



**CITY OF ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY**
Regular Meeting

**Monday, October 27, 2025, 3:00 PM
ALCAZAR ROOM**

AGENDA

1. CALL TO ORDER

- a. Roll Call

2. ADMINISTRATIVE ITEMS

- a. Approval of Prior Meeting Minutes (August 28, 2025)
- b. Approval of Prior Meeting Minutes (September 11, 2025)

3. GENERAL PUBLIC COMMENT OR COMMENT ON AGENDA ITEMS NOT REQUIRING SEPARATE COMMENT PERIOD (3 minutes per individual)

4. DISCUSSION, PRESENTATIONS, & UPDATES

- a. Cordova Street Improvement Presentation
Viviana Castro, Inspire Placemaking Collective
- b. Francis Field Improvement Presentation
Jeremy Marquis, Marquis, Latimer & Halback
- c. LCRA Fix-It-Up Residential Repair Program Staff Report
Jill Collins, Neighborhood Services & CRA Administrative Coordinator
- d. WCCRA Residential Repair Program Proposal
Jaime D. Perkins, Community Services Director

5. ITEMS BY CITY ATTORNEY

6. ITEMS BY CITY STAFF

7. ITEMS BY BOARD CHAIR AND BOARD MEMBERS

8. ADJOURNMENT

NOTICES: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone (904) 825-1007; 1-800-955-8771 (TDB) or 1-800-955-8770 (V), via Florida Relay Service. Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body. The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance and are not intended to be relied upon or to reach investors or the trading markets.

CITY OF ST. AUGUSTINE

Community Redevelopment Agency
Special Budget Meeting
Thursday, August 28, 2025

The Community Redevelopment Agency met in special session Thursday, August 28, 2025, at 9:00 A.M. in the Alcazar Room at City Hall. The meeting was called to order by Chairwoman Nancy Sikes-Kline, and the following were present:

1. Roll Call: Nancy Sikes-Kline, Mayor/City Commissioner
Barbara Blonder, Vice Mayor/City Commissioner
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner
Jon DePreter, City Commissioner

Also Present: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Stephen Slaughter, Director, Public Works & Utilities
Amy Skinner, Director, Planning and Building
Melissa Wissel, Director, Communications
Melissa Burns, Director, Finance
Jessica Beach, Chief Resiliency Officer/Deputy Director, Public Works & Utilities
Jaime D. Perkins, Director, Community Service
Jennifer Michaux, Police Chief
Carlos Aviles, Fire Chief
Elyse Wiemann, Senior Recording Secretary

2. ADMINISTRATIVE ITEMS

Nancy Sikes-Kline noted that general public comments would take place at the beginning of the meeting, and she requested that the agenda be modified to add an additional public comment period after the presentations in case there were community questions.

MOTION

Ms. Sikes-Kline MOVED to modify the agenda to add public comment as item

4.A. The motion was SECONDED by Barbara Blonder and APPROVED BY UNANIMOUS VOICE VOTE.

3.GENERAL PUBLIC COMMENT OR COMMENT ON AGENDA ITEMS NOT REQUIRING SEPARATE COMMENT PERIOD (3 minutes per individual)

(None)

4.Presentation-FY 2026 Proposed Budgets for the HACRA, LCRA, and WCCRA Jaime D. Perkins, Community Services Director

Jaime D. Perkins, Community Services Director, presented the Budget for the Historic Area Community Redevelopment Area (HACRA), Lincolnville Community Redevelopment Area (LCRA) CRA, and West City Community Redevelopment Area (WCCRA). She focused on the changes as requested by the Agency at the prior budget workshop. She reviewed the following updates:

- Books Created Budget Proposal as requested, with percentages identifying administrative cost spending
- CRA Expenditures for FY 2026
- Tax Increment Financing (TIF) funds increased from St. Johns County in the for HACRA, LCRA and WCCRA
- HACRA Downtown Landscape Master Plan budget increased to \$808,728 with TIF funds
- LCRA Trinity Institutional Rehabilitation fund increased to \$847,985 with TIF funds for bell tower construction
- WCCRA increased with TIF money increasing the Community Stabilization fund to \$150,000 and Business Development Programming Fund increased to \$50,000

Jon DePreter asked for the total CRA revenues.

Ms. Perkins replied that the total new revenue for the combined CRA's was \$5,686,326.

Jim Springfield commented that the TIF funds were a projected number for next fiscal year's taxes. He said if St. John's County reduced their taxes, each area would receive less money, which this same concept applied to the City. He said these numbers were only estimations.

Ms. Blonder asked for a reminder of what committed funds meant.

Ms. Perkins replied that committed funds were funds that had been encumbered for an active contract and in relation to Francis

Field, the committed funds associated with that project were for the consulting and landscaping architectural services to start the design for the field.

Ms. Blonder clarified if that meant \$51,272 had been spent on the Francis Field project.

Ms. Perkins replied that the funds were being held for a current contract, and it was promised for the contract.

Ms. Sikes-Kline said the WCCRA had a bit more money than was expected, which allowed for projects to begin.

Ms. Garris thanked Ms. Perkins for listening to the comments from the workshop and applying them to the budgets. She thanked her for the hard work throughout the years in the CRA areas and was grateful that the funds she and Ms. Sikes-Kline requested for WCCRA were able to be reallocated.

Mr. DePreter said what stood out to him was mobility, which was around 2.3% or \$7,000 in the WCCRA. He said from campaign experience and being a former Planning and Zoning Board member, the West City for many years felt disconnected physically from US1 and a social disconnection, which was now being rectified. He felt the connectivity to downtown was a very important component to the development of the West City as well as in the neighborhood. He said both should be bicycle and pedestrian friendly.

Ms. Blonder thanked Ms. Perkins for her hard work and noted the Board had reviewed the budget several times. She asked for clarification on why the TIF funds for West City were so much lower than the other two CRA locations.

Ms. Perkins explained that because it was the inaugural year; however, funds would increase overtime. She said as the real

estate or property tax increased, the TIF funds would increase as well.

Mr. Springfield expressed his excitement about the park in the HACRA and felt residents were in support of it as well. He said the extra funds were added to the Landscaping and asked if those funds were able to be moved to other areas if needed.

Ms. Perkins replied that the money could be moved as the Board gave her discretion to move up to \$100,000 at a time to respective line items, which were used throughout the City known as budget variation. She said if a change were made, a new budget would have to be published to identify the changes.

Mr. Springfield commented on the connectivity mentioned by Mr. DePreter and said there was a design for a walkway over US1, which was impractical; however, he felt King Street would become a highly popular biking and walking area especially with the parking garage coming. He said the connectivity should be considered now no matter if it was a CRA project or not.

Ms. Perkins said the project was outside of the CRA purview. She advised that City staff would be working on that; however, mobility and connectivity were in the plan even though the funds in the WCCRA were not as substantial in this fiscal year as the TIF funds increased, money could be allocated to those areas.

Ms. Sikes-Kline thanked Ms. Perkins for the development of a great plan. She said she welcomed the Fix-It-Up Program as it would allow the residents to age in place, which was most important, along with business development.

Mr. Springfield asked if Ms. Perkins was working alongside the West Augustine CRA.

Ms. Perkins replied she was not working with the County West Augustine CRA. She said there had been internal discussions about having an interlocal agreement to assist with connectivity and mobility; however, that had not been done at this time.

4.A. GENERAL PUBLIC COMMENT OR COMMENT ON AGENDA ITEMS NOT REQUIRING SEPARATE COMMENT PERIOD (3 minutes per individual)

- Gina Burrell

5. ITEMS BY CITY ATTORNEY

(NONE)

6. ITEMS BY CITY STAFF

(NONE)

7. ITEMS BY BOARD CHAIR AND BOARD MEMBERS

Ms. Blonder asked if any action was needed for the request as presented.

Ms. Perkins advised formal action would take place at the September 11, 2025, budget meeting.

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:34 A.M.

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

CITY OF ST. AUGUSTINE

Community Redevelopment Agency Special Budget Meeting September 11, 2025

The Community Redevelopment Agency met in special session Thursday, September 11, 2025, at 5:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Chairwoman Nancy Sikes-Kline, and the following were present:

1. Roll Call: Nancy Sikes-Kline, Chairwoman
Barbara Blonder
Cynthia Garris
Jon DePreter

Absent: Jim Springfield, Excused

Also Present: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Jaime D. Perkins, Director, Community Services
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Stephen Slaughter, Director, Public Works & Utilities
Melissa Burns, Director, Finance
Jennifer Michaux, Police Chief
Elyse Wiemann, Senior Recording Secretary

2. ADMINISTRATIVE ITEMS

(None)

3. GENERAL PUBLIC COMMENT OR COMMENT ON AGENDA ITEMS NOT REQUIRING SEPARATE COMMENT PERIOD (3 minutes per individual)

(None)

4. PUBLIC HEARING- CONSIDERATION OF RESOLUTION 2025-34 ADOPTING A BUDGET FOR THE HISTORIC AREA COMMUNITY REDEVELOPMENT AREA FOR FISCAL YEAR 2025-2026

**Jaime D. Perkins, Community Services
Director**

Jaime D. Perkins, Community Services
Director, reviewed Resolution 2025-34, the

budget for the Historic Community
Redevelopment Area. She advised no
changes were made to the budget since
the budget workshop meeting in August.

Barbara Blonder advised that
presentations were provided at previous
budget meetings. She asked if there had
been any changes to any of the budgets
presented for adoption.

Ms. Perkins replied there were no changes
to any of the budgets presented.

Public hearing was open; however, there
was no response.

MOTION

Jon DePreter MOVED to APPROVE Resolution 2025-34. The motion was SECONDED by Cynthia Garris.

VOTE ON MOTION:

AYES: DePreter, Garris, Blonder, Sikes-Kline

NAYES:NONE

MOTION APPROVED UNANIMOUSLY

5. PUBLIC HEARING- CONSIDERATION OF RESOLUTION 2025-35 ADOPTING A BUDGET FOR THE LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA FOR FISCAL YEAR 2025-2026

Jaime D. Perkins, Community Services Director

Jaime D. Perkins, Community Services Director, reviewed Resolution 2025-35, the budget for the Lincolnville Redevelopment Area.

Public hearing was open; however, there was no response.

MOTION

Ms. Garris MOVED to APPROVE Resolution 2025-35. The motion was SECONDED by Mr. DePreter.

VOTE ON MOTION:

AYES: Garris, DePreter Blonder, Sikes-Kline

NAYES:NONE

MOTION APPROVED UNANIMOUSLY

6. PUBLIC HEARING- CONSIDERATION OF RESOLUTION 2025-36 ADOPTING A BUDGET FOR THE WEST CITY COMMUNITY REDEVELOPMENT AREA FOR FISCAL YEAR 2025-2026

Jaime D. Perkins, Community Services Director

Jaime D. Perkins, Community Services Director, reviewed Resolution 2025-36, the budget for the West City Community Redevelopment Area.

Public hearing was open; however, there was no response.

MOTION

Ms. Garris MOVED to APPROVE Resolution 2025-36. The motion was SECONDED by Nancy Sikes-Kline

VOTE ON MOTION:

AYES: Garris, Sikes-Kline, DePreter Blonder

NAYES:NONE

MOTION APPROVED UNANIMOUSLY

7. ITEMS BY CITY ATTORNEY

(None)

8. ITEMS BY CITY STAFF

(None)

9. ITEMS BY BOARD CHAIR AND BOARD MEMBERS

(None)

10. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:06: P.M.

Nancy Sikes-Kline, Chairwoman

Darlene Galambos, CITY CLERK



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: The Honorable Chair and Board Members
City of St. Augustine Community Redevelopment Agency

DATE: October 17, 2025

RE: Agenda Item for October 27, 2025, Community Redevelopment Agency Meeting;
Cordova Street Improvement Presentation

Following several public engagement opportunities, workshops, and stakeholder meetings, staff are pleased to present to the CRA Board the progress that has been made with the Cordova Street Improvement Conceptual Design.

Staff has asked Viviana Castro, Director of Landscape Architecture for Inspire Placemaking Collective to present the project details. Attached you will find the presentation inclusive of conceptual renderings and proposed improvements.

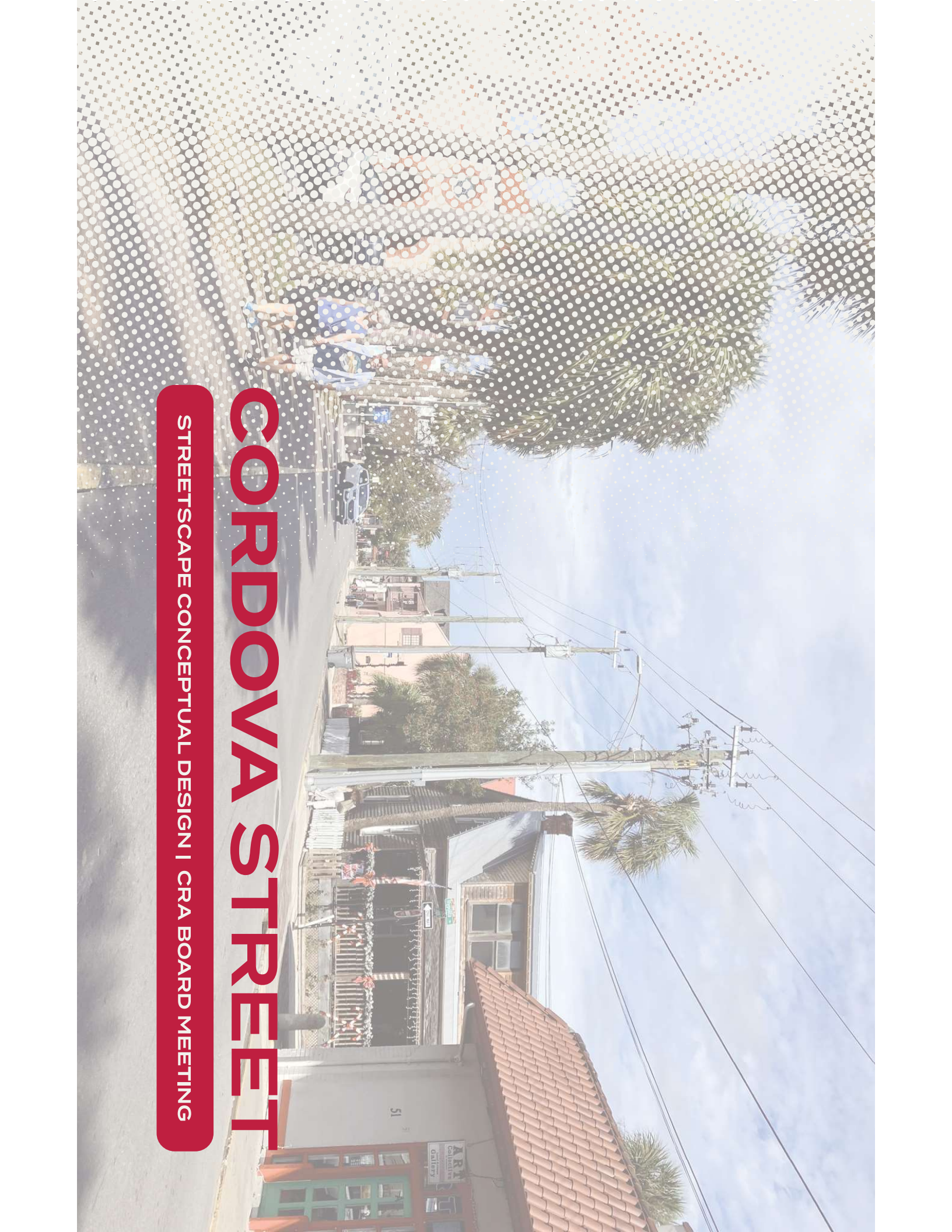
Your attention to this matter is appreciated. I am available for any questions you may have. Please feel free to contact me by phone at 904.209.4254 or by email at jperkins@CityStAug.com.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Jaime D. Perkins". The signature is written in a cursive, flowing style.

Jaime D. Perkins
Director, Community Services

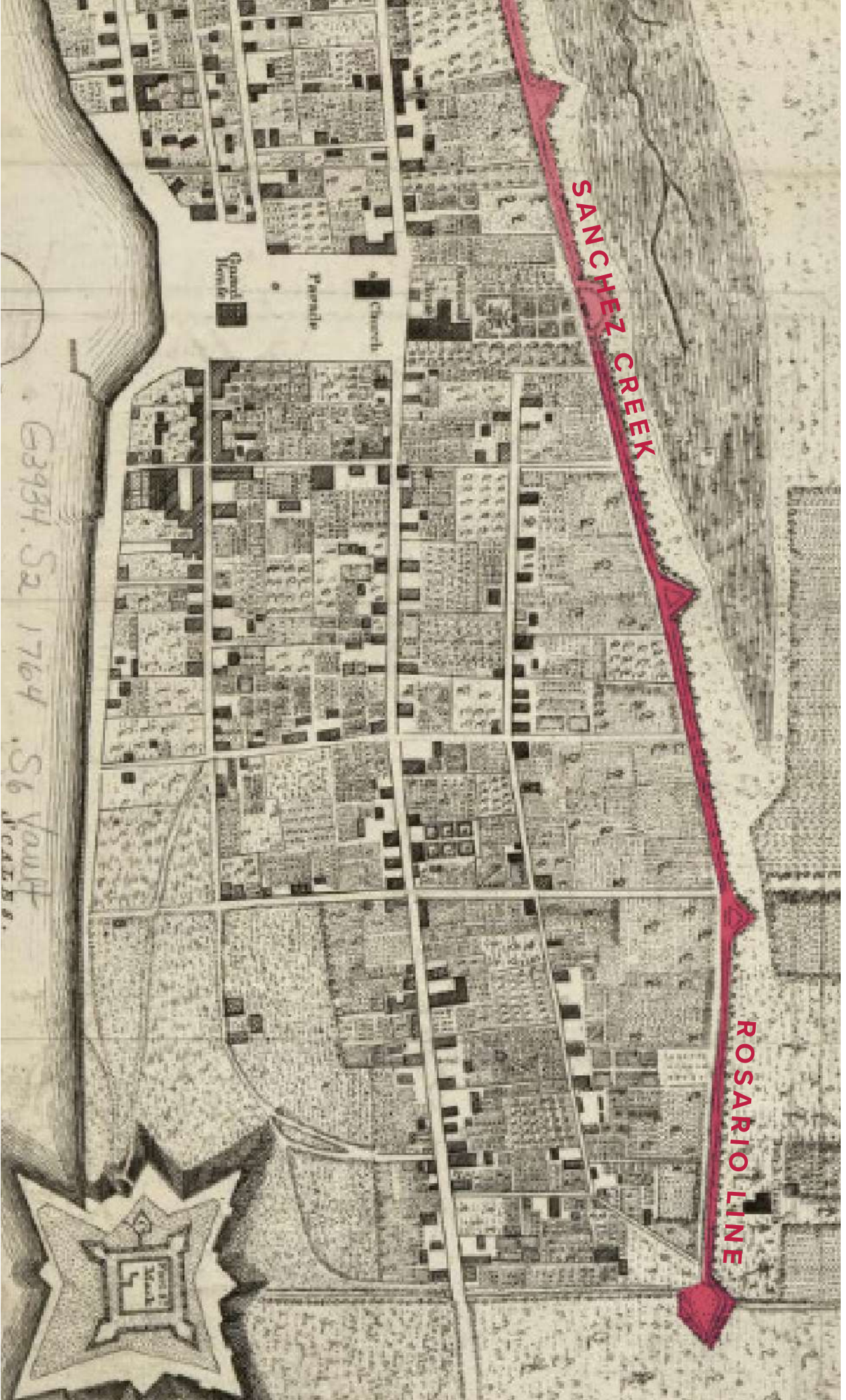
cc: City Manager, Assistant City Managers, City Attorney, & Department Directors



CORDOVA STREET

STREETSCAPE CONCEPTUAL DESIGN | CRA BOARD MEETING







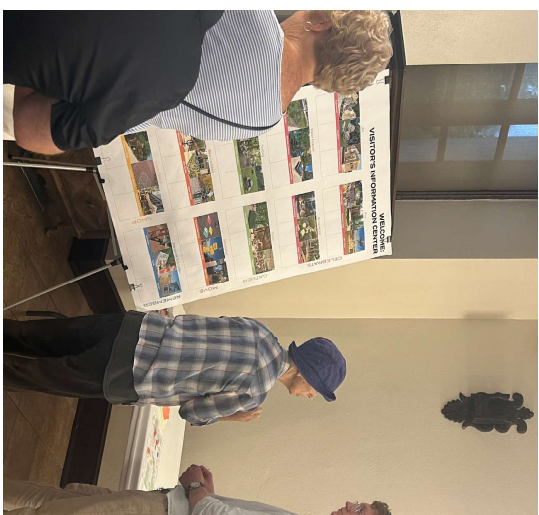
FLAGLER
COLLEGE

CASTILLO DE
SAN MARCOS
NATIONAL
MONUMENT

HISTORIC
DOWNTOWN
PARKING
FACILITY

0
200
400

PUBLIC INPUT: CONCERNS AND DREAMS



"What would encourage you to bike or walk along Cordova Street more?"

WIDE FOOTPATHS
61%
SHADE
22%

"How could the Visitor Information Center better meet your needs?"

INTERACTIVE ASPECTS
36%
SHADE
40%



PUBLIC INPUT: KEY TAKEAWAYS

**Pedestrian
Safety is a Top
Priority**

**Green
Infrastructure is
Essential**

**Historical
Engagement Should
Be Interactive and
Present**

**Cordova
Should
Stay Local**

**The community has
consistent concerns about
dangerous crossroads,
narrow sidewalks and poor
lighting.** Traffic calming
measures, curb less street
design and clearer pedestrian
and bike pathways are
essential to ensure safety and
walkable conditions for all
ages

**Flooding, drainage and
heat** were majorly brought
up, leading to a strong
support of bioswales, rain
gardens, native plantations
and tree canopy expansion.
These elements will also
contribute to stormwater
control measures.

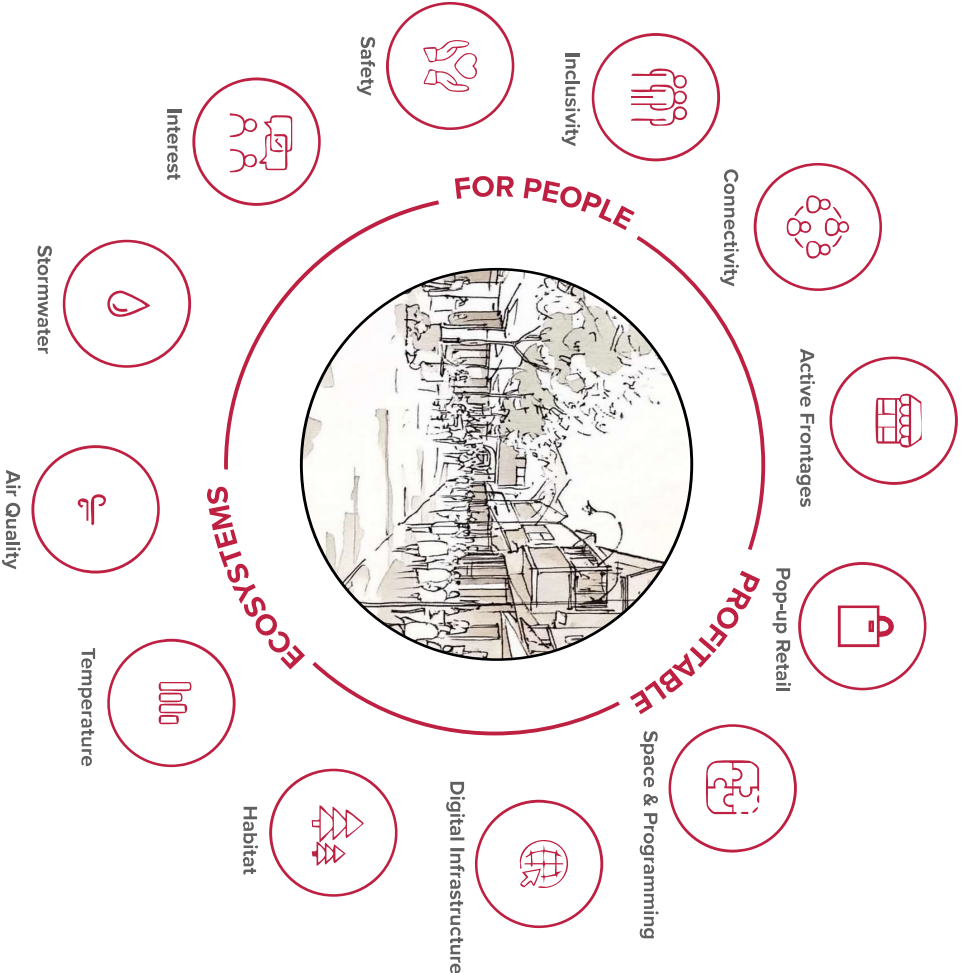
**Residents value history,
not just preservation, but
as an educational and
sensory experience.** Tactile
installations and storytelling
signage can make corridors
feel alive and accessible,
especially for children.
People want to experience
history in their daily lives.

There was a common
consensus of the streets
being prioritized for the
locals by supporting
weekday activities and
community events with
flexible spaces, avoiding
over commercialization.

WHAT IS A GREAT STREET?

.....

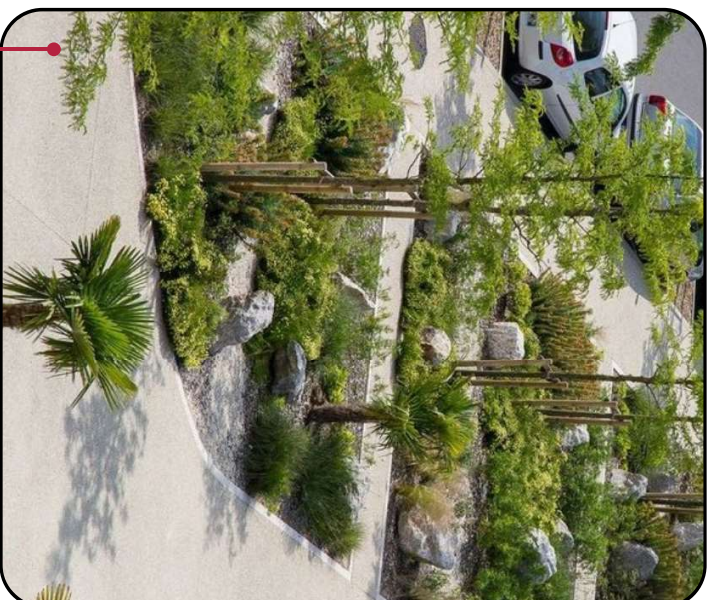
Great streets are much more than just pathways for vehicles. They are a network of publicly owned spaces that foster freedom of movement and invite people to connect with each other and their environment. They are for *people*. They are *ecosystems*. They are *economic drivers*.





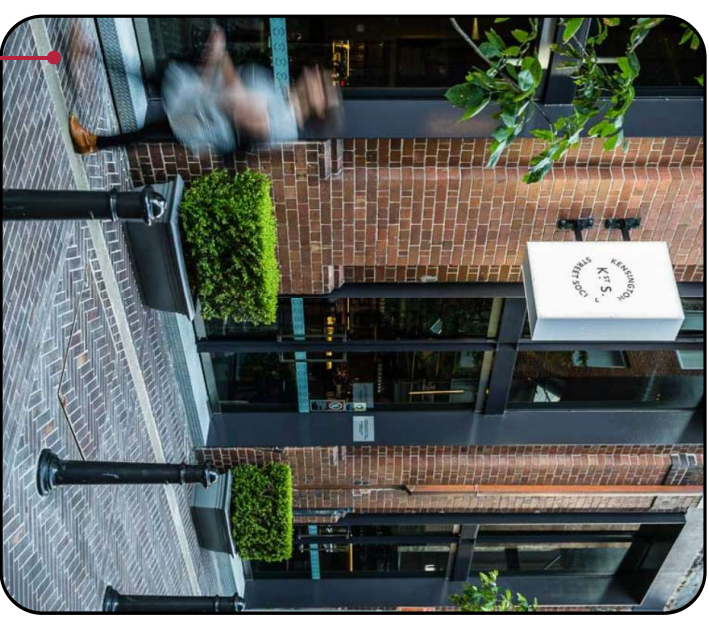
GREAT STREETS ARE FOR **PEOPLE.**

As the most abundant and accessible form of public space in any community, streets are central to daily life and social interactions.



GREAT STREETS ARE **ECOSYSTEMS.**

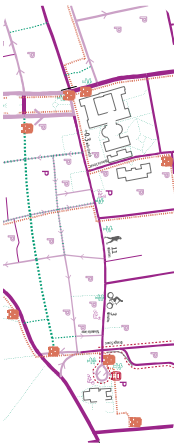
Streets designed to incorporate greenery, permeable surfaces, and stormwater management contribute to urban sustainability by reducing heat, filtering air, and managing runoff.



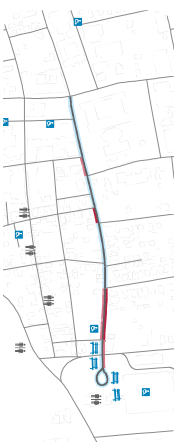
GREAT STREETS SUPPORT **THE ECONOMY.**

Streets that are pedestrian-friendly and accessible often become vibrant commercial corridors. People are more likely to shop, dine, and explore when they can walk safely and comfortably.

HOW GREAT IS CORDOVA STREET?



CONNECTIVITY



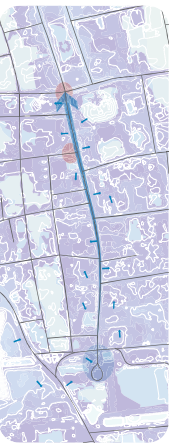
INCLUSIVITY



SAFETY



INTEREST



STORMWATER



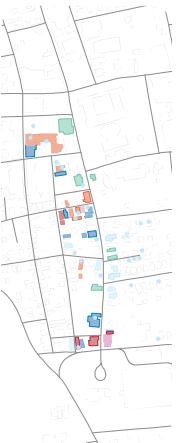
PERVIOUS SURFACES



TEMPERATURE



VEGETATION



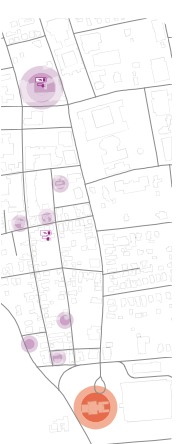
COMMERCIAL DIVERSITY



ACTIVITIES & EVENTS



ACTIVE FRONTAGES



TECHNOLOGY





DESIGN FOR PEOPLE FIRST

CELEBRATE LOCAL IDENTITY

GREEN THE STREET

**CREATE SPACES TO GATHER,
REFLECT, AND MOVE**

APPROACH: DESIGN BY SEGMENT

LEARN

SHOP

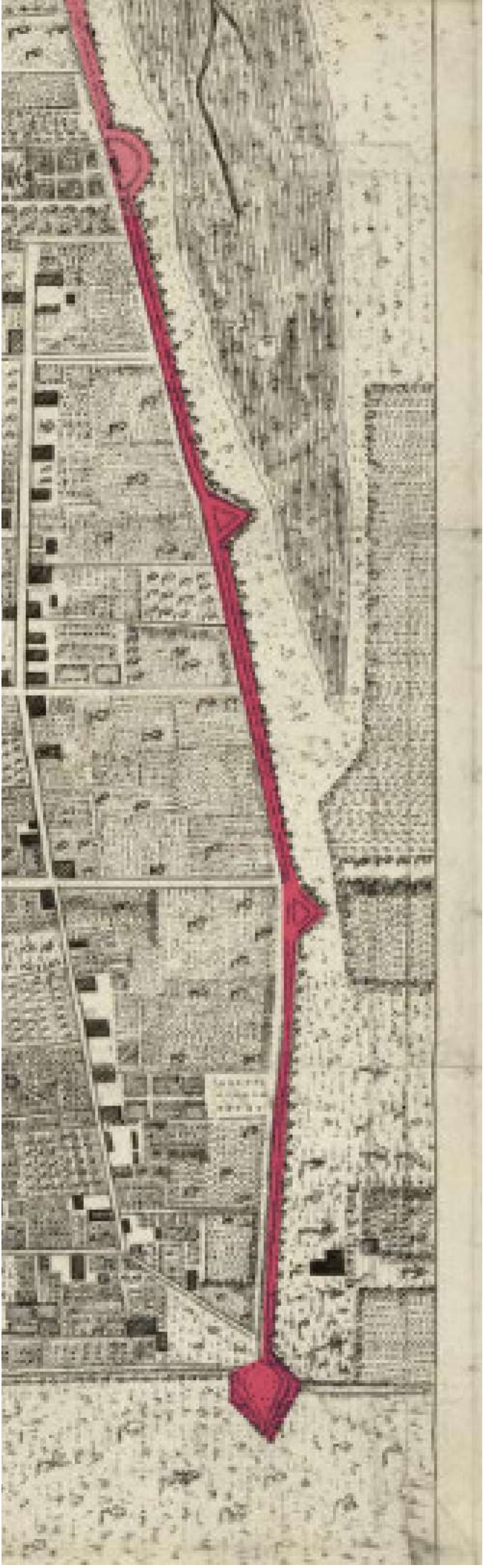
WORK & STAY

REMEMBER

CONNECT

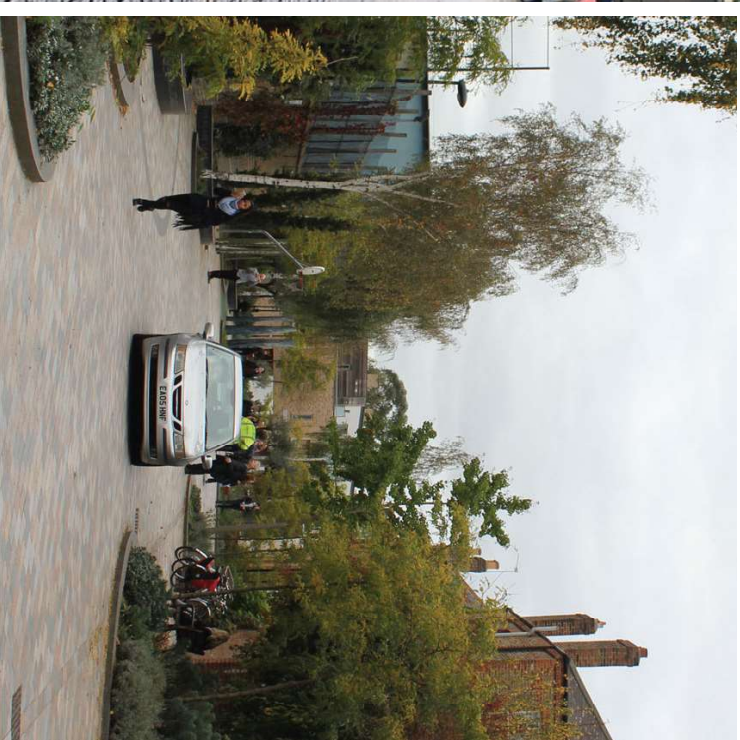
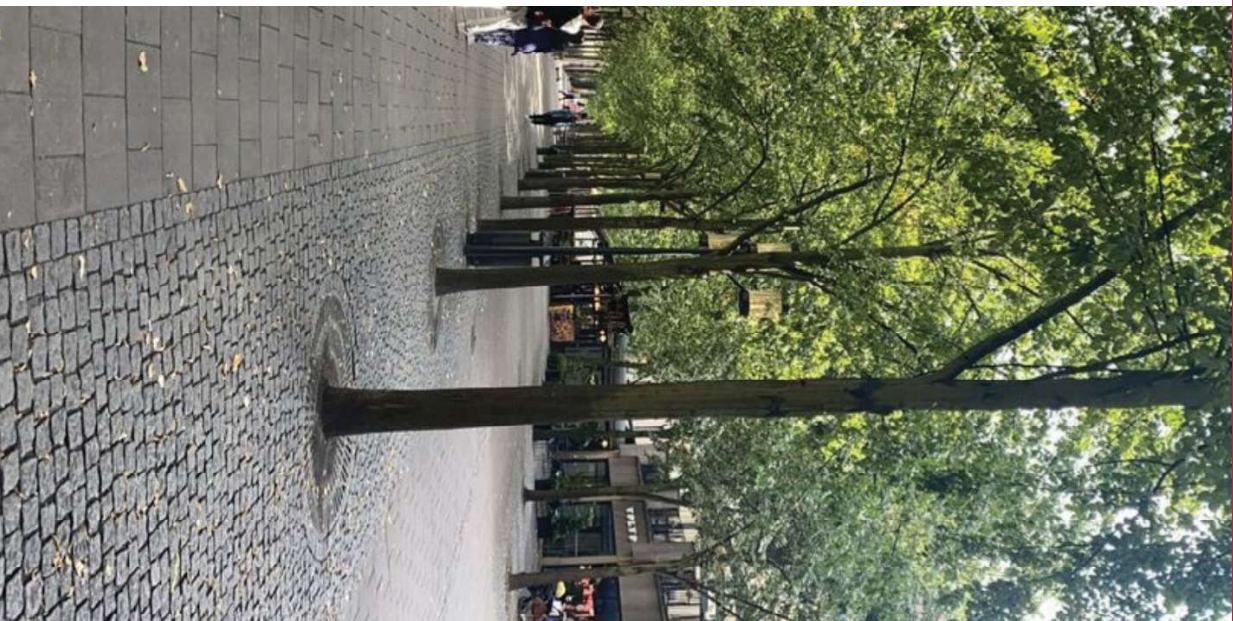
WELCOME





INSPIRATION: SEAMLESS STREET

Fully curbless street
serves as flexible
space for people from
end to end.



IMAGINE....





**Existing fountain plaza
integrated into the Cordova
Street**
Experience: adds seating,
shade, and a sense of place.

Seating, native landscape,
and stormwater cells are
part of a new street.

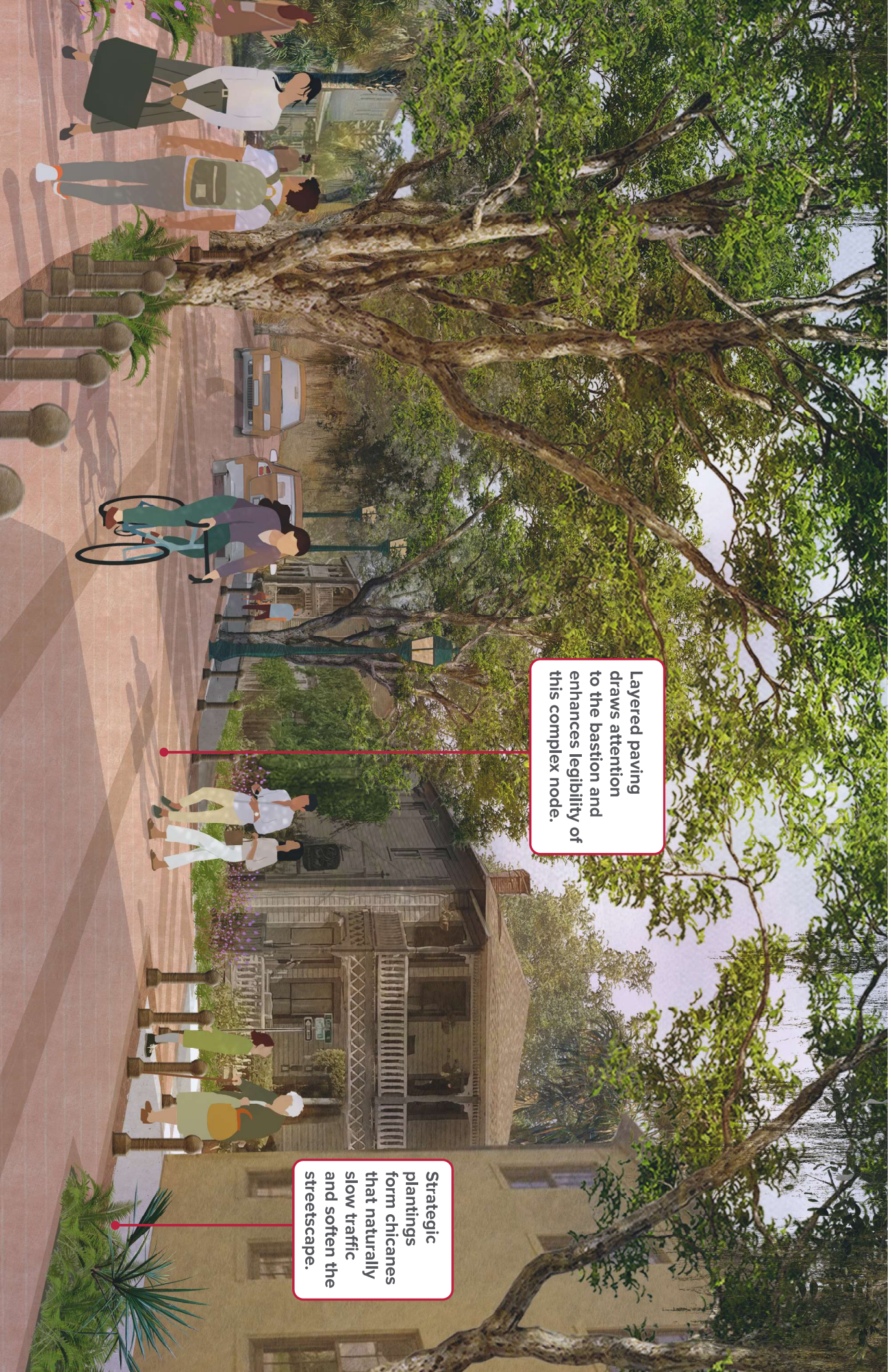




Distinct paving patterns transform intersections into civic nodes that symbolize the city's historic bastions.

Local trees create a lush environment reflective of the region's natural character.





Layered paving draws attention to the bastion and enhances legibility of this complex node.

Strategic plantings form chicanes that naturally slow traffic and soften the streetscape.



Use the current desire paths to reveal the historic berm.

Seating & educational signage illustrates historic significance.



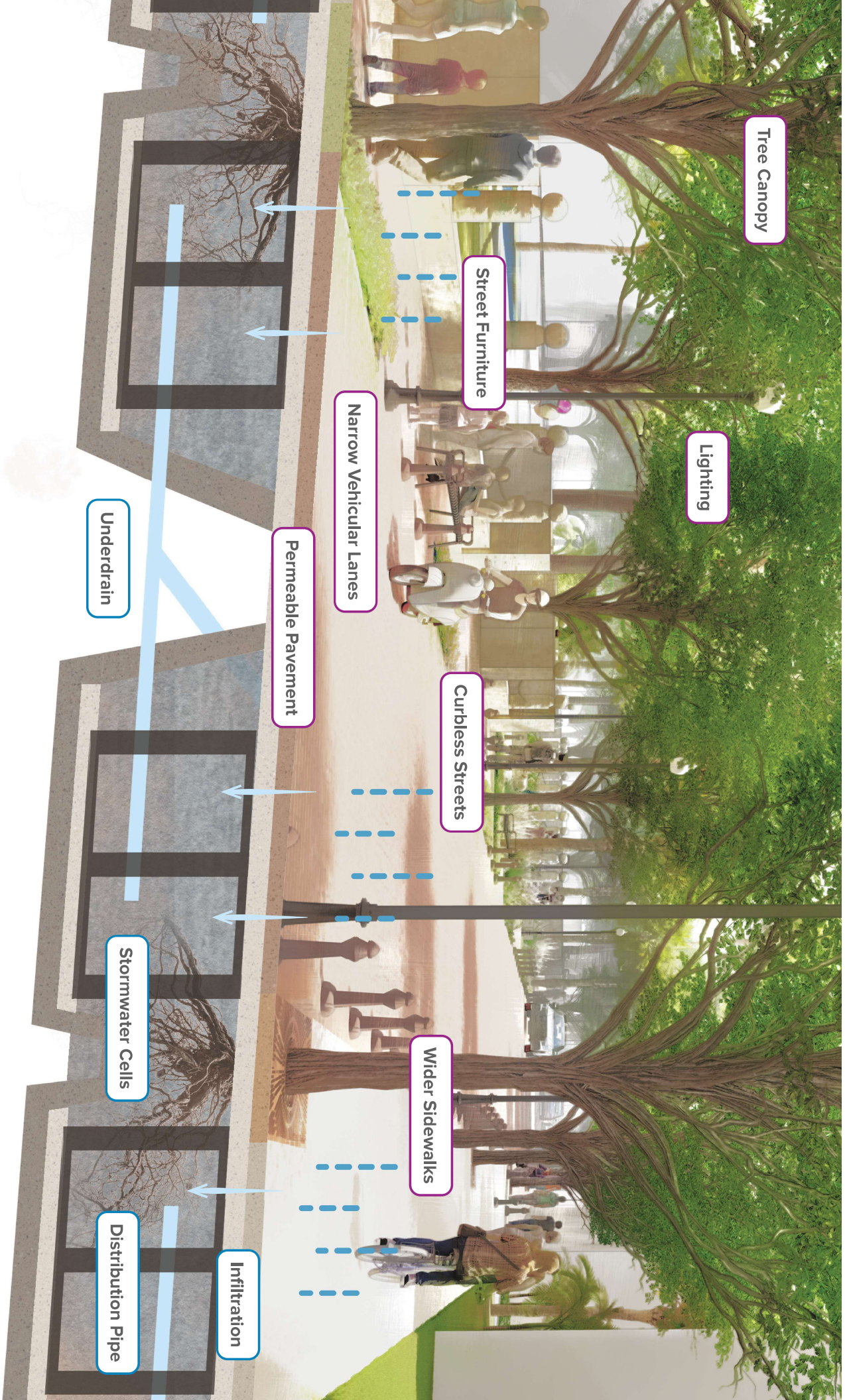




Paving changes improve safety at key intersections.

Canopy & landscaping frame the gateway to Cordova Street.





Tree Canopy

Lighting

Street Furniture

Narrow Vehicular Lanes

Curbless Streets

Wider Sidewalks

Permeable Pavement

Infiltration

Underdrain

Stormwater Cells

Distribution Pipe

VISITOR INFORMATION CENTER PLAZA



FROM VISION TO IMPLEMENTATION



PUBLIC PRIORITIES

Finalize prioritization of design elements, street segments, and phasing based on public input and stakeholder alignment. Ensure the streetscape design is in tandem with the goals from the CRA Plan. Maintain transparency through clear messaging and regular project updates to keep the community engaged.



TECHNICAL COORDINATION

Work closely with utility planners and engineers to confirm conceptual design feasibility. Identify potential conflicts early and adjust plans as needed to align with infrastructure constraints and opportunities.



PARTNERSHIPS

Establish and nurture strategic partnerships with adjacent property owners to support the realization of conceptual plans and unlock shared value.



ADVANCED DESIGN

Initiate the schematic design phase to translate the conceptual vision into a buildable framework. Provide preliminary cost estimates and a high-level implementation timeline to support funding and coordination efforts.



FUNDING PLAN

This project is planned to be funded through the Historic St. Augustine CRA's Tax-Increment Funding (TIF). An additional layered funding strategy can be developed to include public capital, grants, local contributions, and public-private partnerships to advance project delivery and long-term maintenance.

**From threshold to a
vital corridor,
enhancing Cordova
can strengthen the
social, environmental
and economic
connections of the City.**





THANK YOU!



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: The Honorable Chair and Board Members
City of St. Augustine Community Redevelopment Agency

DATE: October 15, 2025

RE: Agenda Item for October 27, 2025, Community Redevelopment Agency Meeting;
Francis Field Improvement Presentation

Following directives from City Management and the CRA Board, staff are pleased to present to the CRA Board the preliminary ideas and concepts as a basis for proposed improvements to Francis Field.

Staff have asked Jeremy Marquis, Principal at Marquis, Latimer and Halback to present the Conceptual Masterplan. Attached you will find the presentation inclusive of conceptual renderings and proposed improvements.

Your attention to this matter is appreciated. I am available for any questions you may have. Please feel free to contact me by phone at 904.209.4254 or by email at jperkins@CityStAug.com.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Jaime D. Perkins". The signature is written in a cursive, flowing style.

Jaime D. Perkins
Director, Community Services

cc: City Manager, Assistant City Managers, City Attorney, & Department Directors



ML+H Project No. 25.70

Framework + Initial Concepts

CITY OF ST. AUGUSTINE HISTORIC AREA CRA

FRANCIS FIELD MASTER PLAN

October 27, 2025



Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING



CITY OF
ST. AUGUSTINE
EST. 1565

MAVERICK
ENGINEERING

www.mhcrpa.com | 386.281.1867 x110

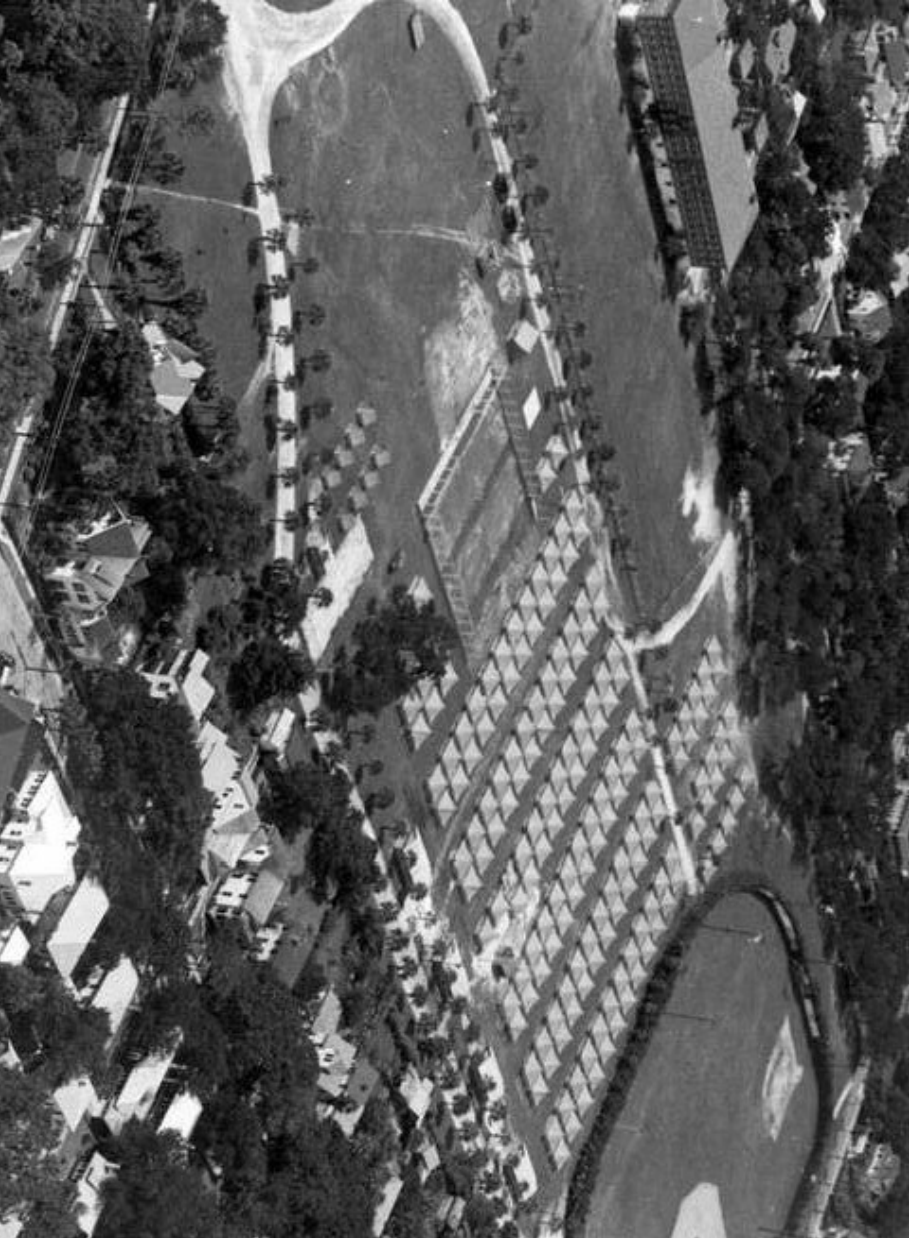
overview + goals

CITY OF ST. AUGUSTINE HISTORIC AREA CRA
FRANCIS FIELD MASTER PLAN



Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

history of francis field



St. Augustine Record



St. Augustine Record



St. Augustine Record



Francis Field
City of St. Augustine
ML+H Project No. 25.7.0

10.27.2025 v1

Overview + goals

“park”

- **greenspace**
- **shade + trees**
- **first impression** of downtown for many

family oriented

- **recreation** (tennis, pickleball, basketball)
- **iconic activity** (Ferris wheel or carousel, as examples)

improved daily activity

- provide more spaces for **families to enjoy year round**
- peaceful / **garden respite** in downtown

support community events + music

- design to **still support events** such as Sing Out Loud

resiliency + hurricane preparedness

- opportunities to **increase stormwater capacity**
- better **support sandbagging** operations



City of St. Augustine
EST. 1686

Francis Field
City of St. Augustine
ML+H Project No. 25.7.0

10.27.2025 v1



Marcquis Latimer + Halback
LANDSCAPE ARCHITECTURE • PLANNING
www.halback.com | Florida Office: 14667110

overview + goals

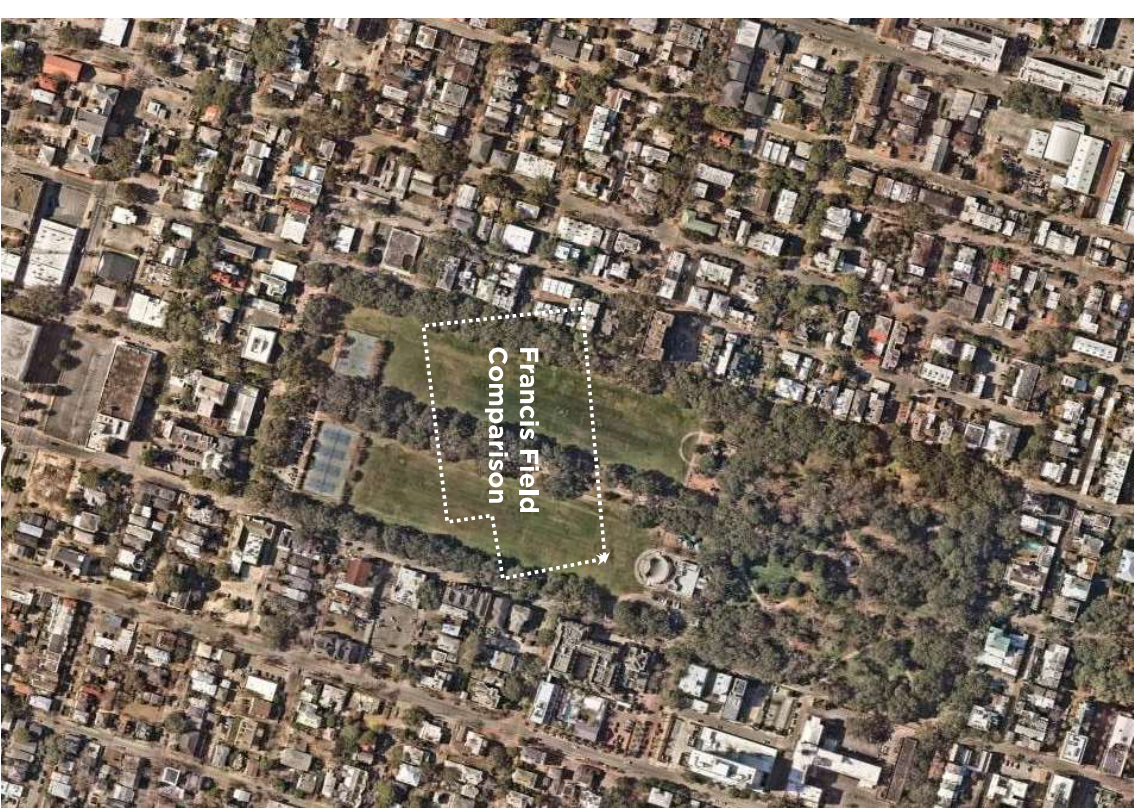
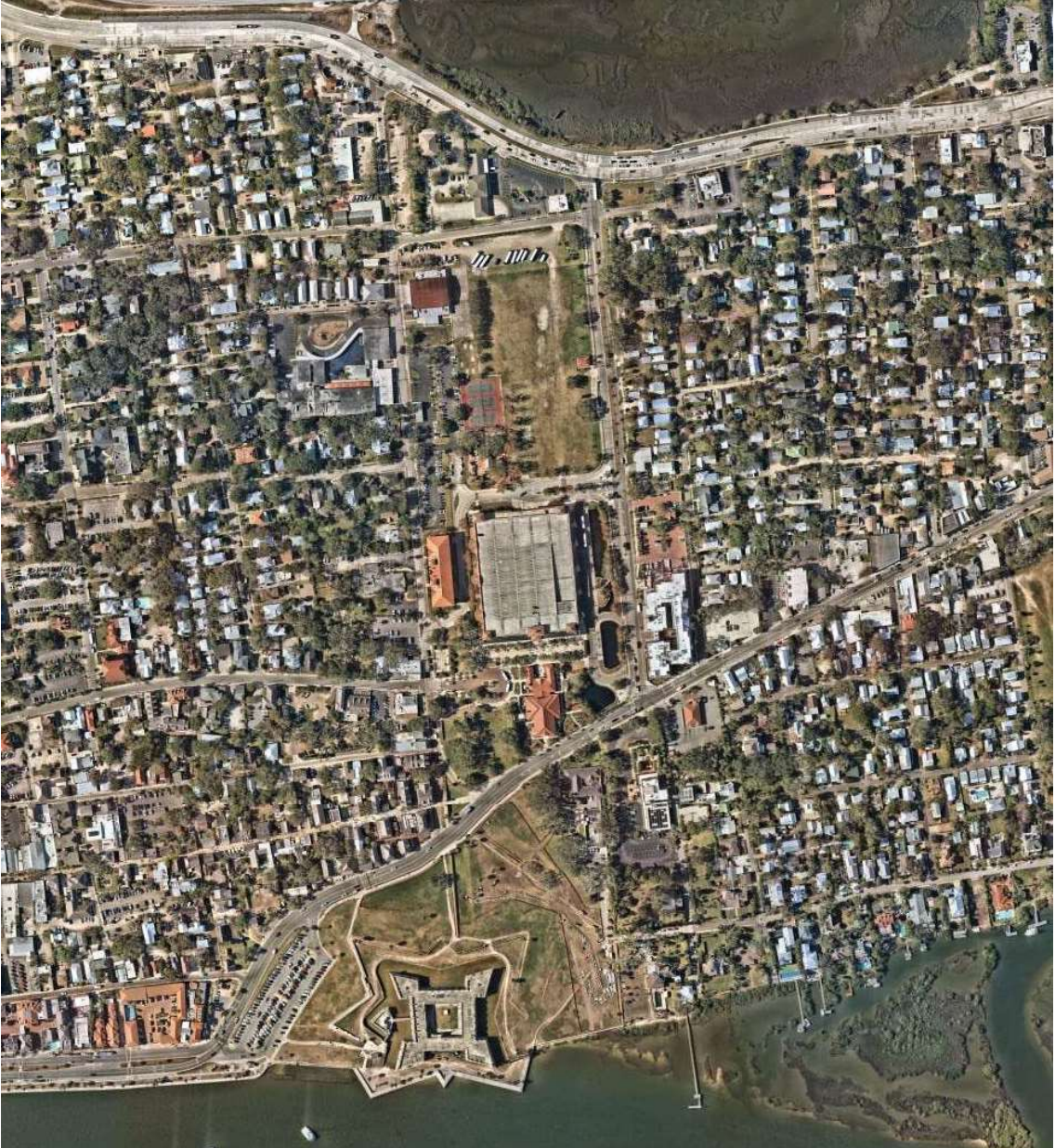
Francis Field should be one of the **best greenspaces** in a historic downtown.



Francis Field

City of St. Augustine
ML+H Project No. 25.7.0

10.27.2025 v1



1" = 200'

1" = 200'



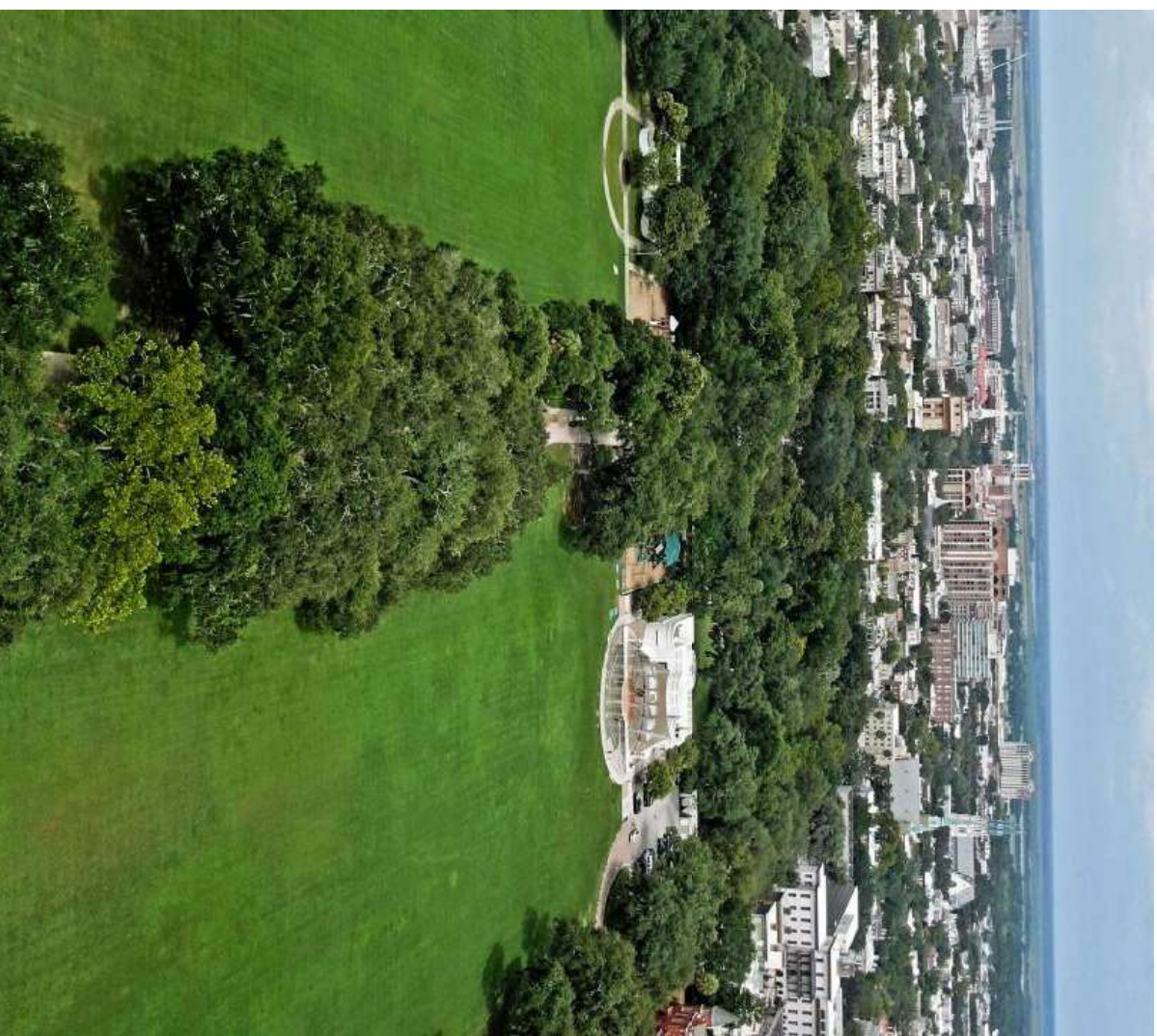
ST AUGUSTINE
EST. 1686

Francis Field

CASE STUDY Forsyth Park, Savannah, GA

City of St. Augustine
ML+H Project No. 25.7.0

10.27.2025 V1



Francis Field

CASE STUDY Forsyth Park, Savannah, GA

City of St. Augustine
ML+H Project No. 25.7.0

10.27.2025 V1



Texas Star in Dallas, TX



Wonder Wheel on Coney Island



Fourth Ward Park



Frog Pond Carousel, Boston Commons



Hyde Park Carousel



Old St. Augustine Carousel at Davenport Park



Francis Field
City of St. Augustine
ML+H Project No. 25.7.0

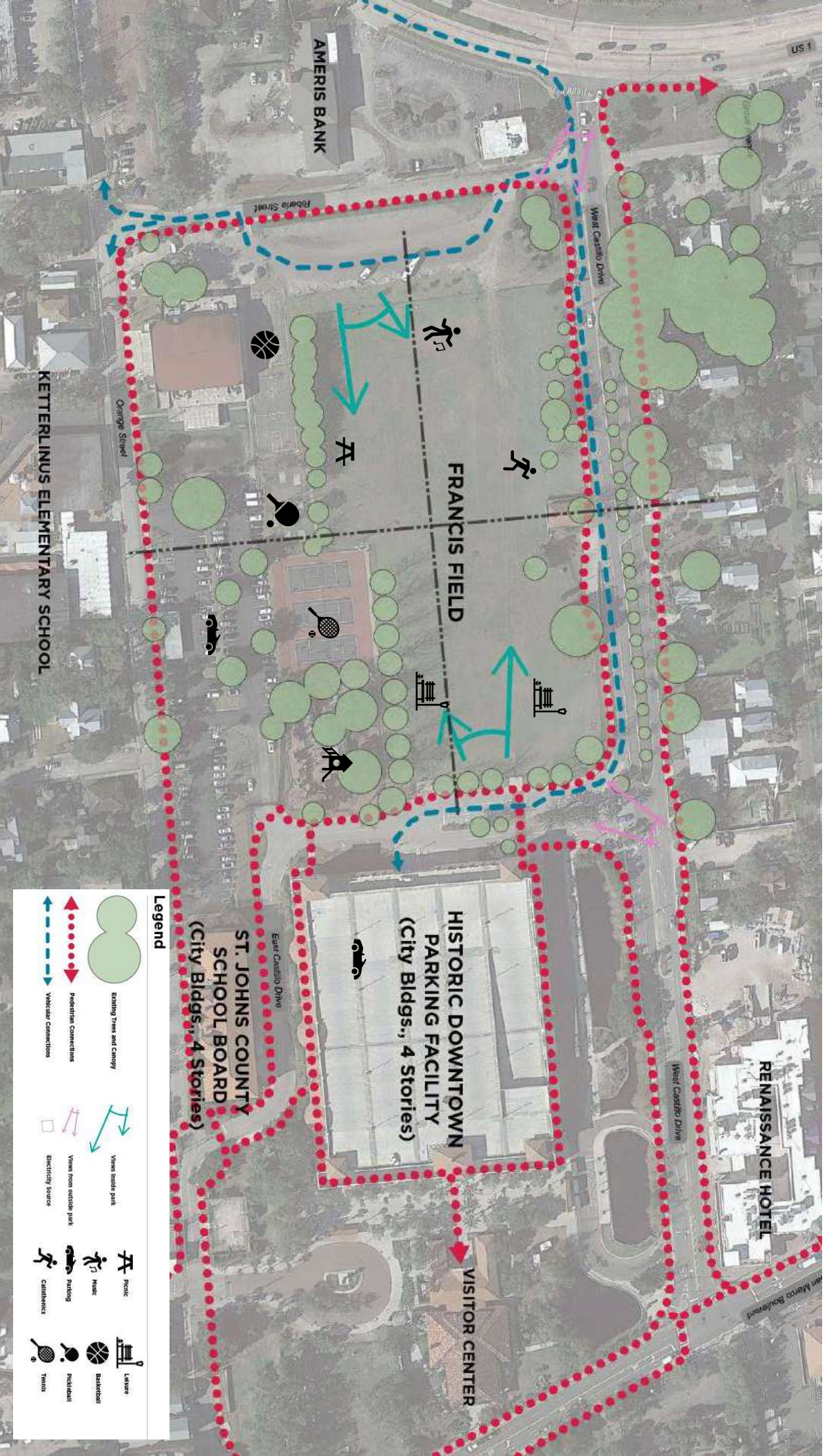
CASE STUDY Family Oriented Activities 10.27.2025 v1

conceptual master plan

CITY OF ST. AUGUSTINE HISTORIC AREA CRA
FRANCIS FIELD MASTER PLAN



Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING



Legend

- Existing Trees and Canopy
- Pedestrian Connections
- Vehicular Connections
- Views inside park
- Views from outside park
- Electricity source
- Picnic
- Music
- Parking
- Calisthenics
- Lecture
- Basketball
- Pickleball
- Tennis

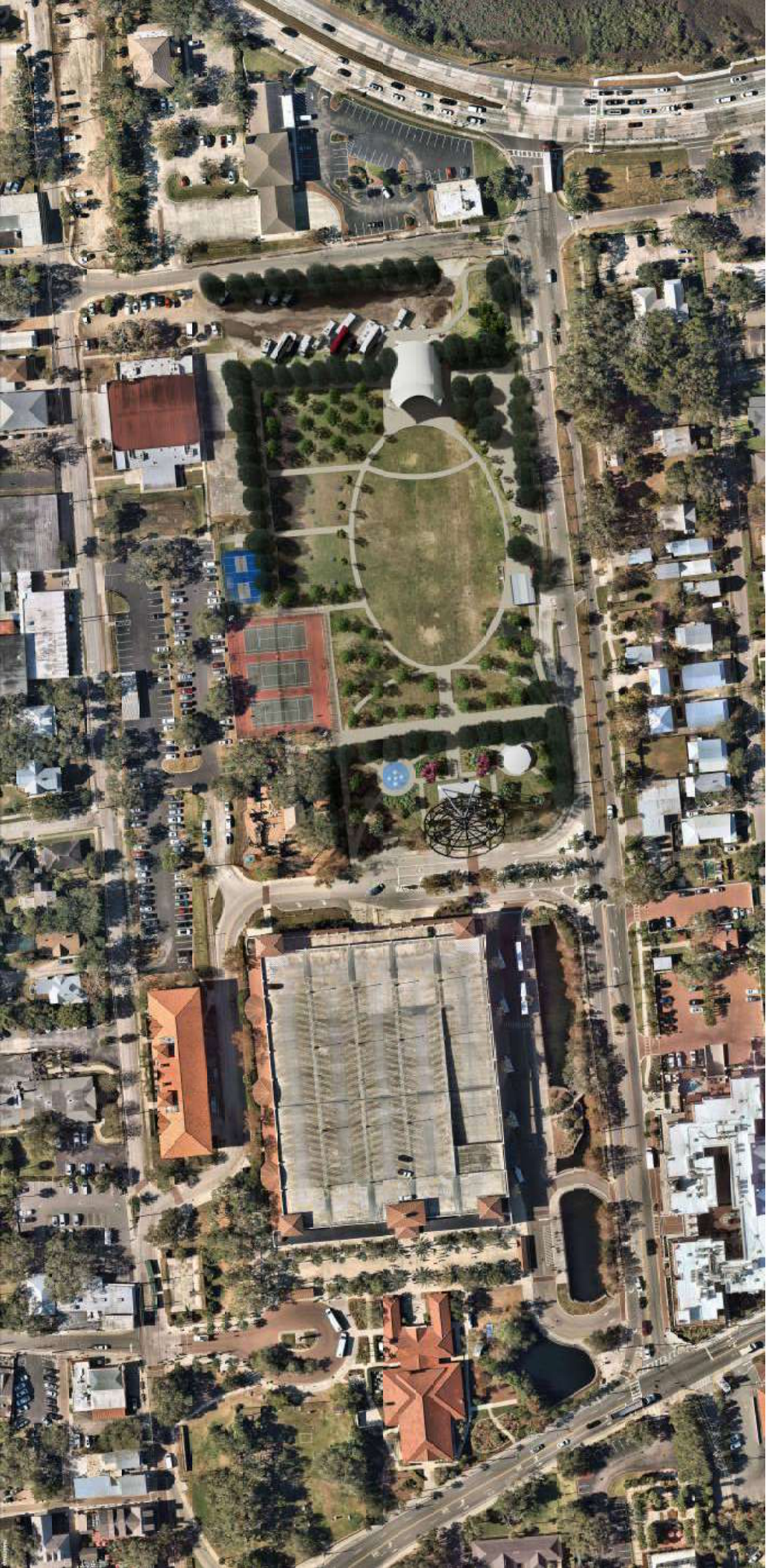
Francis Field

Framework Plan

10.27.2025 V1



Legend			
1	Track Access Point	11	Tree Shelter
2	Shadedway Lane	12	Gravel
3	Shadedway Lane	13	Water Retention Cells
4	Shadedway Lane	14	Shadedway Cells
5	Shadedway Lane	15	Shadedway Cells
6	Shadedway Lane	16	Shadedway Cells
7	Shadedway Lane	17	Shadedway Cells
8	Shadedway Lane	18	Shadedway Cells
9	Shadedway Lane	19	Shadedway Cells
10	Shadedway Lane	20	Shadedway Cells
11	Shadedway Lane	21	Shadedway Cells
12	Shadedway Lane	22	Shadedway Cells
13	Shadedway Lane	23	Shadedway Cells
14	Shadedway Lane	24	Shadedway Cells
15	Shadedway Lane	25	Shadedway Cells
16	Shadedway Lane	26	Shadedway Cells
17	Shadedway Lane	27	Shadedway Cells
18	Shadedway Lane	28	Shadedway Cells
19	Shadedway Lane	29	Shadedway Cells
20	Shadedway Lane	30	Shadedway Cells



1" = 100'



Francis Field
City of St. Augustine
ML+H Project No. 25.7.0

Rendered Master Plan

10.27.2025 V1



Francis Field

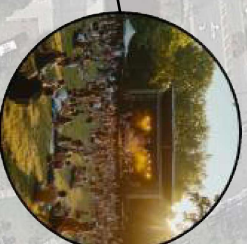
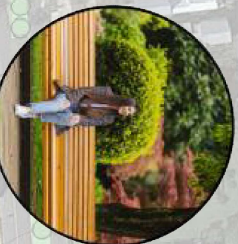
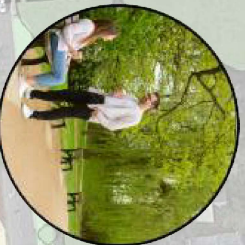
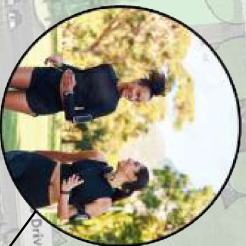
Perspective View to East

10.27.2025 V1

City of St. Augustine
ML+H Project No. 25.7.0



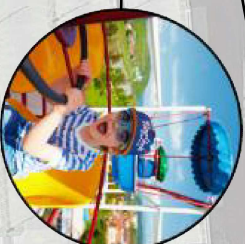
DAILY ACTIVITY



ICONIC ACTIVITIES

COMMUNITY STAGE

FERRIS WHEEL

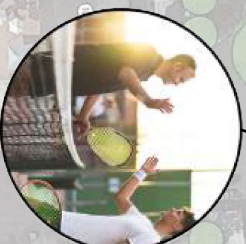
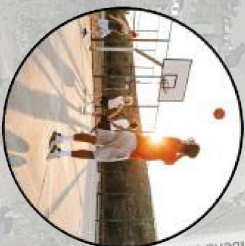


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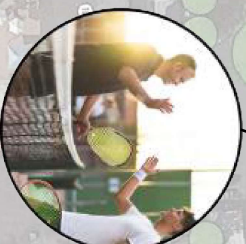
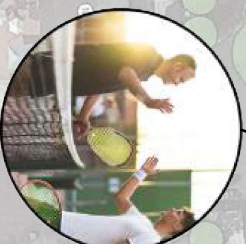
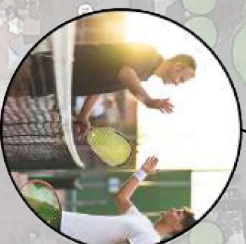
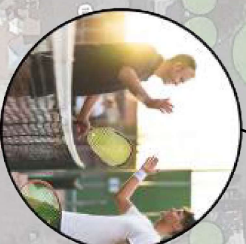
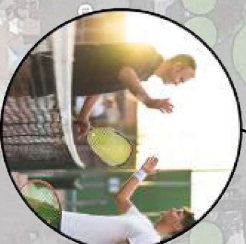
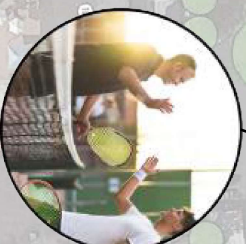
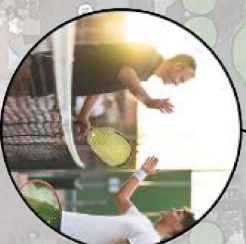
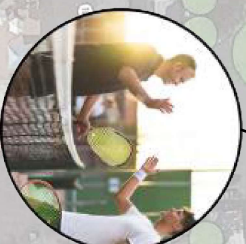
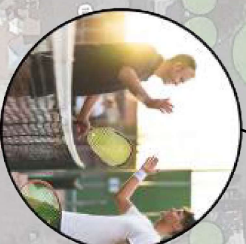
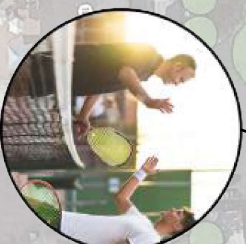
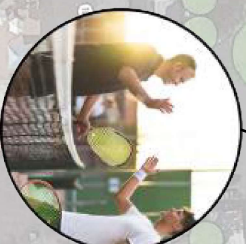
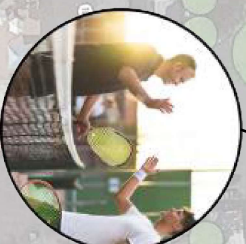
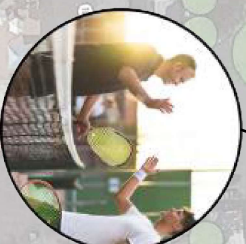
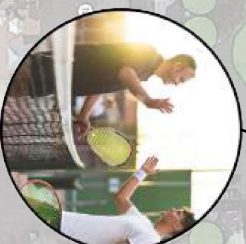
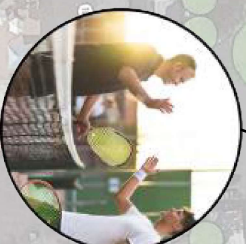
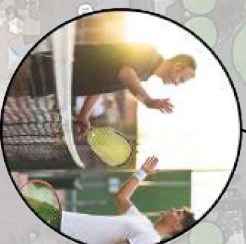
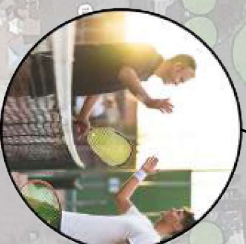
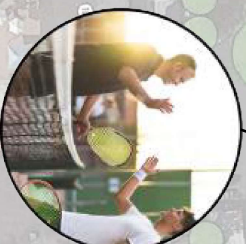
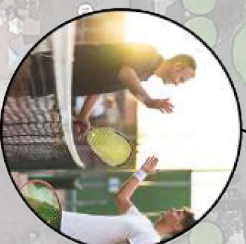
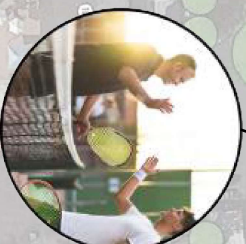
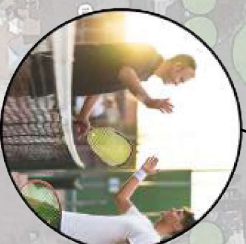
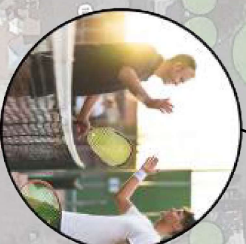
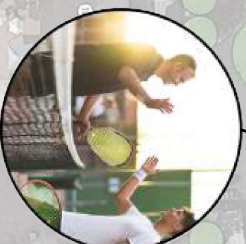
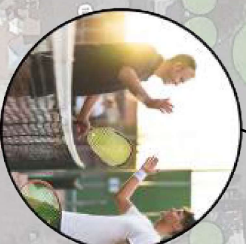
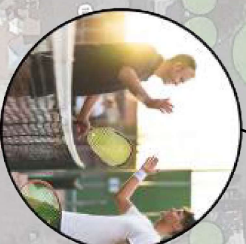
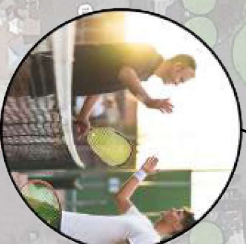
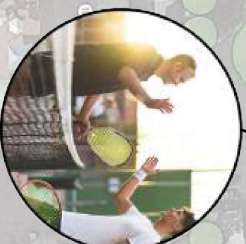
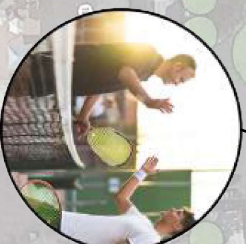
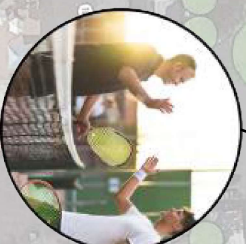
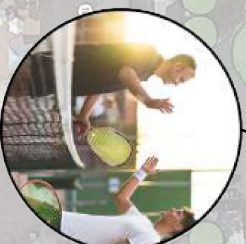
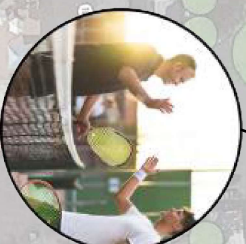
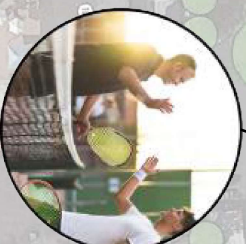
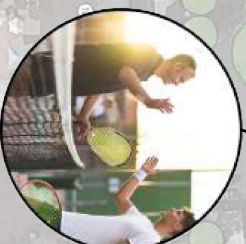
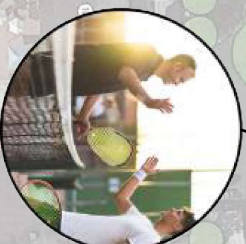
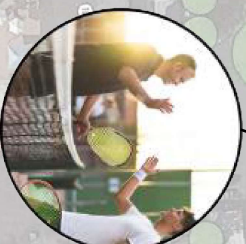
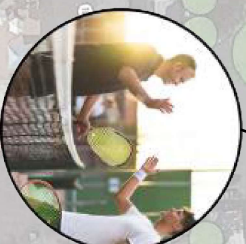
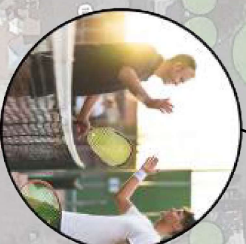
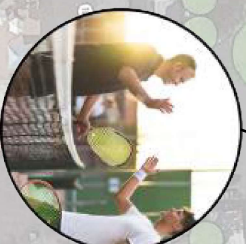
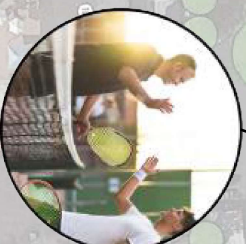
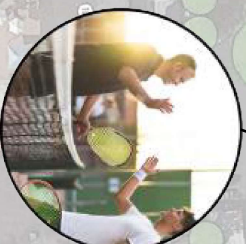
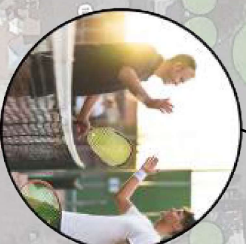
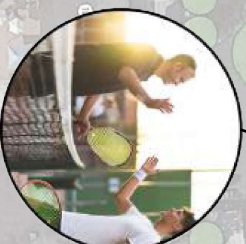
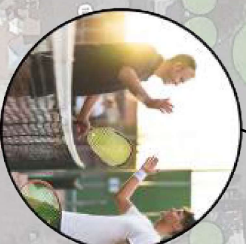
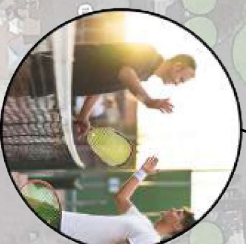
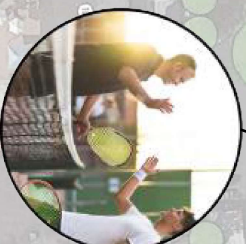
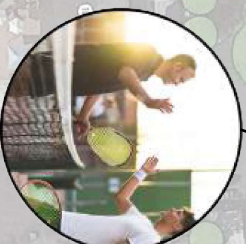
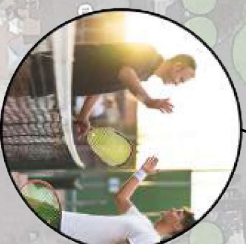
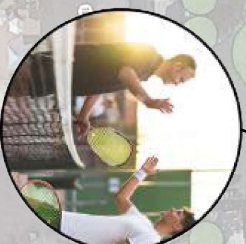
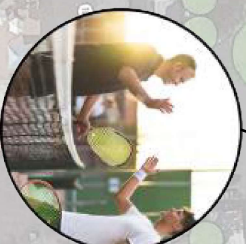
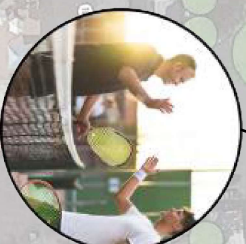
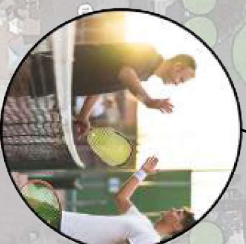
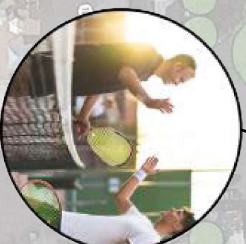
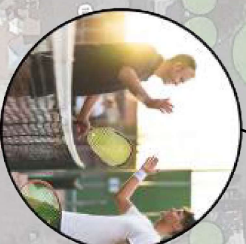
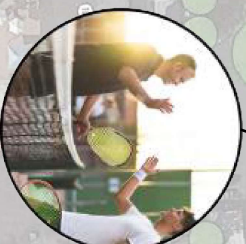
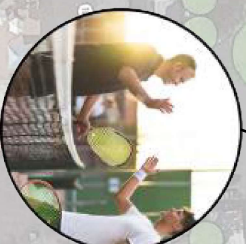
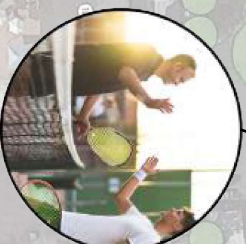
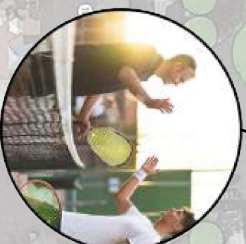
TENNIS & PICKLEBALL

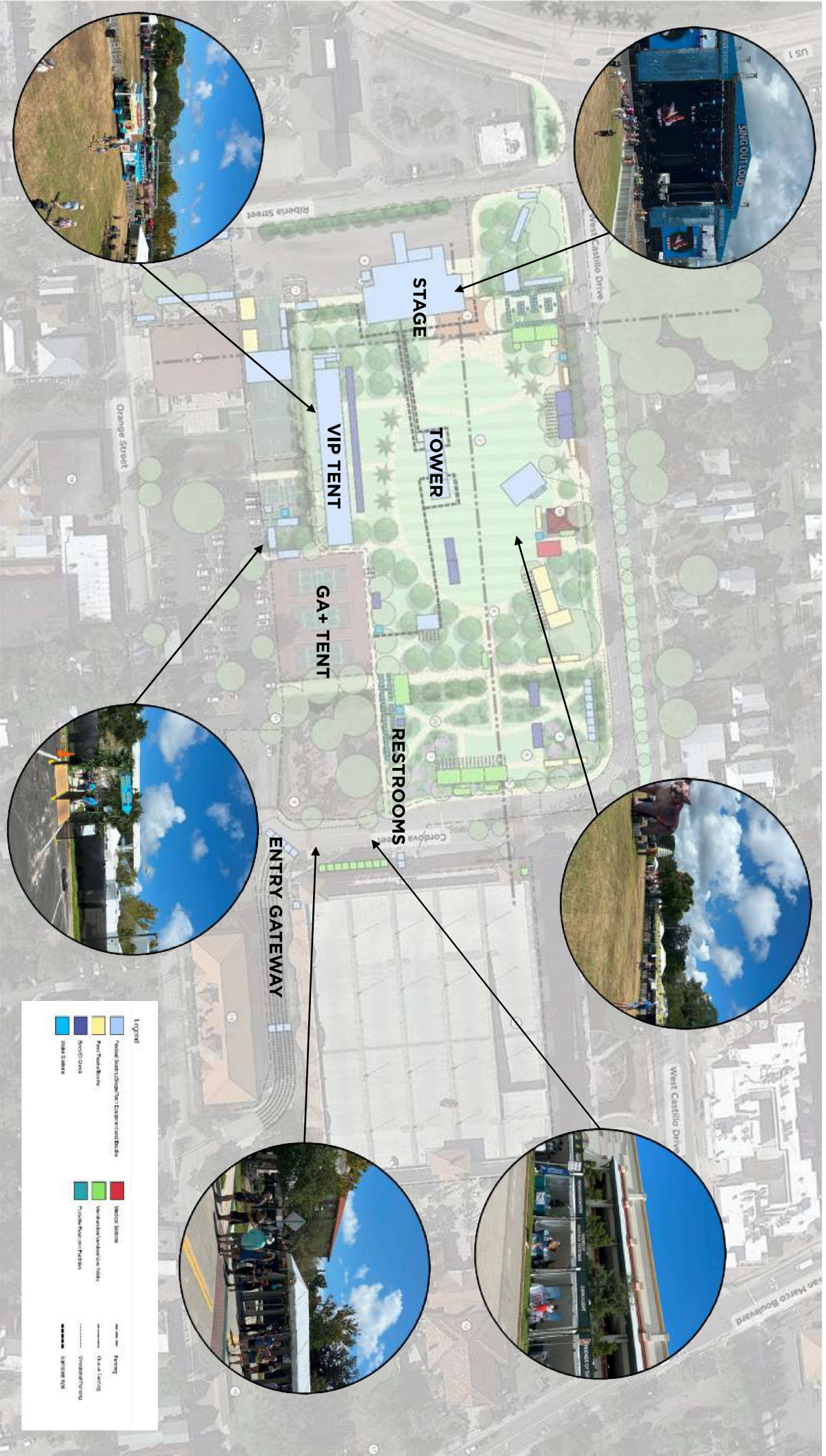
SWING PARK

BASKETBALL



PARK AND SHADE





Legend

 Fenced Event Stage/Net Entrance and Exit	 Music Station	 Existing Parking
 Fenced Music Booth	 Vendor and Artist Stalls	 Existing Parking
 Bowed Stage	 Possible New or Existing	 Proposed New
 Other Stalls		



Francis Field
City of St. Augustine
ML+H Project No. 25.7.0

Conceptual Master Plan *Sing Out Loud*

10.27.2025 V1



ST. AUGUSTINE
EST. 1688

Francis Field
City of St. Augustine
MCH Project No. 25.7.0

Conceptual Master Plan *Hurricane Prep*

10.27.2025 v1



Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING
www.marquis.com | 787.555.1111

next steps + feedback

STEP 1

CRA Board Introduction and Feedback (TODAY)

STEP 2

Initial Public Workshop (anticipated in late 2025/early 2026)

STEP 3

Illustrative Master Plan + CRA Presentation

Francis Field

City of St. Augustine
ML+H Project No. 25.7.0

10.27.2025 v1

questions + feedback

CITY OF ST. AUGUSTINE HISTORIC AREA CRA
FRANCIS FIELD MASTER PLAN



Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: The Honorable Chair and Board Members
City of St. Augustine Community Redevelopment Agency

DATE: October 15, 2025

RE: Agenda Item for October 27, 2025, Community Redevelopment Agency Meeting;
LCRA Fix-It-Up Residential Repair Staff Report

As in previous years, it continues to be important to update the Community Redevelopment Agency (CRA) Board on the Fix-it-Up Residential Repair Grant Program. Consistent updates on this program allow the CRA to stay well abreast of the program's success and challenges.

This agenda item will be presented by Jill Collins, Neighborhood Services and Community Redevelopment Agency Administrative Coordinator. The presentation will provide an overview of the program, recent projects, financial data and expenditures, and future year forecasts.

This is a staff report and does not require any action. I am available for any questions you may have regarding this agenda item. Your attention to this matter is appreciated.

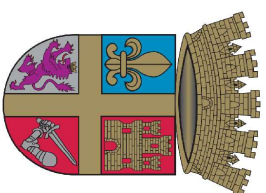
Kindly Submitted,

A handwritten signature in blue ink that reads "Jaime D. Perkins".

Jaime D. Perkins
Director, Community Services

cc: City Manager, Assistant City Managers, City Attorney, & Department Directors

Attachments: Fix-It-Up Residential Repair Program Staff Report



CITY OF ST AUGUSTINE
COMMUNITY
◆ REDEVELOPMENT ◆
AGENCY

Lincolnville Fix-It-Up Residential Repair Grant Program Update

Monday, October 27, 2025

Jill C. Collins

Neighborhood Services &
CRA Administrative Coordinator



Fix-It-Up Program Presentation Outline

- Financial Update
- 2025 Projects
- Next Fiscal Year
- Questions/Comments



5-Year Financial Update

HEALTH

SAFETY

DIGNITY

Grant Limit	# Projects		\$0K	\$50K	\$100K	\$150K	\$200K	
\$100K	8	FY 25-26	\$287K					
\$50K	3	FY 24-25		\$106K				
\$50K	7	FY 23-24					\$206K	
\$20K	2	FY 22-23	\$33K					
\$20K	10	FY 21-22					\$161K	

75 Park Place

Revised Scope of Work:

- Replace 6 support beams and 12 support piers
- Replace 2 HVAC units
- Replace first-floor bathtub with walk-in shower, vanity, toilet and flooring
- Replace dilapidated deck
- Install gutters, pressure wash

\$96,048



101 Duero Street

Scope of Work:

- Replace windows
- Replace HVAC system
- Porch repair and replacement (front and back)
- Re-screen front porch and replace storm door
- Pressure wash and paint exterior of home
- Paint two bedrooms, replace ceiling fan, repair kitchen cabinet door, replace toilet, repair two interior doors

\$45,085



37 Weeden Street

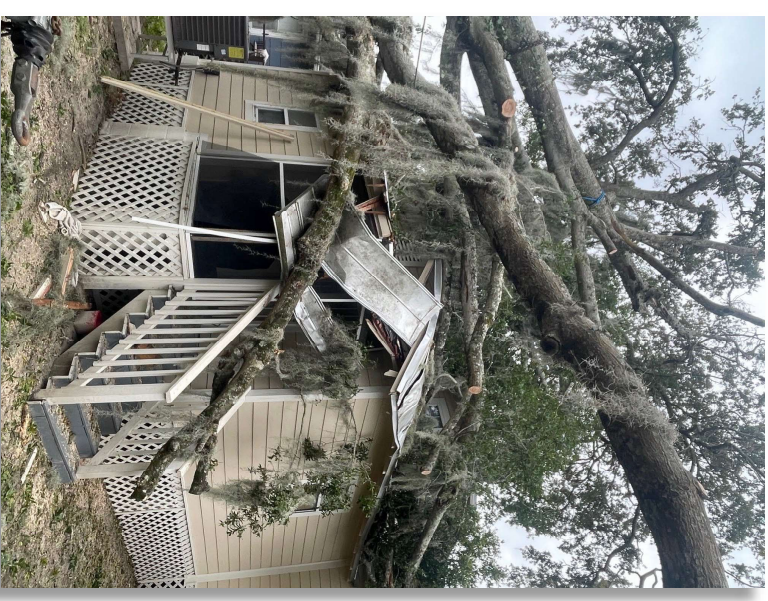
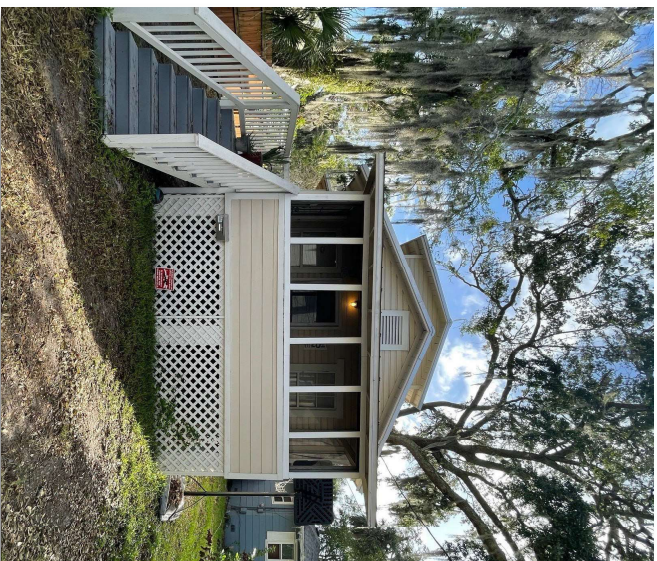
Scope of Work:

Phase 1- Completed in 2024

- Tree removal
- Replace roof and repair damage

Phase 2-

- Repair wood siding and eaves
- Pour driveway
- Replace HVAC system
- Replace bathtub and toilet
- Replace security doors
- Repair screen on porches



Phase 1- \$20,669

Phase 2- \$37,255

Fiscal Year 25-26

HEALTH

SAFETY

DIGNITY

Fiscal Year 2025-2026:

- Waitlisted recipients: 5
- Anticipated expenditure: \$213,000
 - HVAC replacement
 - Electrical repairs
 - Plumbing replacement
 - Window replacement and repairs
 - Shower conversion

Conclusion

Questions and/or Comments



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: The Honorable Chair and Board Members
City of St. Augustine Community Redevelopment Agency

DATE: October 15, 2025

RE: Agenda Item for October 27, 2025, Community Redevelopment Agency Meeting;
WCCRA Residential Repair Program Proposal

With the establishment of the West City Community Redevelopment Area (WCCRA), and the adoption of the WCCRA Community Redevelopment Plan, community stabilization was noted as a high priority item.

During the July 28, 2025, CRA Regular Meeting and August 28, 2025, Special Budget Workshop, the CRA Board provided directives to City/CRA staff to begin efforts to establish a residential home repair program. Staff have used the success of the LCRA Fix-It-Up Residential Repair Program to develop grant program criteria and the application process.

During the October 27th meeting, staff will present the program details and propose the implementation of the program. This is an action item. Staff is asking the Agency to make a favorable motion to implement the program.

I am available for any questions you may have regarding this agenda item. Your attention to this matter is appreciated.

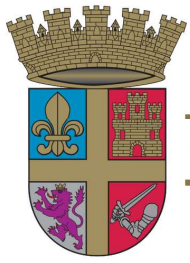
Kindly Submitted,

A handwritten signature in blue ink that reads "Jaime D. Perkins".

Jaime D. Perkins
Director, Community Services

cc: City Manager, Assistant City Managers, City Attorney, & Department Directors

Attachments: WCCRA Residential Repair Program Proposal



CITY OF ST AUGUSTINE

**COMMUNITY
REDEVELOPMENT
AGENCY**



West City Community Redevelopment Area

Revive and Restore

Residential Repair Program

Health & Safety

Place Saving

Community Stabilization

Acknowledgments

Community Redevelopment Agency

Mayor Nancy Sikes-Kline

Vice Mayor Barbara Blonder

Commissioner Cynthia Garris

Commissioner Jim Springfield

Commissioner Jon DePreter

City Management

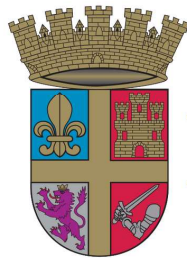
David Birchim

Reuben Franklin

Meredith Breidenstein

Community Services Director

Jaime D. Perkins, MPA, PMP, FRA-RA



CITY OF ST AUGUSTINE
COMMUNITY
◆ **REDEVELOPMENT** ◆
AGENCY

Program Justification

Screenshot from adopted CRA Plan

Table 11. Phase 1

PHASE 1 (1-10 Years)		
Project	Scope	Funding Level
King Street Streetscape and Infrastructure Improvements*	TIF sourced funds used for initial design.	\$2,000,000
Area-wide Branding and Wayfinding Improvements	Pledge funding for design and implementation of City-approved wayfinding branding/wayfinding plan throughout West City CRA.	\$500,000
Oyster Creek, Rollins, and Other Greenspace Improvements	Initial design for access, beautification, and additional landscape improvements.	\$1,500,000
Community Stabilization	Enhance housing improvement/rehabilitation programs applicable to surrounding neighborhoods. Research and implement other stabilization efforts; partner with Legal Aid, establish a residential repair program.	\$1,500,000
Local Business Development Assistance	Consider incentive programs; assist with support for community efforts designed to increase exposure and business opportunities; assist with parking solutions, business establishment initiatives, new business incubator, and façade improvements.	\$1,500,000

Proposed Phase 1 capital projects/programs are designed to begin to implement the Strategic Vision and associated policy direction.

*Additional streets for consideration include: Evergreen Avenue, Chapin, Anderson, Christopher, Palmer, Madeore, Newcomb and Eastman and where necessary inter-local coordination with entity that controls ROW would be required.

Grant Program Criteria and Qualifications

Revive and Restore Residential Repair Grant Program

The Revive and Restore Residential Repair Grant Program will be modeled after the established and thriving LCRA Fix-It-Up Residential Repair Program. Revive and Restore will provide a grant award of up to \$25,000 to qualifying home-owners. Eligibility review will be completed by City/CRA Staff. Construction services will be completed by a contractor selected by City/CRA.

Grant Basics

- Up to \$25,000 grant award per home.
- Grant funds will be used to repair health and safety deficiencies relevant to the residential property.
- Property Taxes (city and county) must be current and mortgage must not be in default.
- Home must be within the West City Community Redevelopment Area Boundaries
- Applicant must meet annual SHIP income requirements.
- CRA staff will review each application to determine eligibility.
- Eligible properties must be single-family, homesteaded, and owner-occupied.
- If applicant has been displaced from their primary residence, the applicant will be required to sign a displacement affidavit attesting that they will return to the property once funded repairs are complete.
- Dwellings contributing to the historic character of West Augustine will be given priority when the waitlist is activated.
- Dwellings in need of repairs on the approved critical repair list will be given funding priority.
- Grant Recipient is not required to make payments toward the grant award, however a ten (10) year lien will be placed on the property and if the homeowner sells, refinances, or transfers the title within that ten year time period, the *amortized* grant amount will be required to be repaid in full.
- Grant awards less than \$10,000 will not require lien placement.
- Amortized amount due will be calculated by CRA Staff.
- Amortized amount is based on time remaining in the recorded lien.
- Applicant must submit a completed application inclusive of signed lien and all other requested documents (ex: photo ID, social security card, bank statements, etc.).
- All interested parties must sign the lien agreement. For applications with complicated title issues, staff should complete a risk assessment with the City Attorney's office to determine signees, and potential approval of non-standard applications.