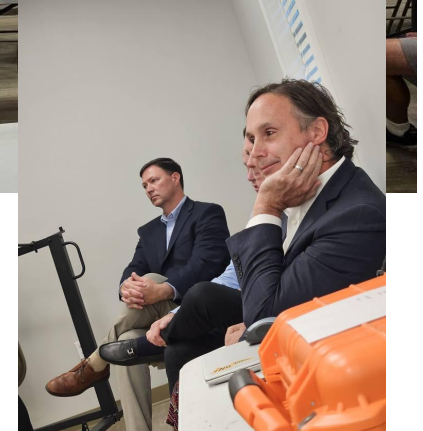
• What is the Flagler Estates Community Redevelopment Agency (CRA)?

- ✓ In 2003, the **Flagler Estates CRA was created**, by St. Johns County Board of County Commissioners, as a funding mechanism to assist in the development of roads and drainage within the Flagler Estates boundary.
- ✓ The CRA Plan to fund roads and drainage was **developed with the Flagler Estates community**.
- ✓ **Residents do not pay any additional taxes** toward the CRA.
- ✓ The **Flagler Estates CRA ends in 2032**.
- ✓ There is an opportunity to allocate **remaining CRA funding** toward eligible infrastructure within Flagler Estates.



What does this mean to the Flagler Estates Community?

- ✓ It is projected the Flagler Estates CRA will fully pay for the redevelopment infrastructure, through Tax-Increment Financing, and have a **balance of funding** toward other eligible infrastructure projects within Flagler Estates.
- ✓ The **Flagler Estates CRA ends in 2032**.
- ✓ For the remaining years of the Flagler Estates CRA, it is anticipated there will be **approximately \$4.0 million** available for eligible infrastructure projects.
- ✓ Ideally, projects are **one-time infrastructure** projects that do not add additional costs to the County long-term.
- ✓ County staff looks to the Steering Committee to provide feedback.



The Community Redevelopment Agency & the CRA Steering Committee



- ✓ The CRA Steering Committee provides recommendations to the Community Redevelopment Agency, primarily through the annual budget process, for eligible infrastructure needs within Flagler Estates.
- ✓ The CRA Steering Committee, through its Community Workshops & events (Fall Festival & Spring Fling), solicit feedback for eligible infrastructure needs from the Flagler Estates Community.





Comcast Xfinity Broadband Service was made available to The Flagler Estates Community with previously unserved residents receiving priority.

Residents participated on social media by posting their decorated homes and then interacting with likes for the 1st **Night of Lights, Flagler Estates Edition.**



You are a winner of a \$25 dollar GC to Winn Dixie and a Turkey!

Merry Christmas!



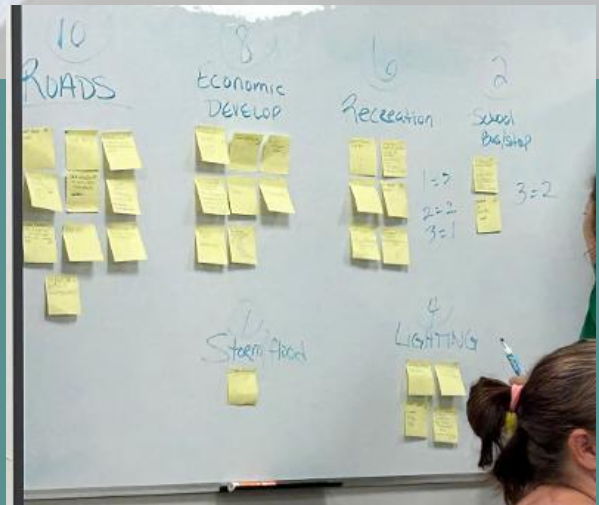
The Spring Fling

Flagler Estates hosted the Spring Fling in collaboration with Hastings TeamUP and SJC Parks and Recreation, Library, and many social service resource tables. A hot meal from Sonny's BBQ was served up by volunteers and live music was provided by The Saltones Band.





Tera Meeks (Right), SJC Director, Community and Destination Development and Sarah Newell (left), SJC Community Redevelopment Manager led residents through a series of thought provoking questions followed by tallying up the answers to get a clear vision of projects and their priority.



LOOKING AHEAD for FLAGLER ESTATES COMMUNITY REDEVELOPMENT AREA

Ongoing plans are to encourage residents to participate by attending meetings and events, stepping in to volunteer on task to improve the quality of life for all residents.

The Steering Committee continues to follow through on the following projects into the 2025 - 2026 Year.

Projects: Millings and Paving Roads

Community Engagement: Monthly Meetings, Workshops and Festivals

Social Services: 3rd Annual Spring Fling partnership with TeamUP and SJC

Economic Development: Holiday Festival supports sole proprietorship and corporate services that provide services and employ residents

If you are a resident and haven't yet come to the monthly community meetings, then we welcome you on the 4th Thursday of the month.

We're all in this together!