



**CITY OF ST. AUGUSTINE  
COMMUNTIY REDEVELOPMENT AGENCY  
REGULAR MEETING**

**Monday, April 24, 2023, 3:30 PM  
ALCAZAR ROOM**

**A G E N D A**

---

1. Call to Order
  - A. Roll Call
2. Approval of Minutes (January 23, 2023)
3. General Public Comment
4. Hayling/Vickers Park Public Engagement Survey Presentation  
Alexis Ridgell- CRA Coordinator/Intern
5. Hayling/Vickers Park Masterplan Presentation
6. CRA Project Updates
  - A. HACRA Plan Amendment Update
  - B. Fountain of Youth Elks Lodge
  - C. St. Paul Structural Engineering Assessment Update
  - D. First Baptist Phase II
  - E. MLK Streetscape
7. CRA Annual Report Presentation
8. Items by City Staff
9. Items by Chair and Board Members
10. Adjourn

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 Meeting January 23, 2023

The Community Redevelopment Agency (CRA) met in formal session Monday, January 23, 2023, at 3:47 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Chairwoman Sikes-Kline, and the following were present:

**1. Roll Call:** Nancy Sikes-Kline, Chairwoman  
Barbara Blonder  
Cynthia Garris  
Jim Springfield

Absent      Roxanne Horvath (excused)

Also Present: John Regan, City Manager  
Meredith Breidenstein, Assistant City Manager  
David Birchim, Assistant City Manager  
Isabelle Lopez, City Attorney  
Darlene Galambos, City Clerk  
Jaime D. Perkins, Community Redevelopment Agency Manager  
Melissa Wissel, Communications Director  
Colleen Kuhn, Recording Secretary

---

#### **2. Approval of September 8, 2022 Meeting Minutes.**

##### **MOTION**

Commissioner Blonder MOVED to approve the September 8, 2022, Meeting Minutes. The motion was SECONDED by Commissioner Garris and APPROVED BY UNANIMOUS VOICE VOTE

#### **3. General Public Comments**

Public comment was opened; however, there was no response.

#### **4. HACRA Plan Amendment Update**

Jaime D. Perkins, Community Redevelopment Agency Manager provided the Board with an update on the Historic Area Community Redevelopment Agency (HACRA) Plan. She shared that a public workshop had been held, and staff input

was gathered for the update. She noted there was a focus on mobility, parking, and resiliency. She said the updated Plan would be brought before the Board in the future.

#### **5. LCRA Institutional Rehabilitation Program Project Update**

##### **A. First Baptist Phase II**

Ms. Perkins said Phase II of the Project, was funded through the Lincolnville Community Redevelopment Agency (LCRA) Institutional Rehab Grant Program. She noted the Project was scheduled for completion in late March or early April, and that she expected to update the Board at the April meeting.

##### **B. Fountain of Youth Elks Lodge**

Ms. Perkins updated the Board on the Project which was awarded a grant for \$891,932 in 2022. She noted that the CRA

provided a match for the grant in the amount of \$250,000. She said that Sara Ryan, of SarahRyan Architect, was completing the design phase so they could move quickly into construction. She stated there was no specific Project completion date, but she anticipated it would take about 18 months.

#### **C. St. Paul AME Structural Stabilization Effort**

Ms. Perkins reminded the Board that during the August 2022 meeting, they had asked her to focus on the structural stabilization of St. Paul. She said she was working with consultants to prepare the Structural Engineering Report, and she would provide the Board an update at the April meeting.

Commissioner Blonder and Mayor Sikes-Kline expressed their appreciation for Ms. Perkin's work.

#### **6. LCRA Fix-it-Up Program Modification Recommendation**

Ms. Perkins provided the Board with a modified report on the Fix-It-Up Program based on input and approval by the Steering Committee. She reminded the Board that they had tasked her with identifying improvements to the Program to assist residents with health and safety repairs. She shared that residents could receive grants of up to \$20,000, and that there were lean requirements based on award amounts. She said that St. Johns Housing Partnership performed grant administration and construction for the Program. She noted that CRA staff could amend programs within the LCRA without triggering a full Plan Amendment.

Ms. Perkins shared the following recommendations, modifications and program requirements:

- Proposed increase in grant awards from \$20,000 to \$50,000.

- Dwellings must:
  - be located within the LCRA
  - be a single-family residence and owner occupied
  - meet State Housing Initiatives Partnership (SHIP) guidelines
- Grants must be administered by St. John's Housing Partnership or another equally qualified organization.
- Dwellings contributing to the historic character of Lincolnville were given priority.
- Previous recipients may apply for additional grants funds.
- Award recipients were not required to make payments toward grants.
- If a dwelling was sold, leased or the title was transferred, the amortized amount of the lean would be due.

Commissioner Blonder asked if a homeowner would continue to be eligible for the Program if they rented an apartment or room on the property.

Isabelle Lopez, City Attorney said she believed if a homeowner continued to qualify for a homestead exemption, and met the income requirements, they would still qualify. She stated this could be further researched.

Commissioner Blonder asked whether it would be considered a transfer if the homeowner passed away and a family member occupied the residence. She suggested adding incentives to keep homes within the family.

Ms. Lopez explained that if the title were changed, the new owner would need to qualify for the Program and may be required to have a lean on the property.

Ms. Perkins stated that except for the increased grant amount, all recommendations were consistent with the current Program.

Bill Lazar, Executive Director of St. Johns Housing Partnership agreed with the goal of helping people stabilize their homes. He noted that insurance costs had increased, and homeowners may be required to make improvements to maintain coverage and remain in their homes.

The Board and staff discussed various options for structuring loans for existing grantees who applied for additional awards.

#### **MOTION**

**Commissioner Blonder MOVED to approve the modified grant amount from \$20,000 to \$50,000 to be effective immediately. The motion was SECONDED by Commissioner Springfield and APPROVED BY UNANIMOUS VOICE VOTE.**

#### **MOTION**

**Commissioner Springfield MOVED to approve that at the time of application, homeowners with existing loans of less than five years would have 18-months added to their loan for every \$10,000 awarded. The motion was SECONDED by Commissioner Garris and APPROVED BY UNANIMOUS VOICE VOTE.**

#### **7. Items by City Staff**

Ms. Perkins Introduced Alexis Ridgell, a student with Flagler College who will be interning in the CRA Program.

#### **8. Items by Chair and Board Members**

Nancy Sikes-Kline, Chairwoman asked for an update on the kayak launch.

Ms. Perkins noted that staff was still working with a contractor and the LCRA Steering Committee on the Master Plan which included the kayak launch.

#### **9. Adjournment**

There being no further business, the meeting was adjourned at 4:48 P.M.<sup>1</sup>

---

Nancy Sikes-Kline, CHAIRWOMAN

---

Darlene Galambos, CITY CLERK

---

<sup>1</sup> Transcribed by Colleen Kuhn

# City of St. Augustine

## Community Redevelopment Agency

LCRA Eddie Vickers Park and Dr. Robert B. Hayling Freedom Park  
Resident Input Survey

**Alexis Ridgell - CRA Coordinator Intern**

**Jaime D. Perkins, MPA, PMP- CRA Manager**

LCRA Steering Committee Meeting

April 17, 2023



**ST. AUGUSTINE**  
COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ST. AUGUSTINE, FLORIDA





Developing a masterplan to improve the recreational spaces located at Eddie Vickers Park and Dr. Robert B. Hayling Freedom Park.

Requested resident input regarding this opportunity.

20 Questions , ~10 minutes to complete

2 Part Survey

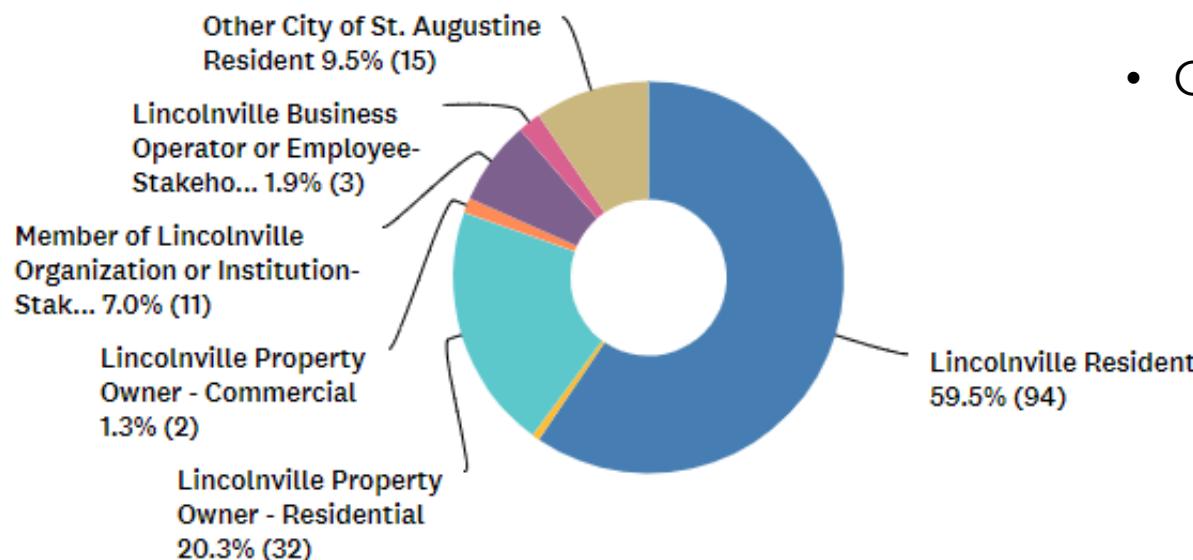
- Eddie Vickers Park current and proposed elements.
- Dr. Robert B. Hayling Freedom Park current and proposed elements.



**ST. AUGUSTINE**  
COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ST. AUGUSTINE, FLORIDA

# Q1: How would you describe yourself?

Answered: 158   Skipped: 0



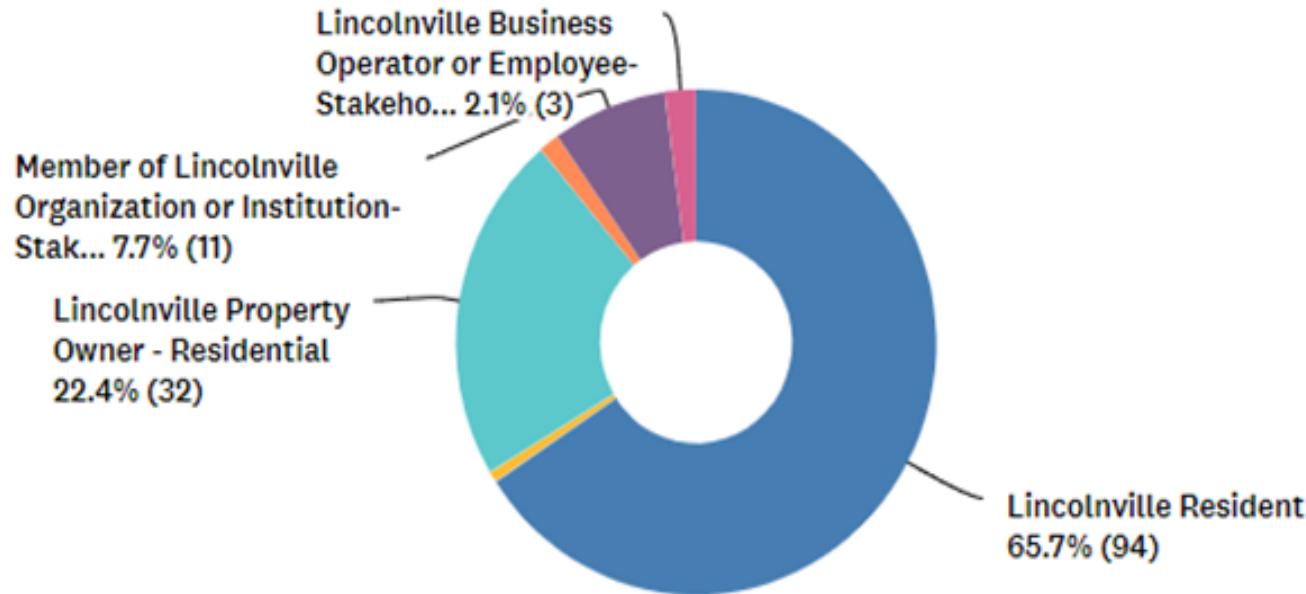
- Collected 158 total responses
  - 15 responses from "other" St. Augustine Residents
  - "None of the Above" responses were disqualified

# Q1: How would you describe yourself?

Answered: 143 Skipped: 0

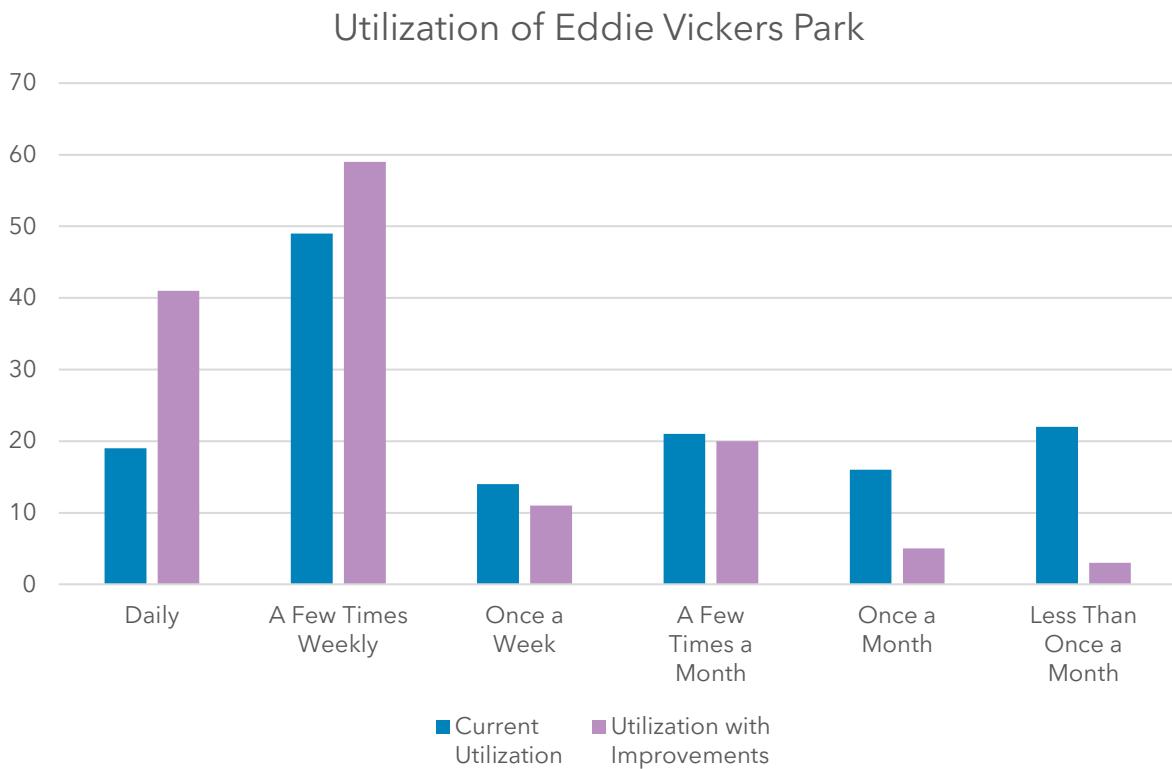
- 143 of 158 responses were Lincolnville Residents or Stakeholders.

ANSWER CHOICES	RESPONSES	%
None of the above	0	0.0%
Lincolnville Resident	94	65.7%
Lincolnville Business Owner	1	0.7%
Lincolnville Property Owner - Residential	32	22.4%
Lincolnville Property Owner - Commercial	2	1.4%
Member of Lincolnville Organization or Institution-Stakeholder	11	7.7%
Lincolnville Business Operator or Employee-Stakeholder	3	2.1%
Other City of St. Augustine Resident	0	0.0%
<b>TOTAL</b>	<b>143</b>	



# Q3: How often do you utilize Eddie Vickers Park?

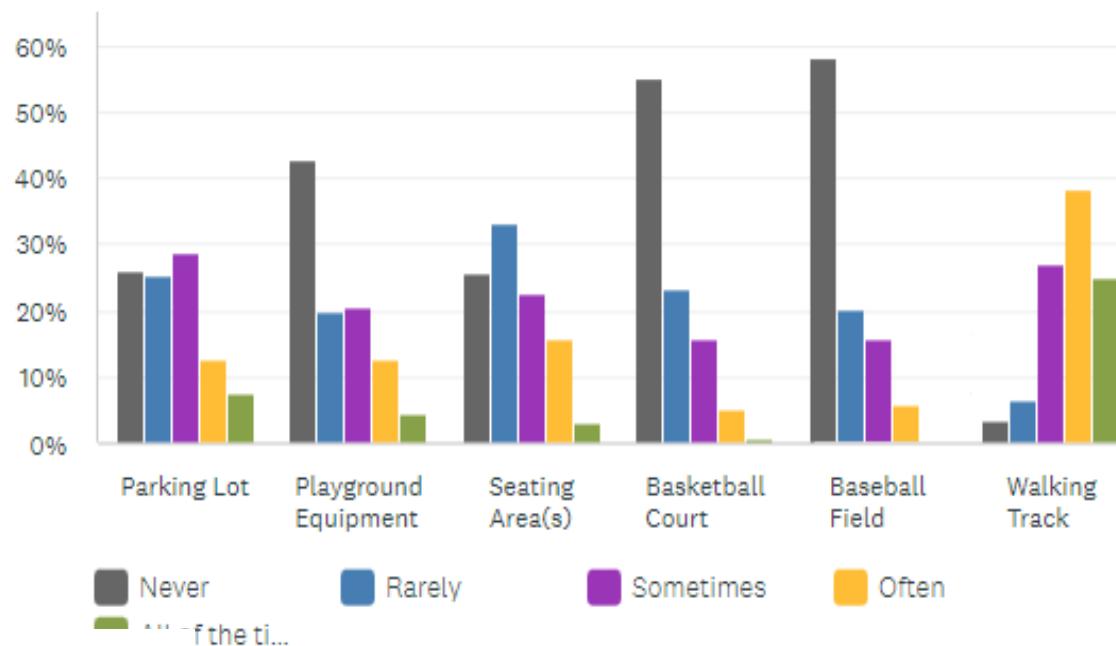
# Q4: If Eddie Vickers Park was improved, how often would you use the park?



- **13%** of responses reported they currently use the park daily.
- **30%** of responses reported that if the park was improved, they would utilize it daily.
- **15%** of responses reported they currently use the park less than once a month
- **2%** of responses reported that if the park was improved, they would utilize it less than once a month.

# Q5: How often do you or someone you know use the following park elements at Eddie Vickers Park?

Answered: 141 Skipped: 17

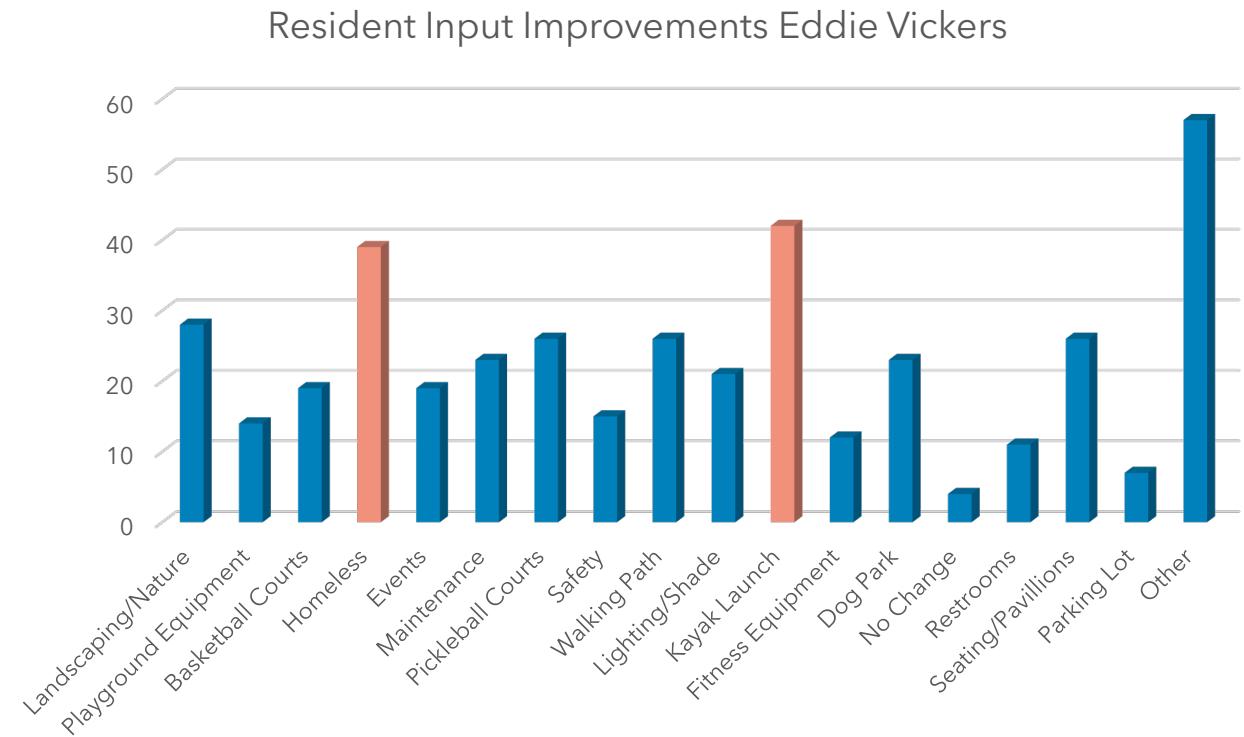


- Most respondents indicated they never use playground equipment, the basketball court, or baseball field.
- **38%** of responses claimed they use the walking track often. **25%** of responses claimed they use the walking track all of the time



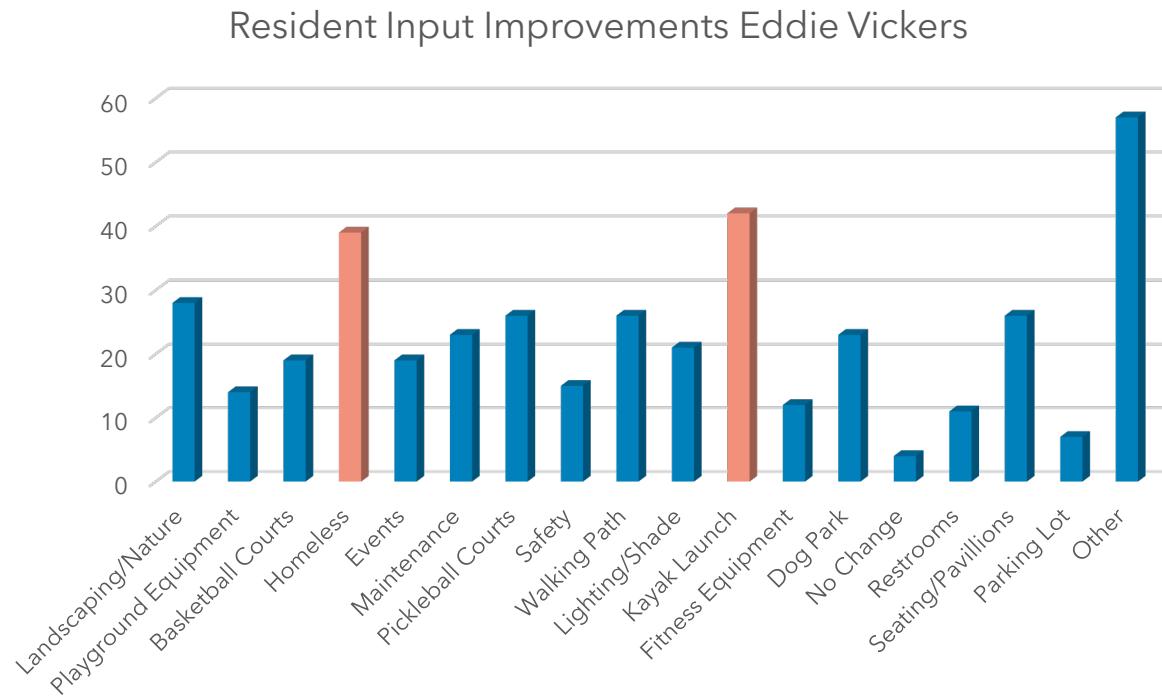
# Q6: Please list at least three improvements that would encourage you to utilize Eddie Vickers Park more often.

- Received 412 improvements from 126 respondents.
- Concerns about Homeless Population, Requesting Kayak Launch, Maintenance Seating, etc.



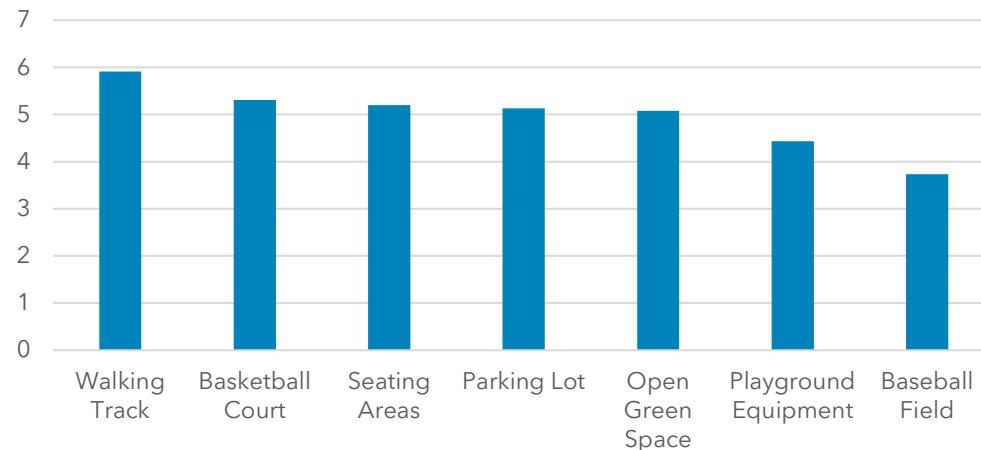
# Q6: Please list at least three improvements that would encourage you to utilize Eddie Vickers Park more often.

Key Word	Count	
<b>Landscaping/Nature</b>	28	any response containing the aesthetic of, gardens, trees, birds, etc. any response concerning improvements to or addition of playground equipment
<b>Playground Equipment</b>	14	
<b>Basketball Courts</b>	19	any response concerning improvement to basketball court any response concerning regulation and/or removal of
<b>Homeless</b>	39	homeless population from Eddie Vickers
<b>Events</b>	19	any response containing events, activities, farmers market, etc.
<b>Maintenance</b>	23	any response concerning cleanliness, updating, and future maintenance. any response concerning addition or pickleball courts and/or
<b>Pickleball Courts</b>	26	tennis courts
<b>Safety</b>	15	any responses concerning safety, security, regulations, and enforcement
<b>Walking Path</b>	26	any response concerning improvements or additions to walking path
<b>Lighting/Shade</b>	21	any response requesting shade or lighting improvements any responses concerning kayak launch, dock, or any other form of water access
<b>Kayak Launch</b>	42	
<b>Fitness Equipment</b>	12	any response requesting exercise equipment around park or trails
<b>Dog Park</b>	23	any response requesting a dog park
<b>No Change</b>	4	any response that does not want the park to be changed
<b>Restrooms</b>	11	any response concerning the availability or cleanliness of restrooms
<b>Seating/Pavillions</b>	26	any response requesting additional seating, pavillions, or picnic areas
<b>Parking Lot</b>	7	any response concerning parking lot improvements
<b>Other</b>	57	variety of responses that are uncontrollable by the LCRA or not enough similar responses to categorize. i.e Pool.



# Q7: Which existing elements of Eddie Vickers Park need to be improved the most?

- **24%** of responses indicated that the basketball court needed to be improved the most.



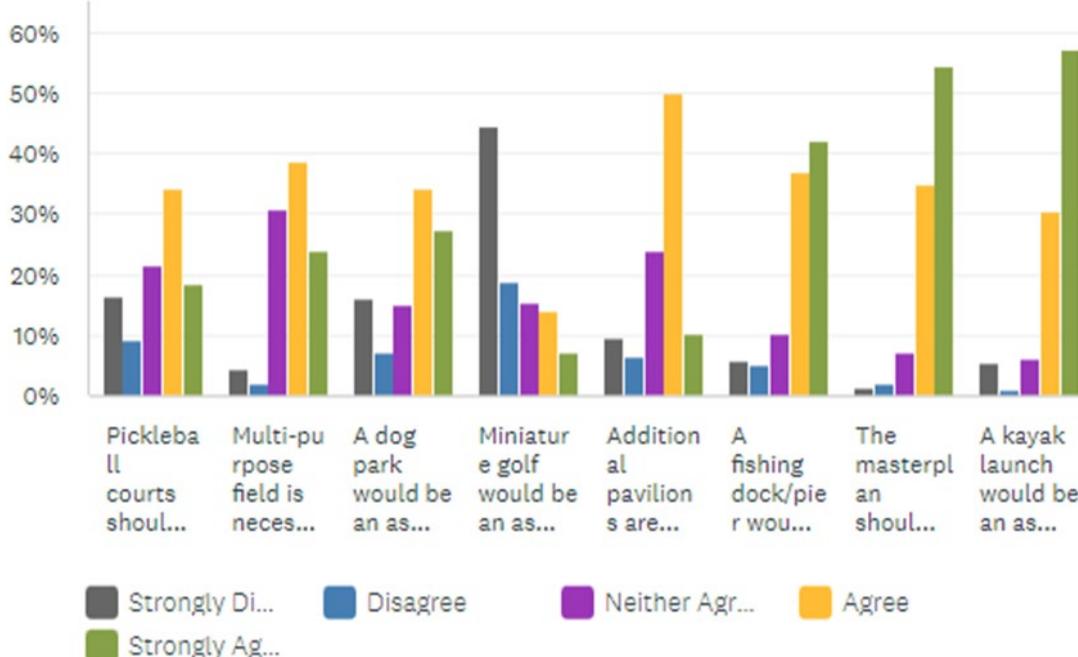
	1	2	3	4	5	6	7	8	TOTAL	SCORE
Walking Track	19.38% 25	21.71% 28	21.71% 28	17.83% 23	10.85% 14	4.65% 6	3.10% 4	0.78% 1	129	5.91
Basketball Court	23.66% 31	13.74% 18	12.98% 17	10.69% 14	8.40% 11	19.08% 25	11.45% 15	0.00% 0	131	5.31
Seating Area(s)	9.16% 12	16.03% 21	24.43% 32	18.32% 24	9.92% 13	12.98% 17	8.40% 11	0.76% 1	131	5.20
Parking Lot	17.19% 22	14.84% 19	14.84% 19	11.72% 15	17.19% 22	10.94% 14	9.38% 12	3.91% 5	128	5.13
Open Green Space	19.08% 25	16.79% 22	11.45% 15	12.21% 16	8.40% 11	9.92% 13	22.14% 29	0.00% 0	131	5.08
Playground Equipment	12.31% 16	7.69% 10	9.23% 12	14.62% 19	17.69% 23	16.15% 21	20.77% 27	1.54% 2	130	4.43
Baseball Field	0.78% 1	6.25% 8	5.47% 7	14.84% 19	24.22% 31	23.44% 30	23.44% 30	1.56% 2	128	3.73

# Eddie Vickers Park Proposed Concept



**ST. AUGUSTINE**  
COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ST. AUGUSTINE, FLORIDA

# Q8: For Eddie Vickers Park, please select the statement that best describes your thoughts on the proposed elements.



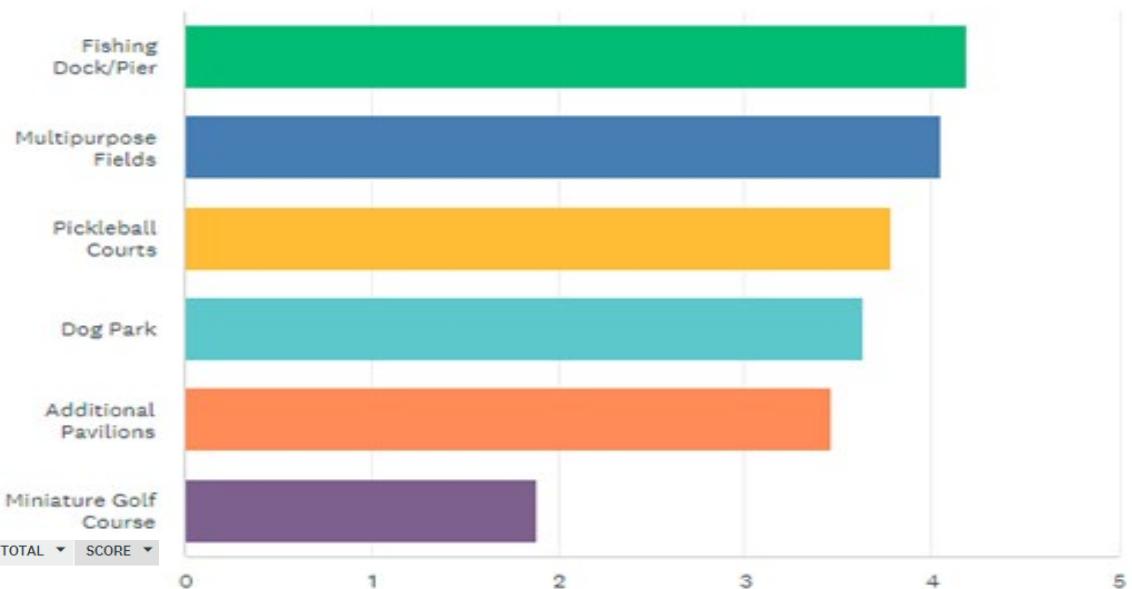
	STRONGLY DISAGREE	DISAGREE	NEITHER AGREE OR DISAGREE	AGREE	STRONGLY AGREE	TOTAL
▼ Pickleball courts should be installed	16.43% 23	9.29% 13	21.43% 30	34.29% 48	18.57% 26	140
▼ Multi-purpose field is necessary	4.38% 6	2.19% 3	30.66% 42	38.69% 53	24.09% 33	137
▼ A dog park would be an asset to the park	15.94% 22	7.25% 10	15.22% 21	34.06% 47	27.54% 38	138
▼ Miniature golf would be an asset to the park	44.53% 61	18.98% 26	15.33% 21	13.87% 19	7.30% 10	137
▼ Additional pavilions are necessary	9.42% 13	6.52% 9	23.91% 33	50.00% 69	10.14% 14	138
▼ A fishing dock/pier would be an asset to the park	5.80% 8	5.07% 7	10.14% 14	36.96% 51	42.03% 58	138
▼ The masterplan should introduce a tree canopy to introduce shade	1.43% 2	2.14% 3	7.14% 10	35.00% 49	54.29% 76	140
▼ A kayak launch would be an asset to the park	5.36% 6	0.89% 1	6.25% 7	30.36% 34	57.14% 64	112

- **54%** of respondents **strongly agree** the masterplan should include a **tree canopy**
- **57%** of respondents **strongly agree** a **kayak launch** would be an asset to the park.
- **45%** of respondents **strongly disagree** **mini golf** would be an asset to the park

# Q9: Rate the priority of implementing the proposed elements for Eddie Vickers Park.

Answered: 134 Skipped: 24

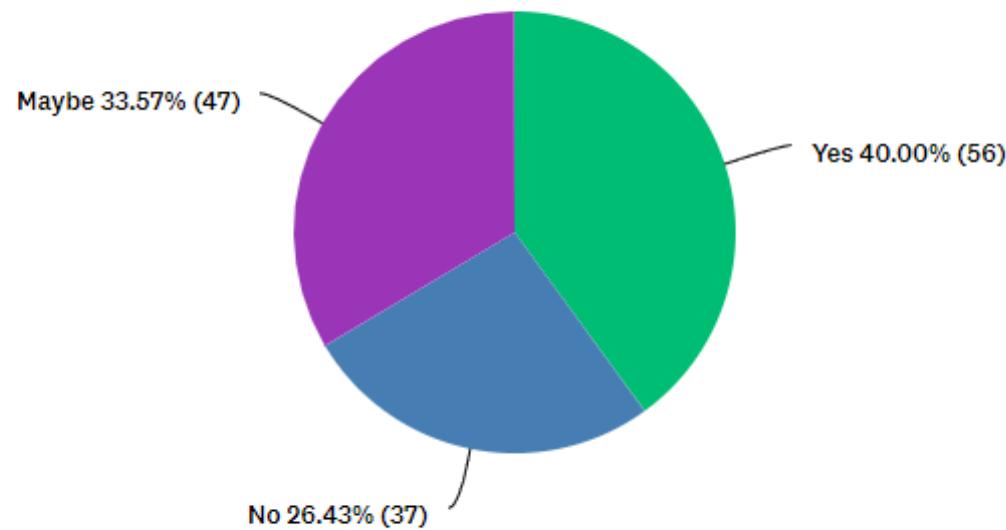
- Ranked by weighted average of all responses.
- 27% of responses ranked a **Fishing Dock/Pier** as **top priority**.**
- 57% of responses ranked a **Miniature Golf Course** as **lowest priority**.**



	1	2	3	4	5	6	TOTAL	SCORE
Fishing Dock/Pier	27.07% 36	24.06% 32	17.29% 23	11.28% 15	12.78% 17	7.52% 10	133	4.19
Multipurpose Fields	9.30% 12	32.56% 42	26.36% 34	20.93% 27	7.75% 10	3.10% 4	129	4.05
Pickleball Courts	29.01% 38	9.92% 13	14.50% 19	13.74% 18	22.14% 29	10.69% 14	131	3.78
Dog Park	21.71% 28	13.18% 17	18.60% 24	17.05% 22	13.18% 17	16.28% 21	129	3.64
Additional Pavilions	12.12% 16	15.91% 21	15.91% 21	24.24% 32	25.76% 34	6.06% 8	132	3.46
Miniature Golf Course	1.54% 2	3.85% 5	7.69% 10	13.08% 17	16.92% 22	56.92% 74	130	1.89



# Q10: Would you like to see the addition of a cover on the basketball courts at Eddie Vickers Park?



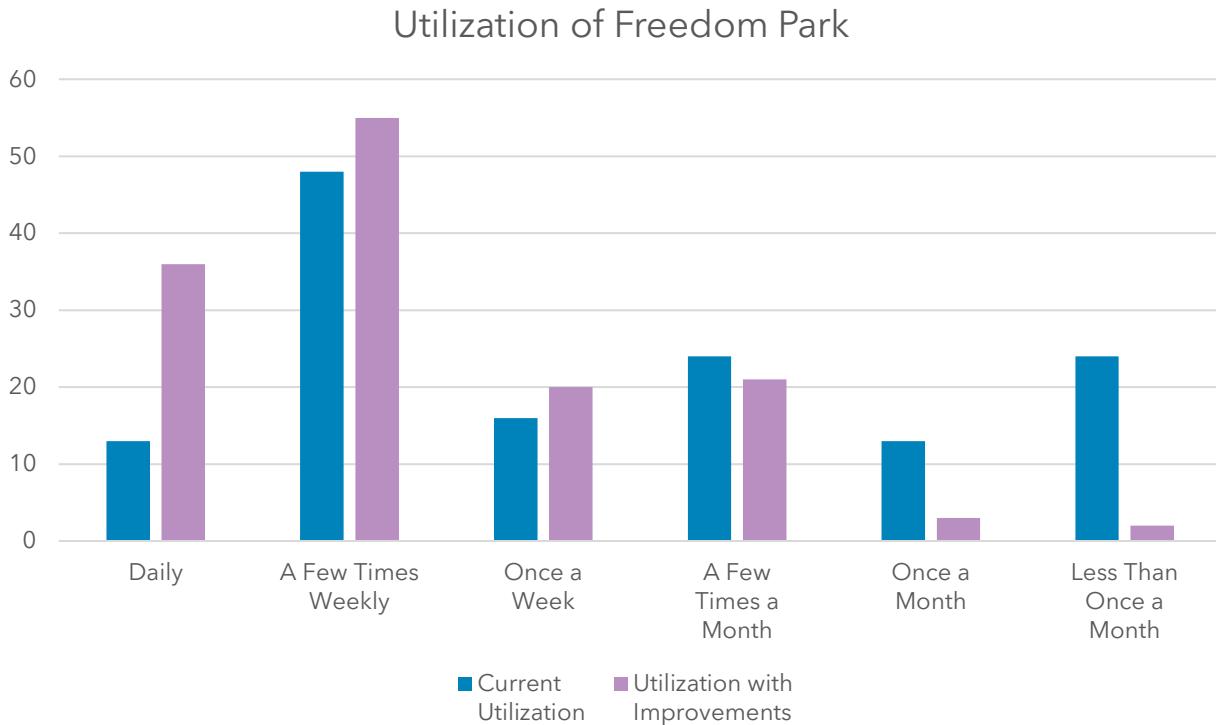
- **Promote safety during unsafe weather conditions as well as prevent rain delays for users.**
- **Protection from environmental hazards and can increase the life span/cycle of the court.**



**ST. AUGUSTINE**  
COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ST. AUGUSTINE, FLORIDA

Q11: How often do you utilize Dr. Robert B. Hayling Freedom Park?

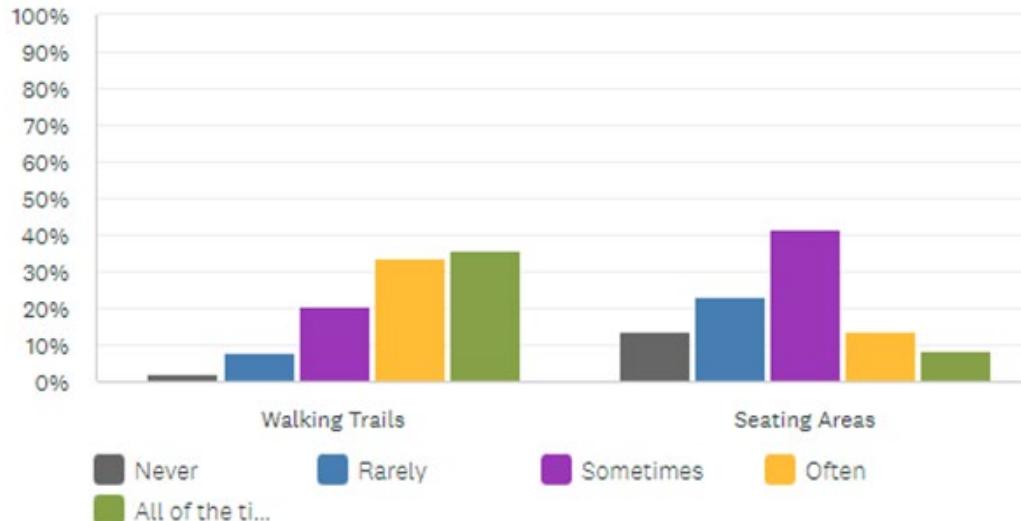
Q12: If Dr. Robert B. Hayling Freedom Park was improved, how often would you use the park?



- **9%** of responses reported they currently use the park daily.
- **26%** of responses reported that if the park was improved, they would utilize it daily.
- **17%** of responses reported they currently use the park less than once a month
- **1%** of responses reported that if the park was improved, they would utilize it daily.

# Q13: How often do you or someone you know utilize the following elements of Dr. Robert B. Hayling Freedom Park?

Answered: 137 Skipped: 21



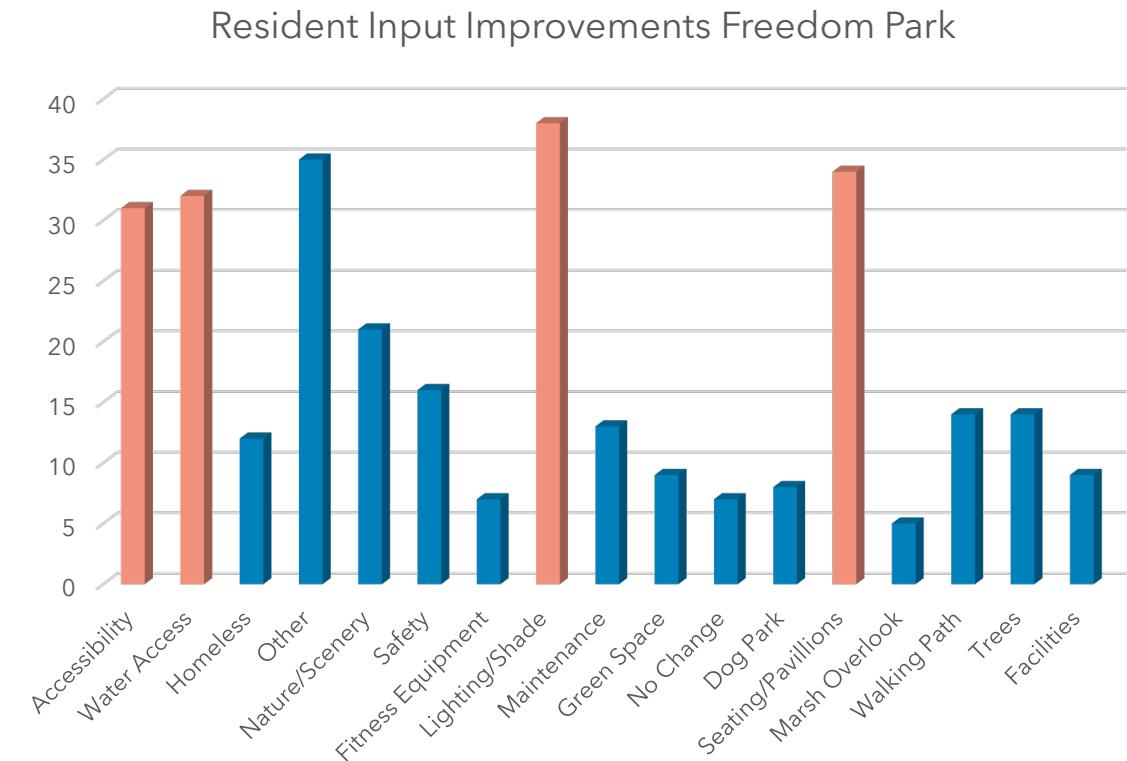
- Other Comments:
  - The Chimes
  - Biking
  - Bird Watching

	NEVER	RARELY	SOMETIMES	OFTEN	ALL OF THE TIME	TOTAL	WEIGHTED AVERAGE
Walking Trails	2.19% 3	8.03% 11	20.44% 28	33.58% 46	35.77% 49	137	3.93
Seating Areas	13.53% 18	23.31% 31	41.35% 55	13.53% 18	8.27% 11	133	2.80

Comments (12)

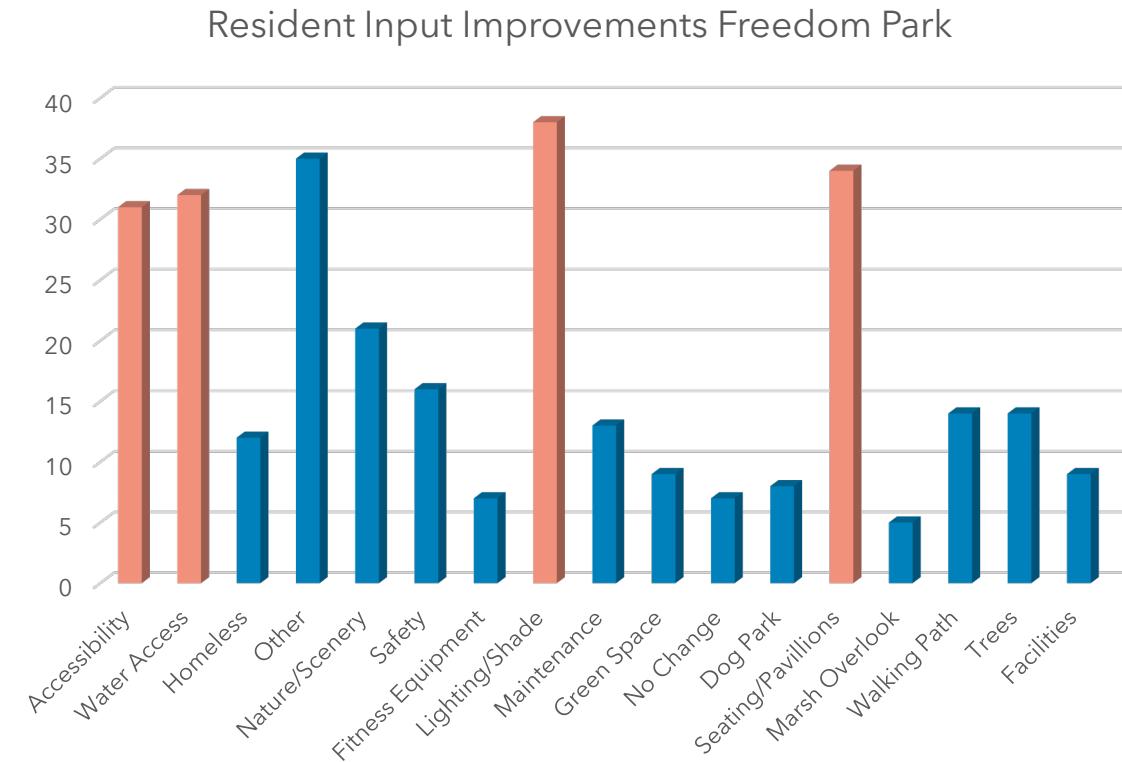
# Q14: Please list at least three improvements that would encourage you to utilize Robert B. Hayling Freedom Park more often.

- Received 306 improvements from 108 respondents.
- Concerns of Accessibility, Requesting Seating, Water Access and Lighting/Shade.



# Q14: Please list at least three improvements that would encourage you to utilize Robert B. Hayling Freedom Park more often.

Key Word	Count	
Accessibility	31	Any response concerned with parking, handicap accessible, connection to Vickers, bicycle racks, etc.
Water Access	32	Any response requesting a kayak launch, pier, fishing, or any other form of water access.
Homeless	12	Any response concerning regulation and/or removal of homeless population from Freedom Park. A variety of responses that are uncontrollable by the LCRA or not enough similar responses to categorize. I.e Pool.
Other	35	
Nature/Scenery	21	Any response concerned with scenery, bird-watching, and plants.
Safety	16	Any responses concerning safety, security, regulations, and enforcement
Fitness Equipment	7	Any response requesting exercise equipment around park or trails.
Lighting/Shade	38	Any response requesting shade or lighting improvements
Maintenance	13	Any response concerning cleanliness, updating, and future maintenance.
Green Space	9	Any response requesting more green space.
No Change	7	Any response that does not want the park to be changed.
Dog Park	8	Any response requesting a dog park.
Seating/Pavilions	34	Any response requesting additional seating, pavilions, or picnic areas
Marsh Overlook	5	Any response requesting marsh overlook.
Walking Path	14	Any response concerning improvements or additions to walking path
Trees	14	Any response containing addition of trees.
Facilities	9	Any response requesting additional restrooms or water fountains.

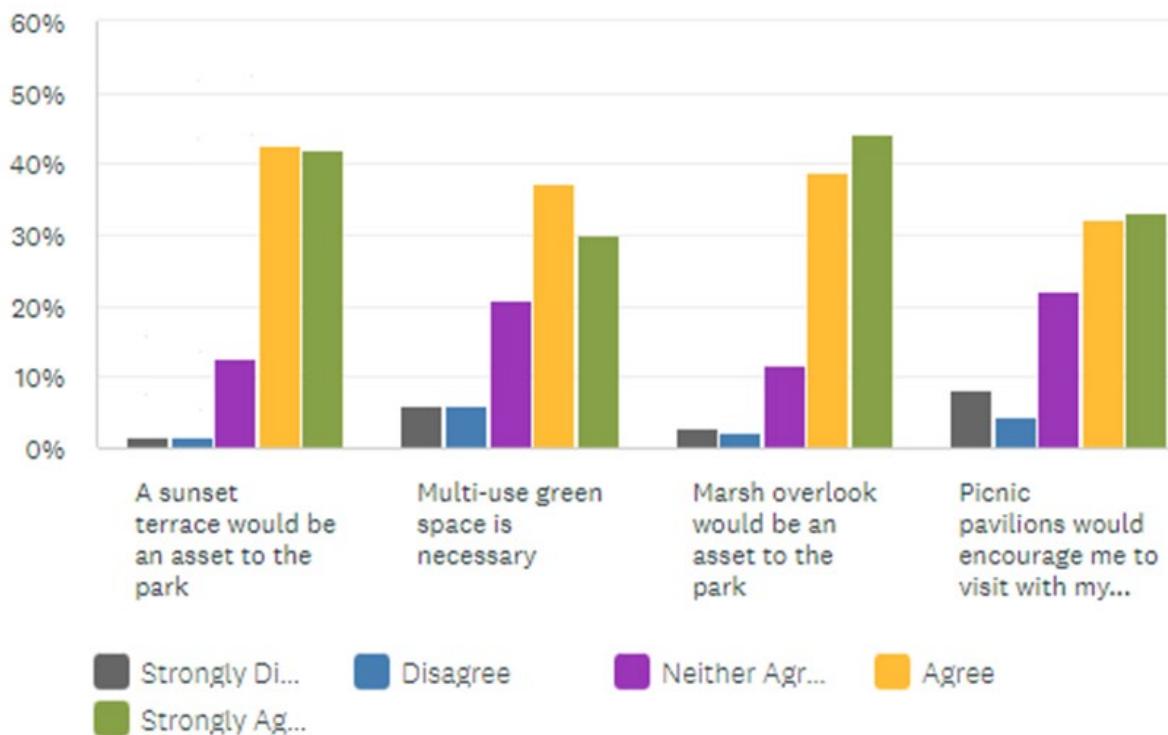


# Dr. Robert B. Hayling Freedom Park Proposed Concept



**ST. AUGUSTINE**  
COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ST. AUGUSTINE, FLORIDA

Q15: Based off the proposed concept for Dr. Robert B. Hayling Freedom Park, please select the statement that best describes your thoughts on the proposed elements.

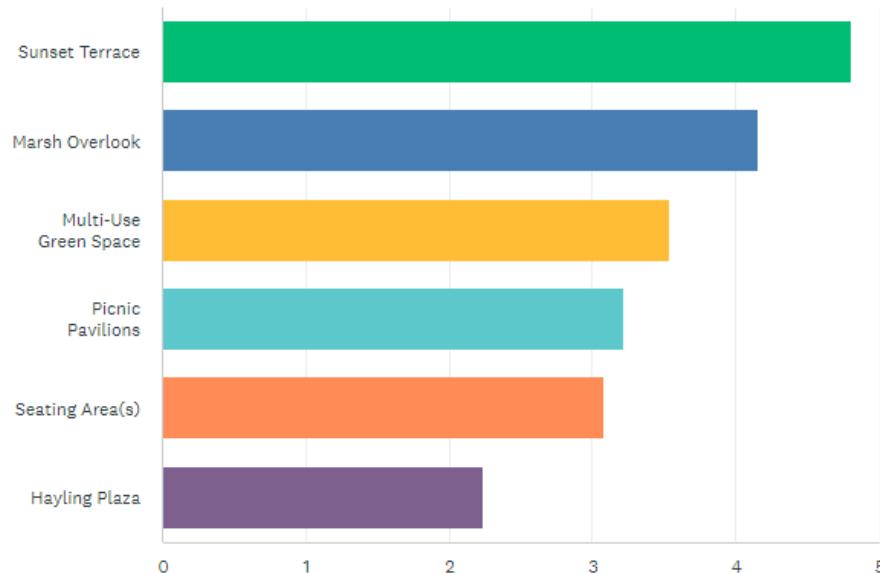


- **42%** of responses strongly agree a sunset terrace would be an asset.
- **44%** of responses strongly agree a marsh overlook would be an asset.



# Q16: Rate the priority of implementing the proposed elements for Robert B. Hayling Freedom Park.

Answered: 125 Skipped: 33



- **40%** of respondents ranked a sunset terrace as a top priority.
- **50%** of respondent ranked Hayling Plaza as the lowest priority.

	1	2	3	4	5	6	TOTAL	SCORE
Sunset Terrace	40.32% 50	26.61% 33	14.52% 18	13.71% 17	1.61% 2	3.23% 4	124	4.81
Marsh Overlook	20.49% 25	28.69% 35	20.49% 25	13.93% 17	9.84% 12	6.56% 8	122	4.16
Multi-Use Green Space	14.63% 18	15.45% 19	23.58% 29	17.07% 21	14.63% 18	14.63% 18	123	3.54
Picnic Pavilions	8.20% 10	13.93% 17	15.57% 19	26.23% 32	26.23% 32	9.84% 12	122	3.22
Seating Area(s)	12.30% 15	9.02% 11	14.75% 18	18.03% 22	30.33% 37	15.57% 19	122	3.08
Hayling Plaza	5.69% 7	6.50% 8	10.57% 13	10.57% 13	16.26% 20	50.41% 62	123	2.24





**ST. AUGUSTINE**  
COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ST. AUGUSTINE, FLORIDA

LCRA Steering Committee Meeting 4-17-23



**ST. AUGUSTINE**  
COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ST. AUGUSTINE, FLORIDA

04.10.2023 v2

## **EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK | MASTER PLAN** **Illustrative Master Plan (Task 2.1C.7)**

City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0



**ST. AUGUSTINE**  
COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ST. AUGUSTINE, FLORIDA

# January Preferred Concept



EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK

## MASTER PLANNING Initial Concept Eddie Vickers Park

City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0

01.17.2023





EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK

## MASTER PLANNING Initial Concept A Dr. Robert B Hayling Freedom Park

01.17.2023

City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0

*Celebrating Our Story + Looking Ahead*



**ST. AUGUSTINE**  
COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ST. AUGUSTINE, FLORIDA



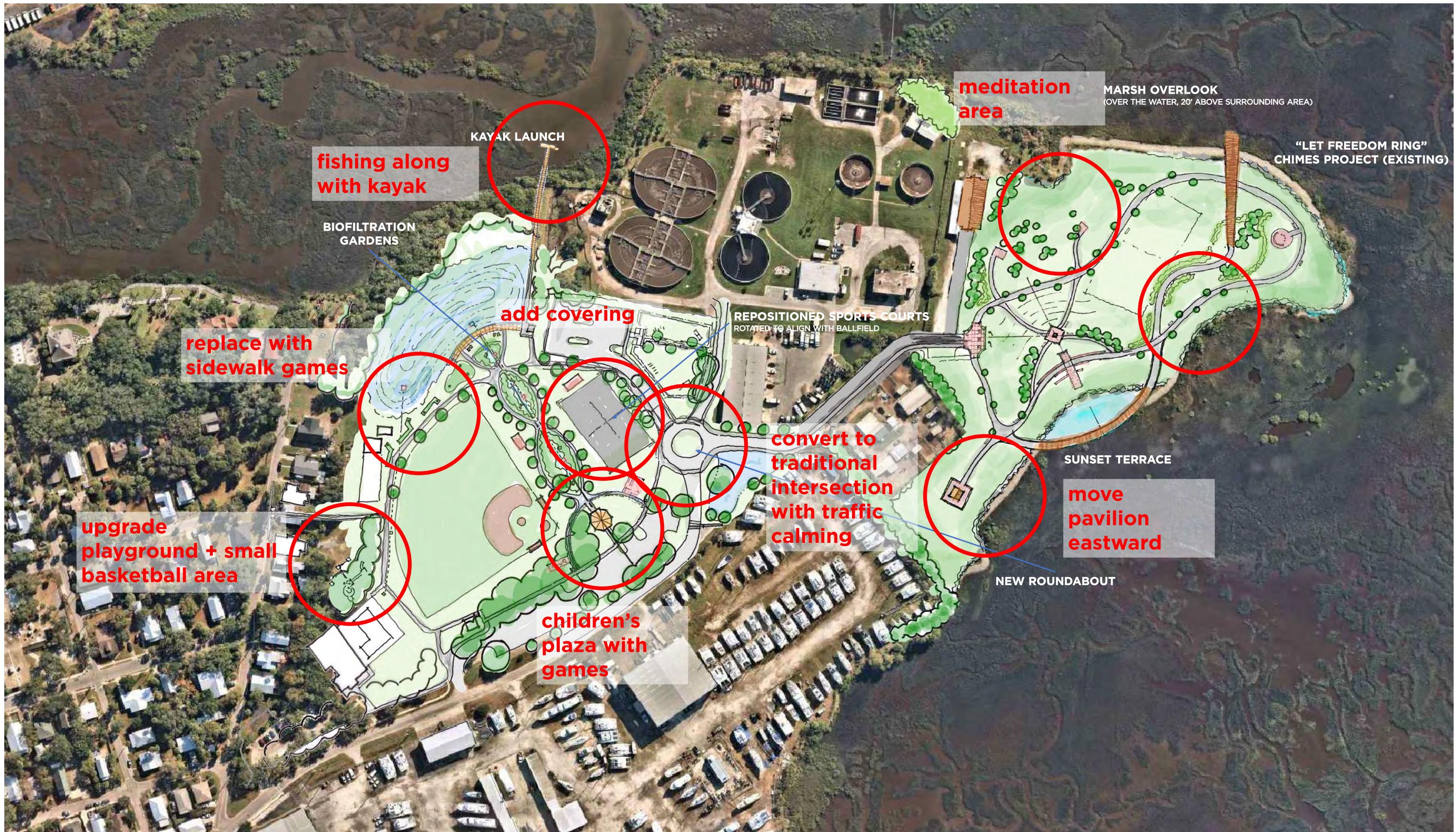
EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK

## MASTER PLANNING Illustrative Master Plan

City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0

01.17.2023

*Celebrating Our Story + Looking Ahead*



**ST. AUGUSTINE**  
COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ST. AUGUSTINE, FLORIDA

EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK

## MASTER PLANNING Public Feedback Overview on Concepts

City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0

04.03.2023

*Celebrating Our Story + Looking Ahead*



**ST. AUGUSTINE**  
COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ST. AUGUSTINE, FLORIDA

# Schematic Design



**EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK**  
**MASTER PLANNING Schematic Overview**

City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0

04.10.2023

*Celebrating Our Story + Looking Ahead*



**Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING

[www.halback.com](http://www.halback.com) | Florida Qualifier LA6667110



**Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING



EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK

## MASTER PLANNING Eddie Vickers Park Schematic Plan

City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0

04.10.2023

*Celebrating Our Story + Looking Ahead*



**Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING  
[www.halback.com](http://www.halback.com) | Florida Qualifier LA6667110



**Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING



EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK

## MASTER PLANNING Eddie Vickers Park Bird's Eye Overview

04.10.2023

City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0

*Celebrating Our Story + Looking Ahead*



 **Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING

 0' 50' 100' 200'  
**Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING  
[www.halback.com](http://www.halback.com) | Florida Qualifier LA6667110



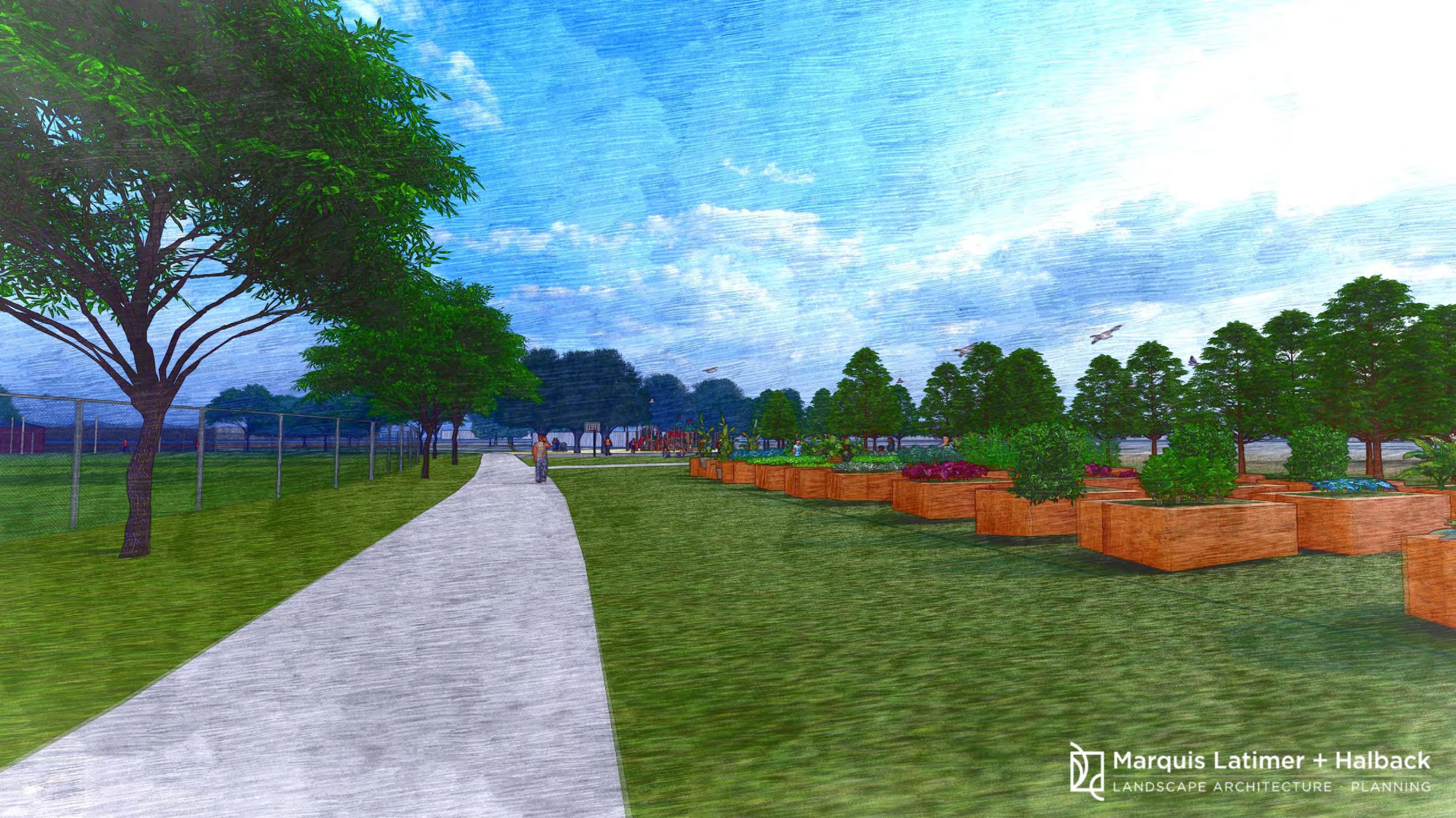
EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK

## MASTER PLANNING Eddie Vickers Park Reunion Plaza

City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0

04.10.2023

*Celebrating Our Story + Looking Ahead*



 **Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING

EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK

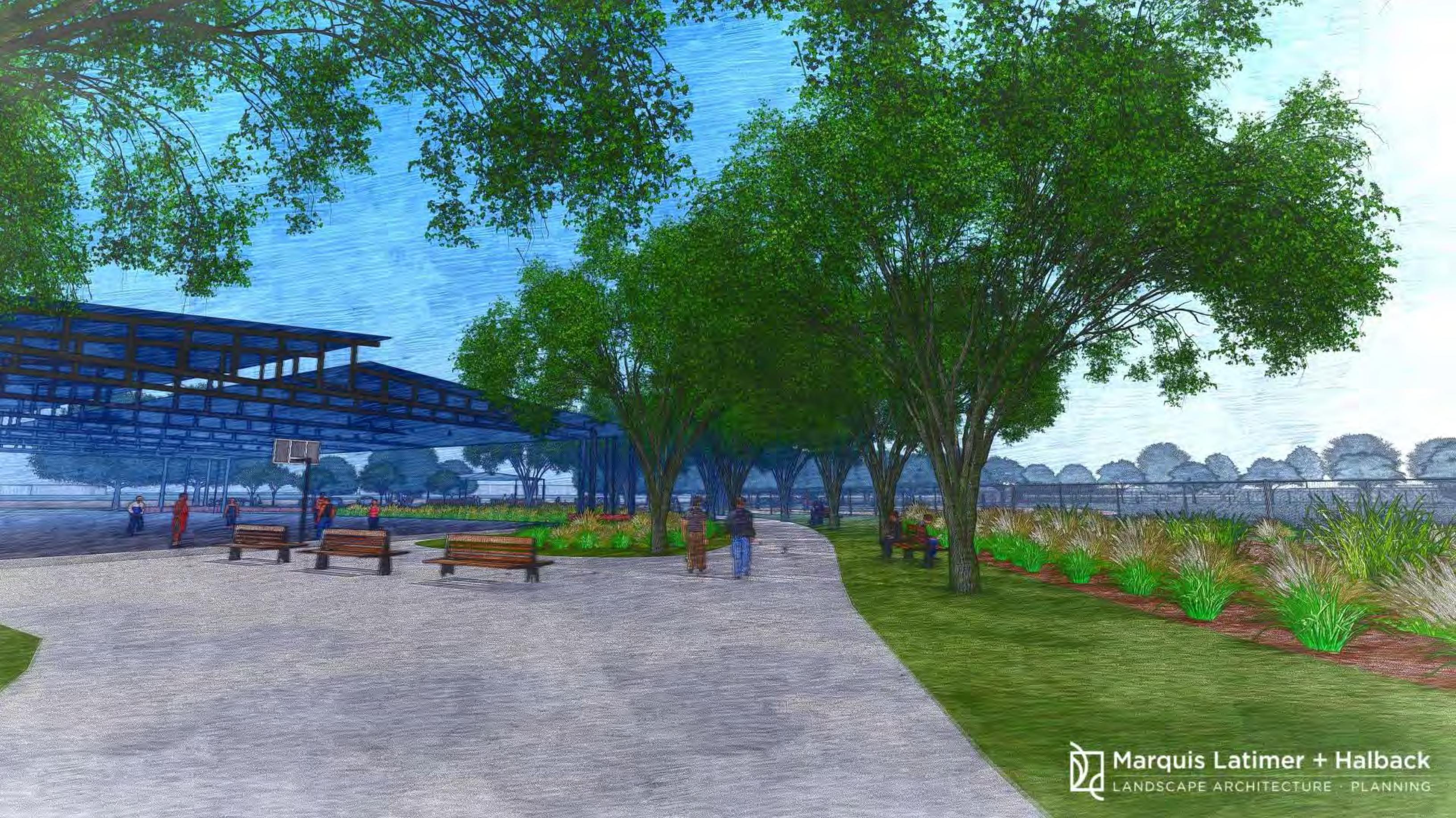
## MASTER PLANNING Eddie Vickers Park View to Tot Area

04.10.2023

City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0

*Celebrating Our Story + Looking Ahead*

  
 **Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING  
[www.halback.com](http://www.halback.com) | Florida Qualifier LA6667110



 **Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING

EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK

## **MASTER PLANNING** Eddie Vickers Park **Covered Sports Court**

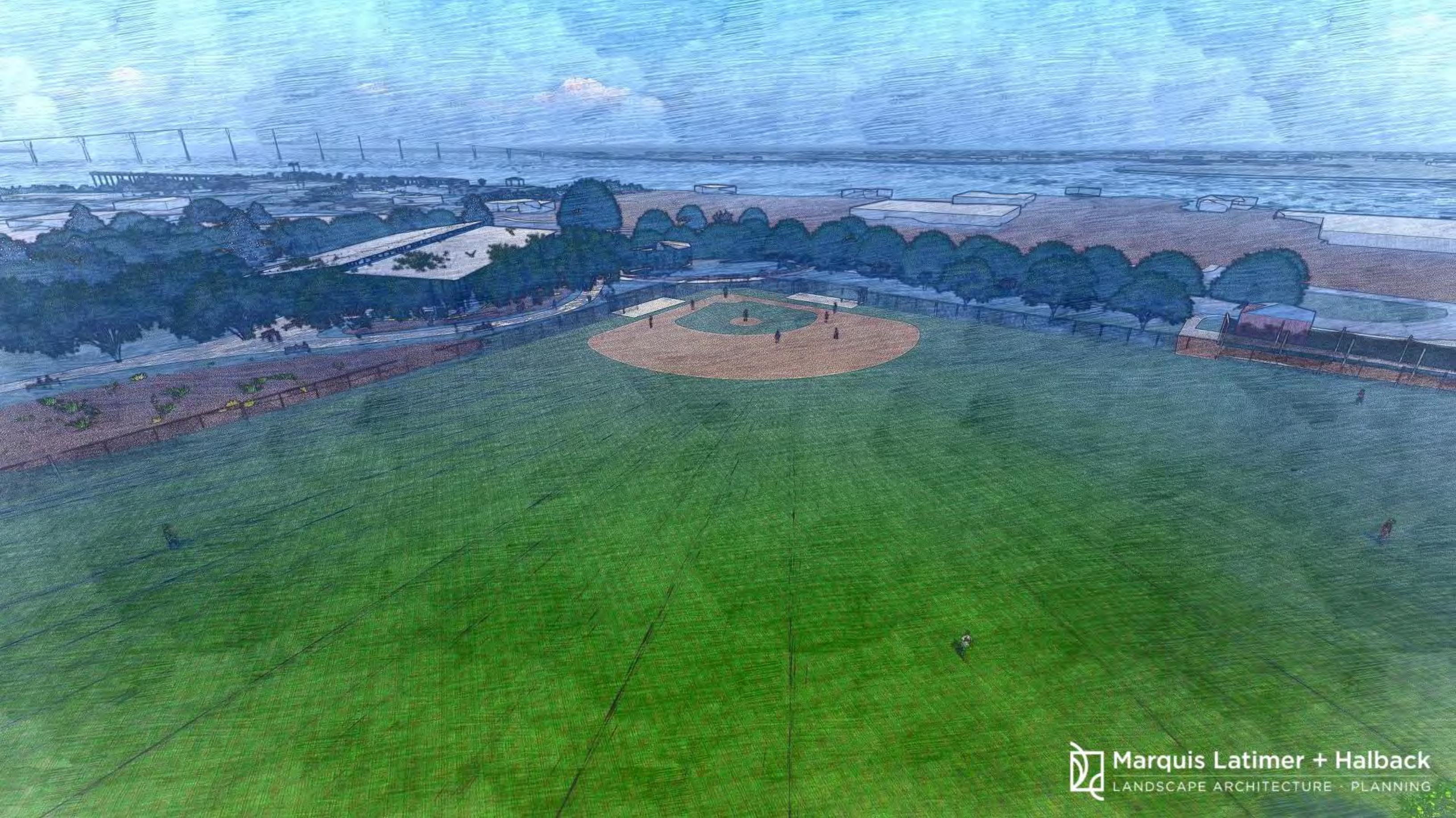
04.10.2023

City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0

*Celebrating Our Story + Looking Ahead*

 **Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING  
www.halback.com | Florida Qualifier LA6667110





 **Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING

EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK

## **MASTER PLANNING** Eddie Vickers Park New Batting Cages

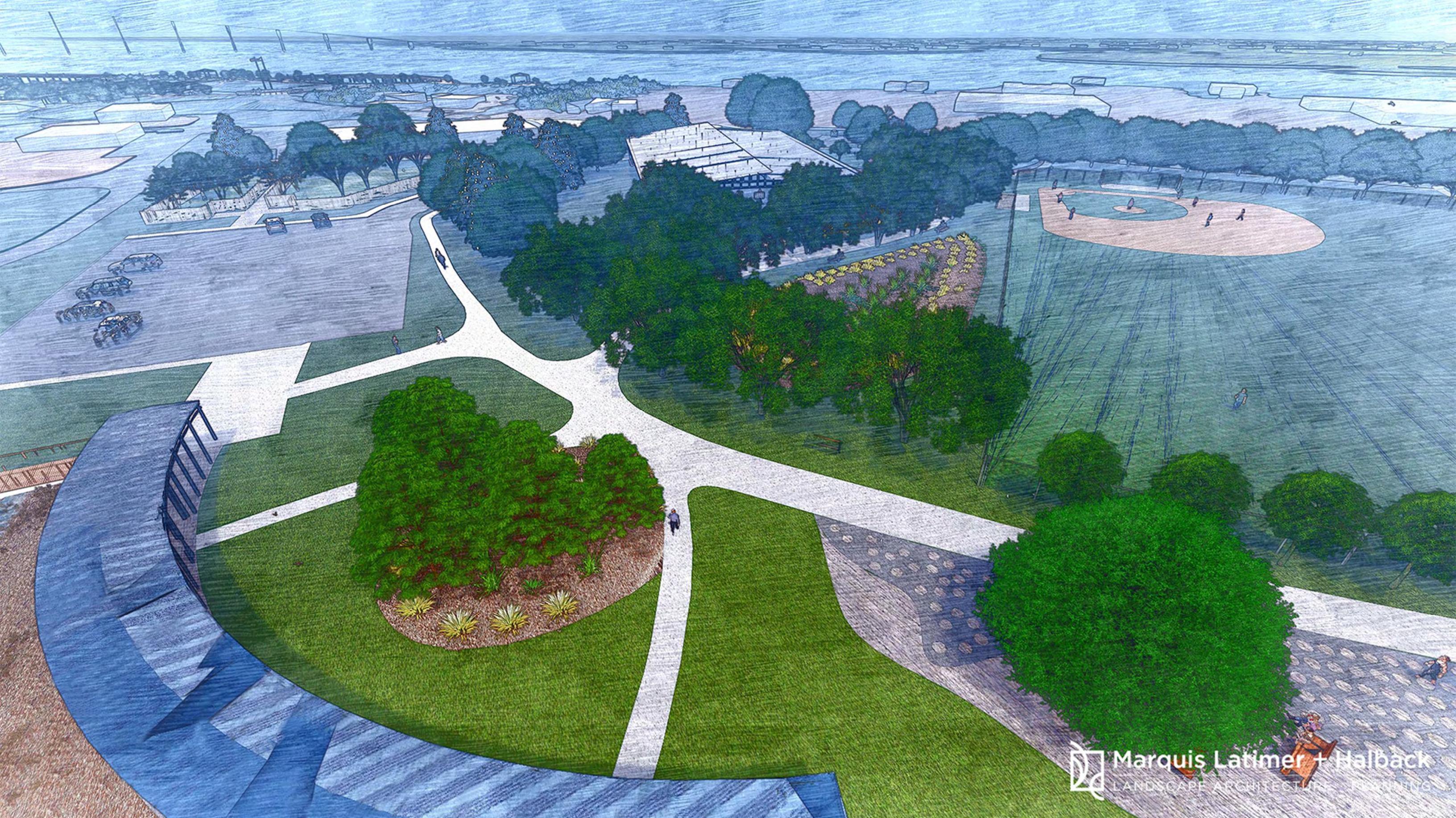
04.10.2023

City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0

*Celebrating Our Story + Looking Ahead*

 **Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING  
www.halback.com | Florida Qualifier LA6667110





 **Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING

  
 **Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING  
[www.halback.com](http://www.halback.com) | Florida Qualifier LA6667110

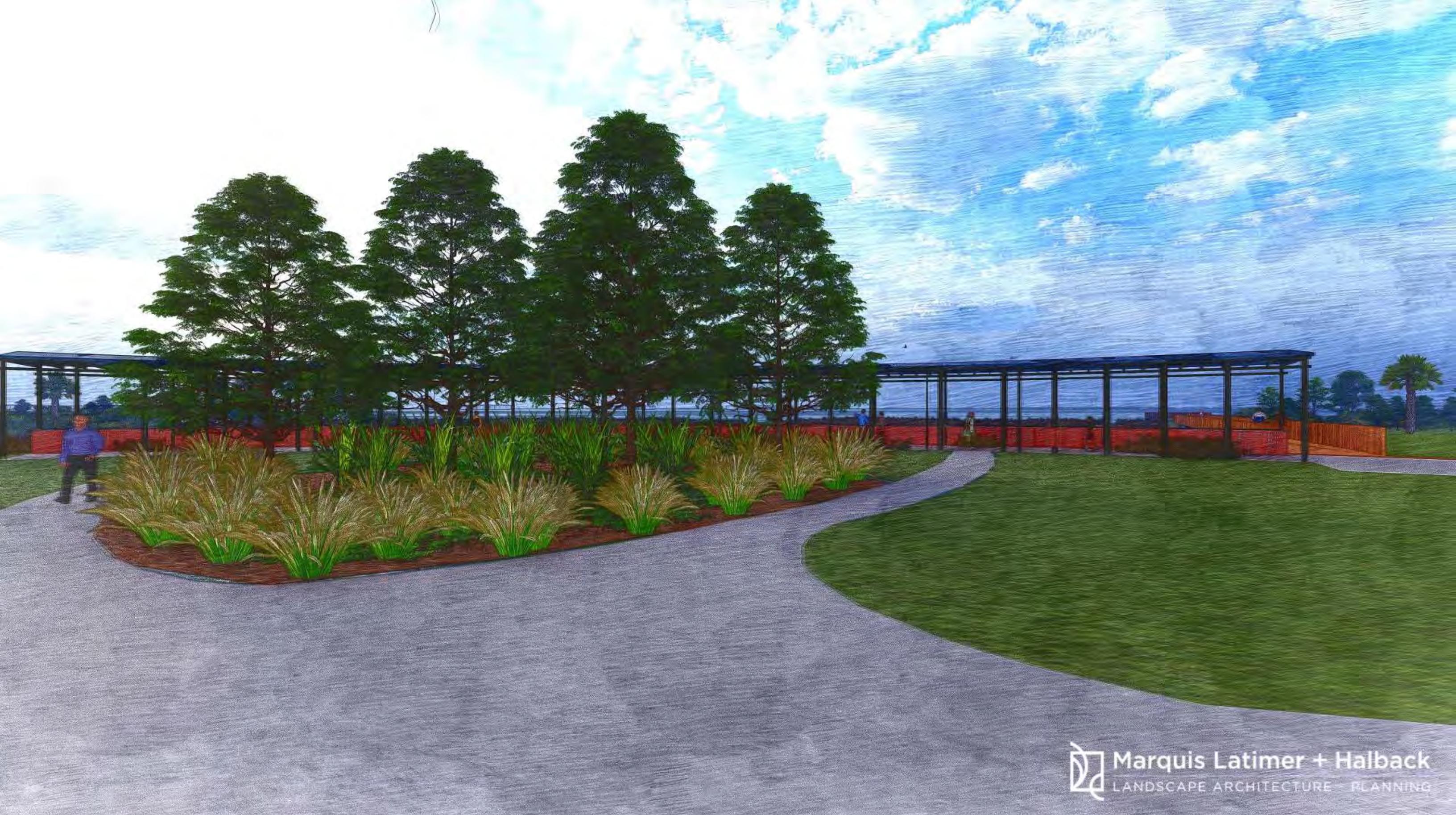
EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK

## MASTER PLANNING Eddie Vickers Park Biofiltration Gardens

04.10.2023

City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0

*Celebrating Our Story + Looking Ahead*



 Marquis Latimer + Halback  
LANDSCAPE ARCHITECTURE · PLANNING



EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK

## MASTER PLANNING Eddie Vickers Park Biofiltration Garden + Kayak

04.10.2023

City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0

*Celebrating Our Story + Looking Ahead*

 Marquis Latimer + Halback  
LANDSCAPE ARCHITECTURE · PLANNING  
www.halback.com | Florida Qualifier LA6667110



EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK

## MASTER PLANNING Dr. Robert B Hayling Freedom Park Plan

04.10.2023

City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0

*Celebrating Our Story + Looking Ahead*



 **Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING

EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK

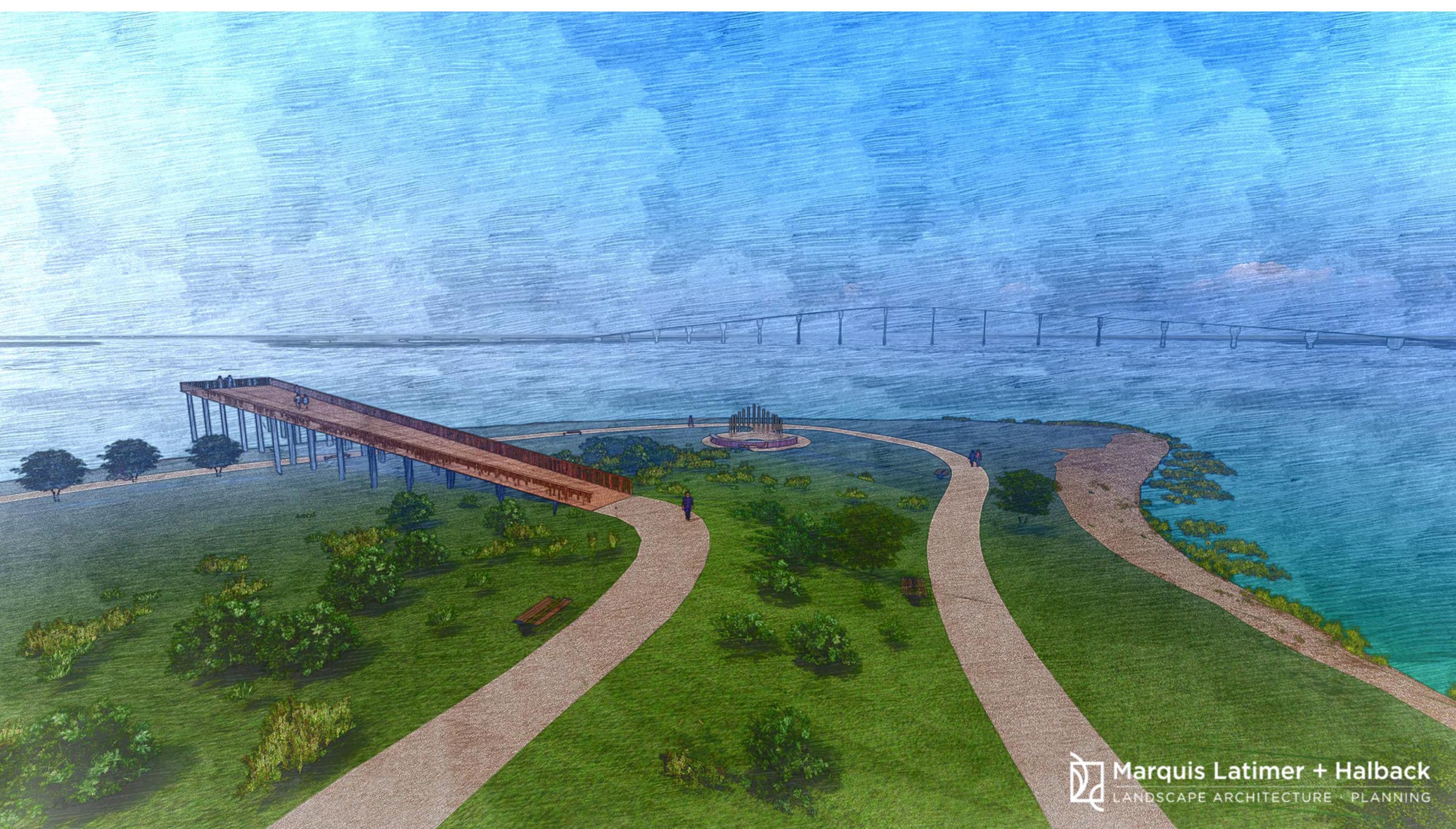
## MASTER PLANNING **Hayling Freedom Park Bird's Eye Overview**

04.10.2023

City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0

*Celebrating Our Story + Looking Ahead*

 0' 50' 100' 200'  
LANDSCAPE ARCHITECTURE · PLANNING  
[www.halback.com](http://www.halback.com) | Florida Qualifier LA6667110



 **Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING

 0' 50' 100' 200'  
**Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING  
[www.halback.com](http://www.halback.com) | Florida Qualifier LA6667110

EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK

## **MASTER PLANNING** Hayling Freedom Park **Marsh Overlook**

04.10.2023

*Celebrating Our Story + Looking Ahead*

City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0





 **Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING



EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK

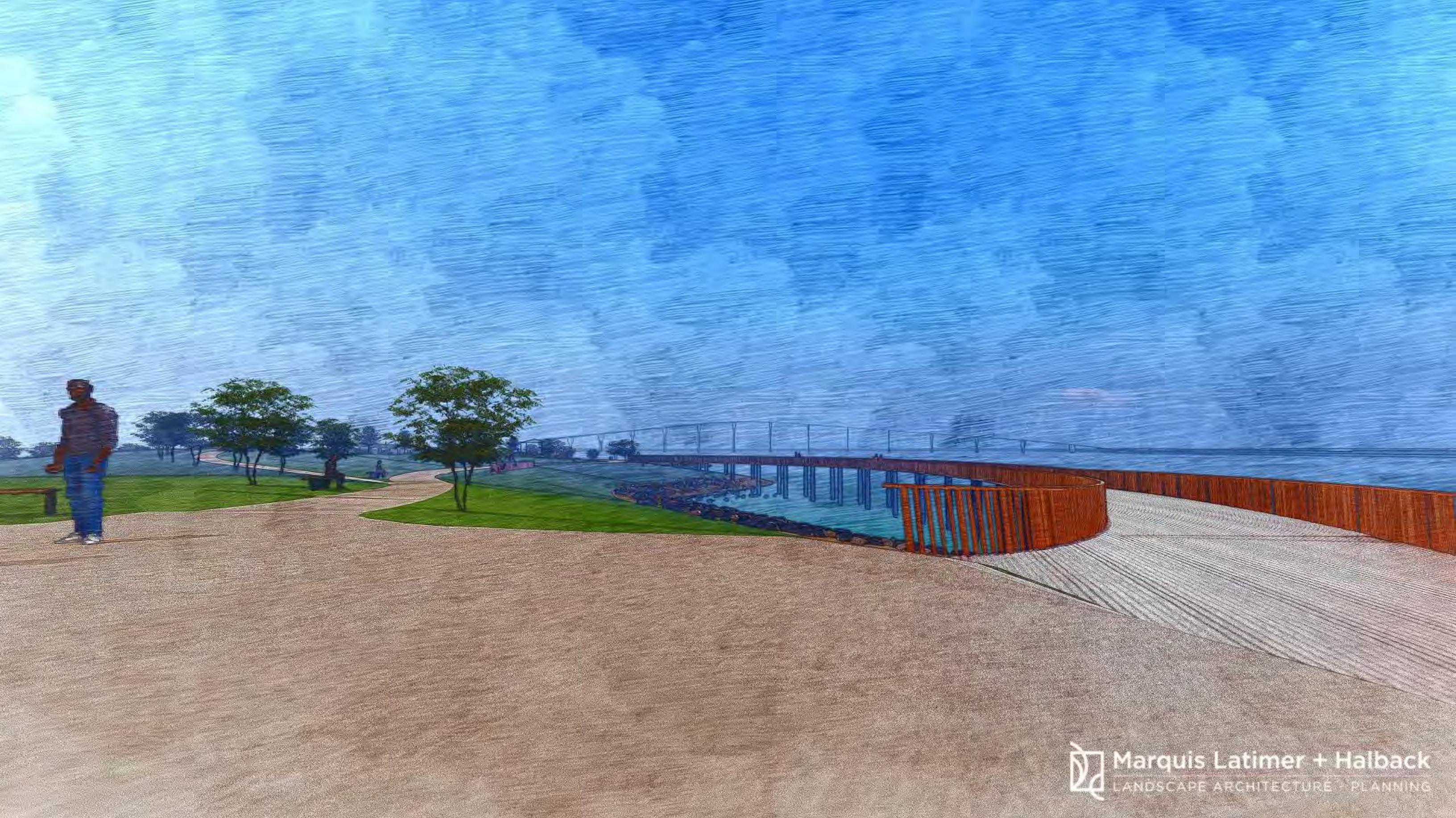
## MASTER PLANNING Hayling Freedom Park **Gathering Plaza**

04.10.2023

City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0

*Celebrating Our Story + Looking Ahead*





 **Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING



EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK

## MASTER PLANNING Hayling Freedom Park Sunset Terrace

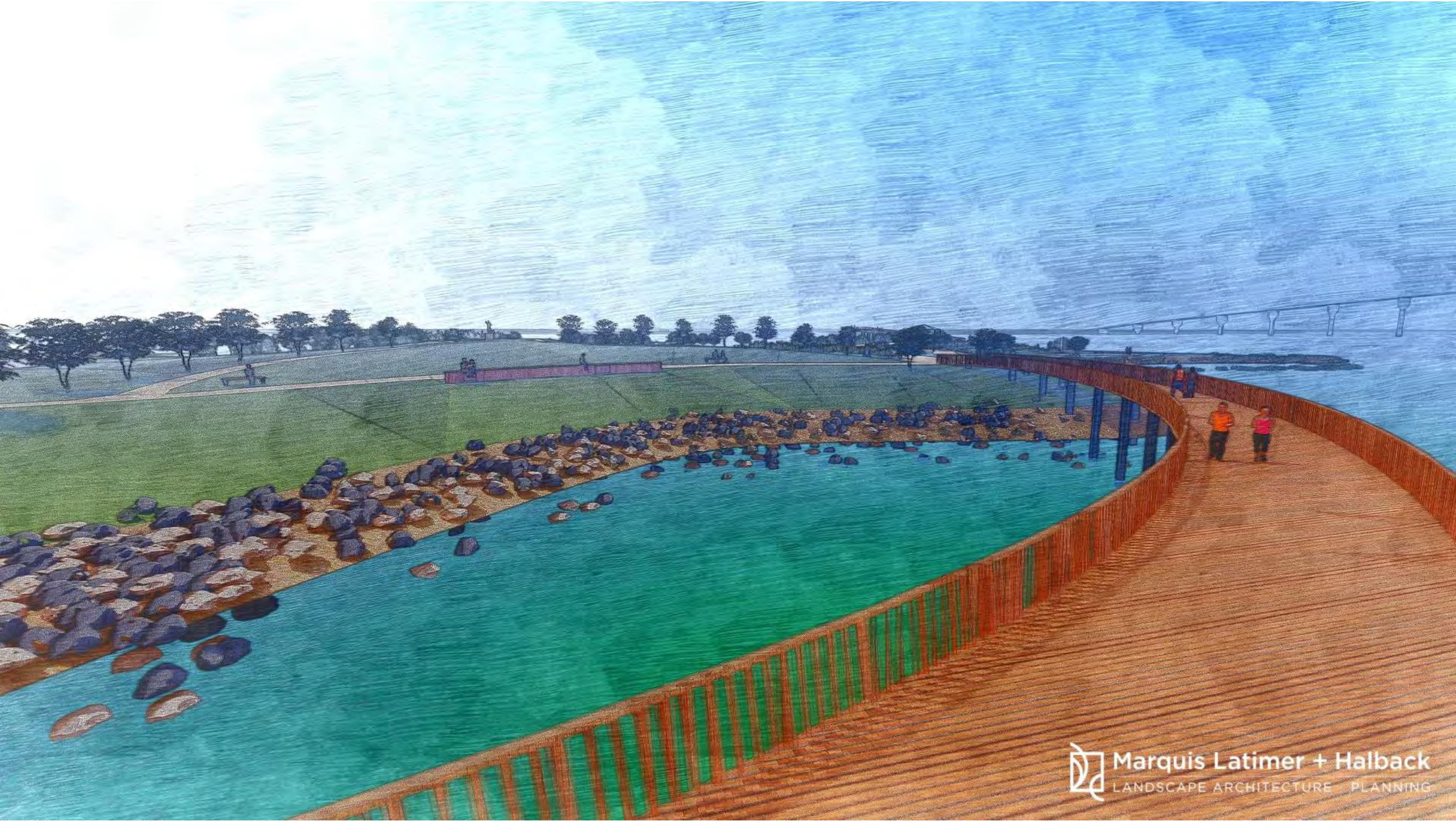
City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0

04.10.2023

*Celebrating Our Story + Looking Ahead*



[www.halback.com](http://www.halback.com) | Florida Qualifier LA6667110



 Marquis Latimer + Halback  
LANDSCAPE ARCHITECTURE · PLANNING

 0' 50' 100' 200'  
Marquis Latimer + Halback  
LANDSCAPE ARCHITECTURE · PLANNING  
[www.halback.com](http://www.halback.com) | Florida Qualifier LA6667110

EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK

## MASTER PLANNING Hayling Freedom Park Sunset Terrace Boardwalk 04.10.2023

City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0

*Celebrating Our Story + Looking Ahead*





 **Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING



EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK

## **MASTER PLANNING** Hayling Freedom Park **East Pathway + Overlook**

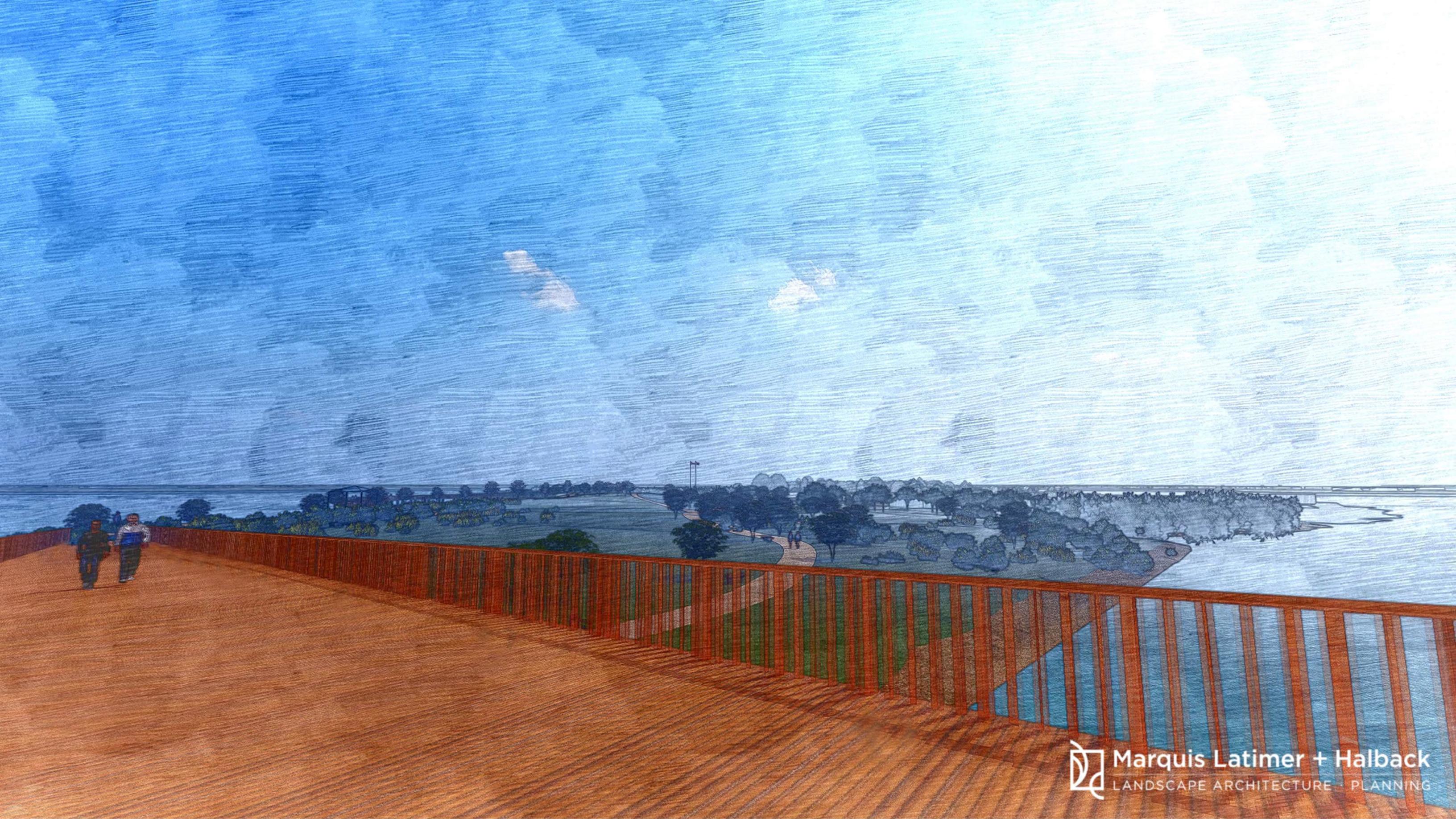
04.10.2023

City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0

*Celebrating Our Story + Looking Ahead*



[www.halback.com](http://www.halback.com) | Florida Qualifier LA6667110



 **Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING

EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK

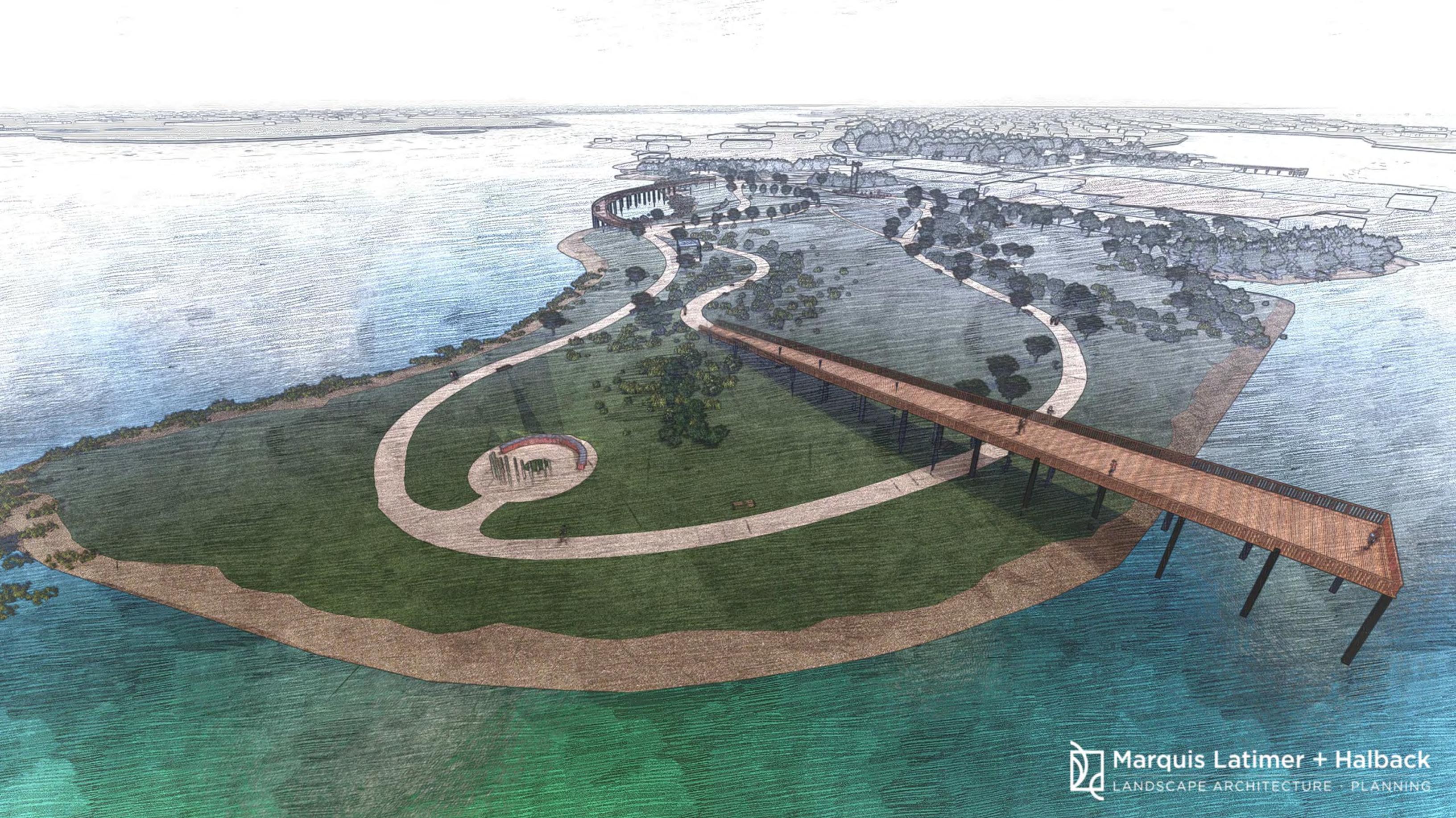
## **MASTER PLANNING** Hayling Freedom Park **Marsh Overlook**

04.10.2023

City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0

*Celebrating Our Story + Looking Ahead*

  
 **Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING  
[www.halback.com](http://www.halback.com) | Florida Qualifier LA6667110



 **Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING



EDDIE VICKERS PARK + DR. ROBERT B. HAYLING FREEDOM PARK

## MASTER PLANNING Hayling Freedom Park Marsh Overlook Bird's Eye 04.10.2023

City of St. Augustine + Lincolnville CRA | St. Augustine, Florida  
ML+H Project No. 22.10.0

*Celebrating Our Story + Looking Ahead*





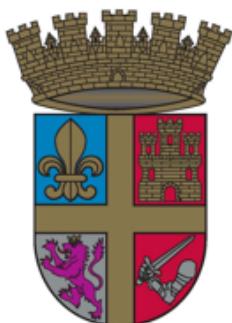
# 2022 ANNUAL REPORT

---

THE REDEVELOPMENT

JOURNEY

CONTINUES



**ST. AUGUSTINE**  
COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ST. AUGUSTINE, FLORIDA



# TABLE OF CONTENTS

Introduction.....	2
Letter from the LCRA Steering Committee Chair.....	3
Meet the LCRA Steering Committee.....	4
Letter from the CRA Manager.....	5
CRA Leadership.....	6
Redevelopment Area Maps.....	8
Fiscal Year 2021 in Review- Historic Area.....	9
Fiscal Year 2021 in Review- Lincolnville Area.....	13
Financials.....	19
Acknowledgements.....	22
References.....	23



**ST. AUGUSTINE**  
COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ST. AUGUSTINE, FLORIDA

[www.CityStAugCRA.com](http://www.CityStAugCRA.com)

# Introduction

As it pertains to Florida Statute ss. 163.330-163.463, Community Redevelopment Agencies (CRA) are established to build community partnerships, revitalize communities, and address blighted conditions. The St. Augustine Community Redevelopment Agency is committed to enhancing the quality of life of the residents that we serve.

CRA's are empowered to do a number of things; acquire property, fund preservation, streetscape, and other capital improvement projects. CRA's can also retain and recruit businesses, as well as enhance parks and recreational spaces. There are over 200 CRAs operating in the state of Florida.

The St. Augustine Community Redevelopment Agency was established in 2000 in conjunction with the Historic Transportation and Parking Community Redevelopment Area in an effort to address the concerns of blight related to parking and traffic in historic downtown. The Findings of Necessity Study determined that there was indeed a challenge in the community and CRA funding would be used to address it.

In 2013, the same study would be completed to address a different area of the City. The Lincolnville Community Redevelopment Area (LCRA) was established and tasked with addressing the blight connected to inadequate lot sizes, the degradation of structures, historic sites, and the layout of streets and sidewalks.

In 2017 the LCRA plan was amended to address specific needs related to historic preservation, long-term resident retention, and overall beautification of the community. Those three main components of the Redevelopment Plan Amendment introduced grant opportunities that provides health and safety home repairs for income qualified residents, and grant funding for privately owned institutions; offering historic preservation repairs.



# From the LCRA Steering Committee Chair

Dear Lincolnvile CRA Residents and Stakeholders,

On behalf of the Lincolnvile Community Redevelopment Area Steering Committee, I would like to thank you for taking the time to review the Fiscal Year 2022 Annual Report. During my first year as the Committee Chair, I have had the opportunity to be a part of some very intriguing projects and programs. As a resident of Lincolnvile, I take very personally the successful completion of each goal and redevelopment element that have been identified in our Community Redevelop Plan.



The Steering Committee has a very important role. We are the advisory board, speaking on behalf of Lincolnvile residents and stakeholders. Our job is to hear the voices of the community and convey that perspective to City staff. Our effective communication provides staff with the resources necessary to meet our CRP goals.

This year, we approved allocations within our \$3.1 million dollar budget, initiated discussions surrounding the importance of preserving our community's architectural integrity, furthered the proposed conceptual streetscape improvement plans for Dr. Martin Luther King, Jr. Ave., recommended for approval two Institutional Rehabilitation Grant Program applications, and worked with the CRA Manager to determine ways to ensure we get the most productivity from Fix-it-Up, our residential repair program.

Challenges are an inevitable element of success, but I am certain that with each challenge that we face we access a new level of tenacity and determination. It is my pleasure to be a part of the committee and to have a front row seat, watching the LCRA flourish and thrive.

As you turn through the pages of this report you will find information regarding projects and programs throughout the Community Redevelopment Agency and the defined redevelopment areas. This report will also disclose financial activities related to those projects and programs. While challenges are often easier to recognize, I hope this report allows you an opportunity to acknowledge our accomplishments. Looking forward to 2023, I am excited to see how much more we can achieve.

Sincerely,

*Dr. James St. George, MD*

Lincolnvile Community Redevelopment Area Steering Committee Chairperson

# Meet the LCRA Steering Committee



**Pictured L-R:** Dalonja Duncan, Madeline Wise, James St. George, Mari Hayes. **Not pictured:** Dee Thomas

The Lincolnville Community Redevelopment Steering Committee is comprised of Lincolnville residents and stakeholders. Committee members are required to submit an application to be considered to serve on this civic board. The Committee is appointed by the City of St. Augustine City Commission.

Committee members serve a three-year term and can be appointed for two consecutive terms. The committee meets quarterly in a formal meeting where they are tasked with voting on recommendations presented by CRA staff and/or hired industry professionals regarding the direction of the Lincolnville Community Redevelopment Area.



# From the CRA Manager



On behalf of the City of St. Augustine and the Community Redevelopment Agency, I am pleased to present to you the 2021-2022 CRA Annual Report for Fiscal Year ending on September 30, 2022. I hope you will appreciate the extraordinary detail presented in the pages of this report. The annual report is an opportunity for the Agency to provide program and project updates for both the Lincolnville and the Historic Community Redevelopment Areas.

The City of St. Augustine Community Redevelopment Agency is not an anomaly, as like any other agency we have experienced our share of challenges. Identifying our new normal post pandemic era caused projects to be postponed and some were even suspended. The surge in cost of labor and materials within the construction industry was also a transformative circumstance. The Agency was tasked with redefining how funds would be allocated and prioritizing projects and programs to accommodate the construction industry's cost trends.

Aside from post pandemic challenges, our Historic City continues to explore resiliency efforts related to weather events and inevitable changes to our environment. These challenges force us to think out side the box and continue our collaborative

efforts with experts and professionals in a conglomerate of industries, allowing us to identify new and exciting avenues to sustain our communities and introduce unprecedented redevelopment endeavors.

During the reporting year, we began development of a masterplan to improve more than 25 acres of recreational space in Lincolnville, completed the design for a pocket park, continued public engagement related to the architectural integrity of Lincolnville, continued long-term resident stabilization with the Fix-it-Up Program, moved to the design stage of the Dr. Martin Luther King, Jr. Streetscape Improvement Project, and began amending the redevelopment plan for the Historic Area CRA. While the redevelopment journey continues, I look forward to sharing our continued progress and success with you.

We hope this report allows you to appreciate the efforts of the Community Redevelopment Agency, and both the Lincolnville and Historic Community Redevelopment Areas. Our commitment to growth, redevelopment, historic preservation, and unprecedented opportunities for residents and stakeholders is sure to make our community one that we all can continue to love.

Onward,

*Jaimie D. Perkins*

CRA Manager

# CRA Leadership



## Community Redevelopment Agency and City Staff

### **CRA Board:**

Mayor Nancy Sikes-Kline

Vice Mayor Roxanne Horvath

Commissioner Barbara Blonder

Commissioner Cynthia Garris

Commissioner Jim Springfield

### **City Manager:**

John P. Regan, P.E.

### **Public Works Director:**

Reuben Franklin JR., P.E.

### **CRA Manager:**

Jaime D. Perkins, MPA, PMP



QUE  
Moon  
P SHOPPE  
AUGUSTINE

COLONIAL  
HEROS  
Bar & Grill

PLUS, JE A  
JEWELRY

St. George  
INN

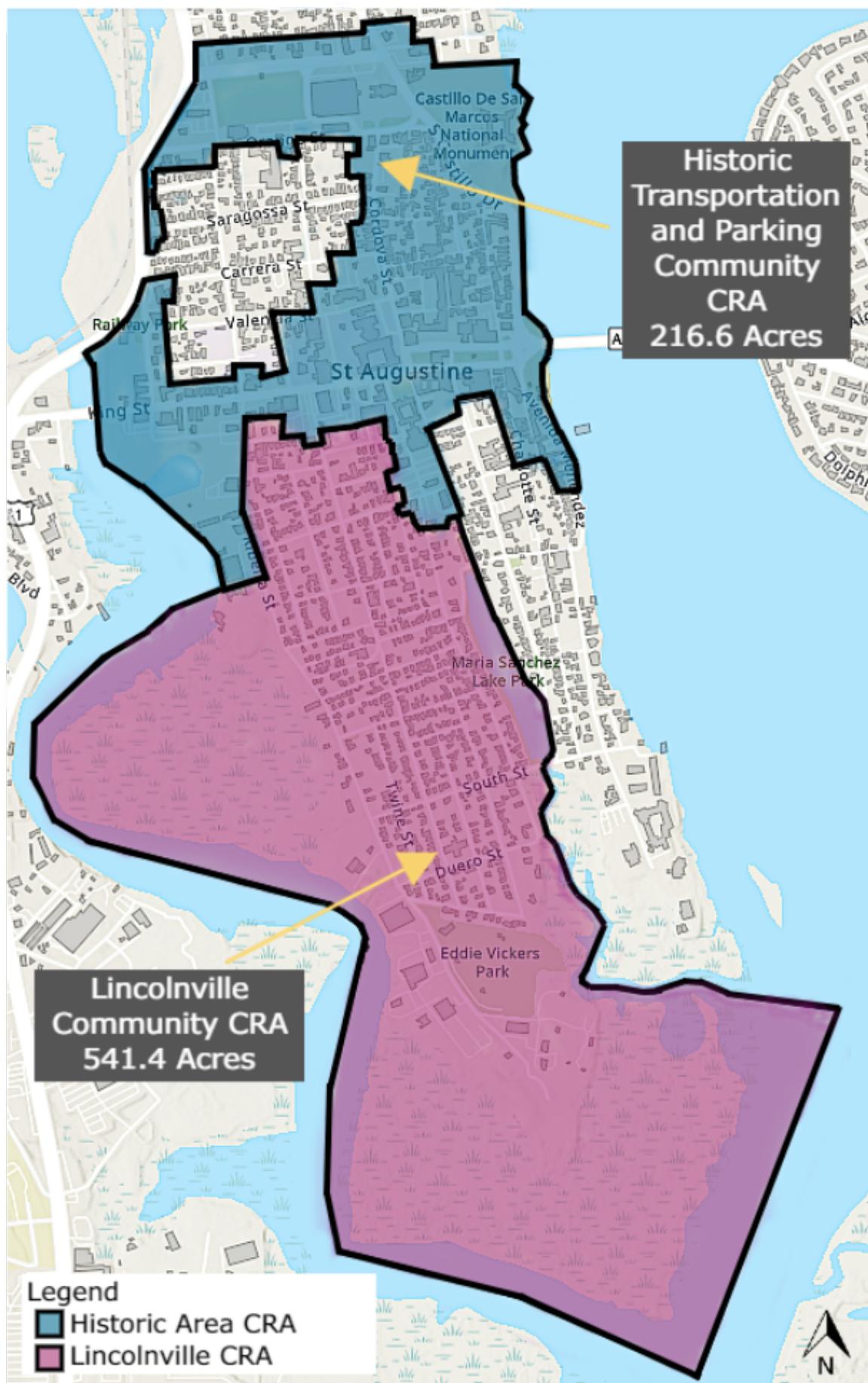
Go Fish  
Selling & repairing  
fishing equipment

COLONIAL QUARTER  
REVUE  
CASTILLA DE SAN MARC  
THANK YOU FOR VISITING  
FORT

Colonial Crew  
REVUE

COLONIAL  
MERCADO  
de ESPAÑA  
St. Au  
SPANISH M  
GIFT SHOPPE  
AUTHENTIC FOOD & WINE  
FROM SPAIN

# Community Redevelopment Area Boundary Maps



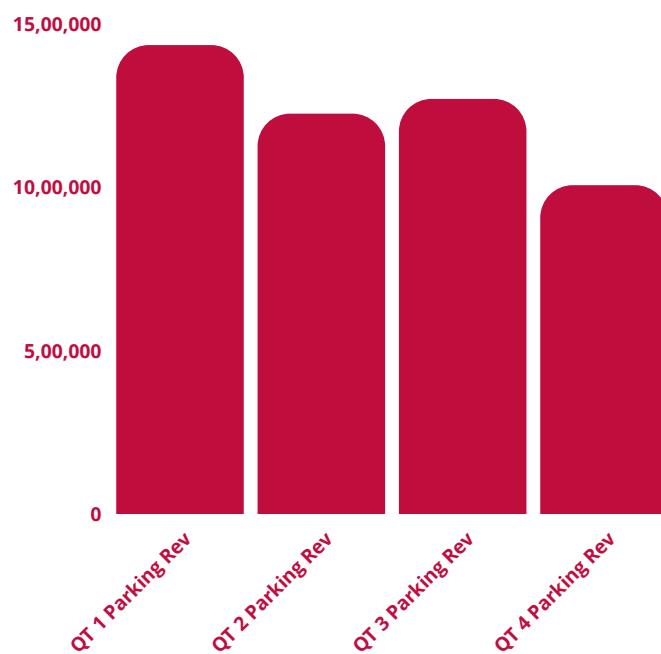
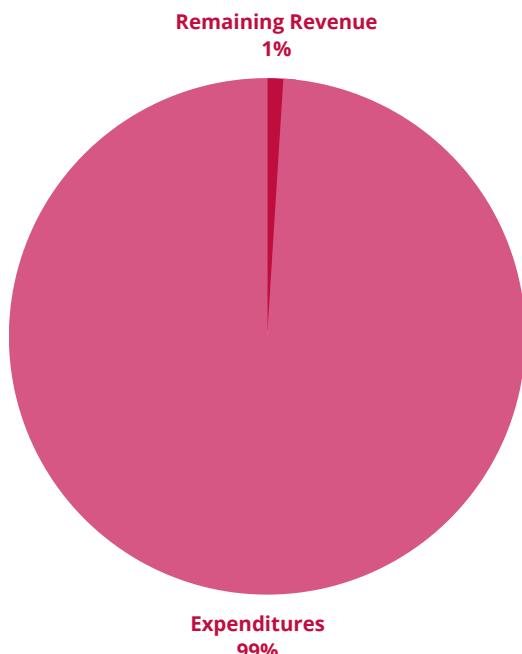
# Fiscal Year 2022 In Review

## Historic Transportation and Parking Area

### Performance Data

Mailing Address	75 King Street, St. Augustine, FL 32084
Telephone	904.825.1040
Fax	904.209.4286
Email	CRA@CityStAug.com
Website	CityStAugCRA.com
County	St. Johns
Local Governing Authority	City of St. Augustine
Date Established	December 11, 2000
Sunset Date	December 11, 2030
Establishing Documents	City Ordinance No. 2000-46
Revenue Source	Tax Increment Funding
Total Number of Projects Initiated/in Progress	1
Total Number of Projects Completed	0
Total Expenditures	\$1,387,462.95
Base Year Taxable Values	\$81,713,337
Current Year Taxable Values	\$232,214,973
Total Amount Expended for low & middle-income affordable housing	\$0.00

### FY 2022 Parking Facility Revenue



# Overview

The Historic Transportation and Parking Community Redevelopment Area Plan identifies seven recommended activities to enhance the quality of life and ability to travel throughout the historic downtown area. Those recommendations are:

- Construct and maintain parking garages,
- Maintain and improve existing sidewalks,
- Enhance pedestrian areas and streetscapes,
- Study and implement changes to traffic patterns,
- Implement heritage tourism signage,
- Encourage and enhance bicycle usage,
- Evaluate transit needs, and
- Implement a transit system(s).

In 2006, the first recommendation was realized when the Historic Downtown Parking Facility and Visitor Information Center was constructed. The parking facility accommodates up to 1,200 vehicles. The daily rate for parking in the garage is \$15, a rate increase that was implemented in October of 2017.

In Fiscal Year 2022, there were a total of 509,222 vehicles that utilized the parking facility in the Historic Transportation and Parking Area. This is an 11 percent increase from the previous fiscal year. During the same fiscal year, the Historic Downtown Parking Facility generated \$4,936,745 in revenue, a 10 percent increase. With the exception of the pandemic year, parking revenues continue to consistently increase.

The majority of the Tax Increment Financing (TIF) continues to be utilized to pay down the debt service owed on the Historic Downtown Parking Facility. However, staff began the process of amending the current Community Redevelopment Plan (CRP). Staff alongside the consultant started exploring a plan amendment that, if approved, would magnify the components of the original plan and define specific strategies to addressing the traffic and parking blight within the CRA boundaries. The amended plan would also extend the sunset date to the year 2060. To absorb the cost of amending the HACRA Plan, \$74,000 was earmarked.

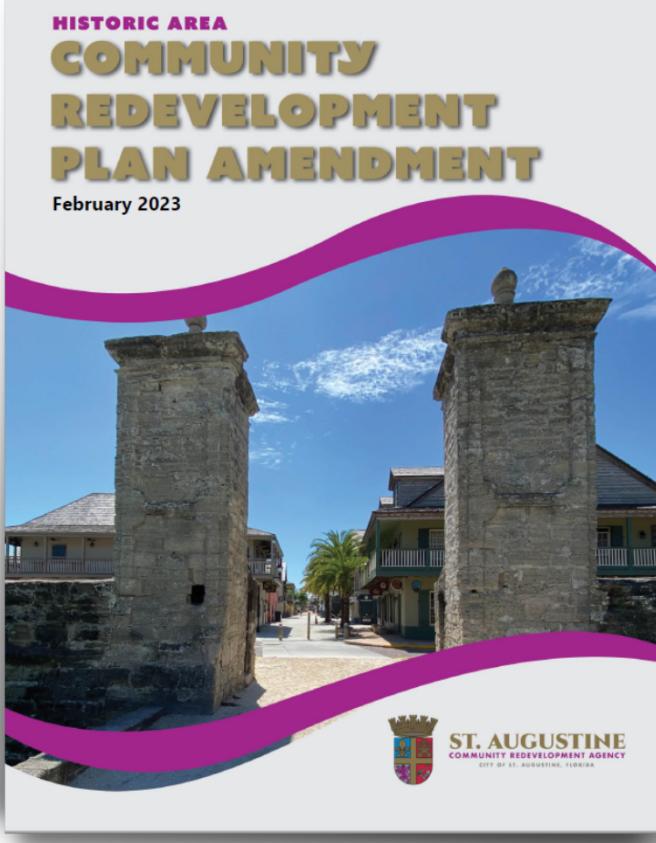
The Community Redevelopment Agency continues to focus on efforts that will allow the Historic Downtown Area to be one that is car optional, and encourage safe pedestrian travel and non-motorized movement.

# HACRA Plan Amendment

During FY 2022 the CRA retained SM&E, and later Inspire Placemaking, to spearhead the amendment of the Historic Transportation and Parking Area CRA. Community engagement efforts included a devout website with updated information, a stakeholders survey, stakeholder interviews, and an in person workshop and presentation. Consultants and CRA staff utilized information obtained from the community engagement efforts to begin building out the framework for the updated plan. Understanding that St. Augustine has very unique challenges, the plan amendment will continue to focus on parking and mobility efforts.



CRA staff will continue to engage HACRA stakeholders as the plan amendment is defined. The draft version of the plan is currently under City staff review. Staff will have the opportunity to provide input on the contents of the draft and offer changes, suggestions, and updates. CRA staff will operate as the liaison between City staff and the consultant to update the plan based off internal and external stakeholder comments. The project timeline suggests that the formal adoption of the HACRA Plan Amendment should be complete by August of FY 2023. Formal adoption of the Plan is dependent upon staff and City Commission review and approval.





Armour's *Cloverleaf* BUTTER

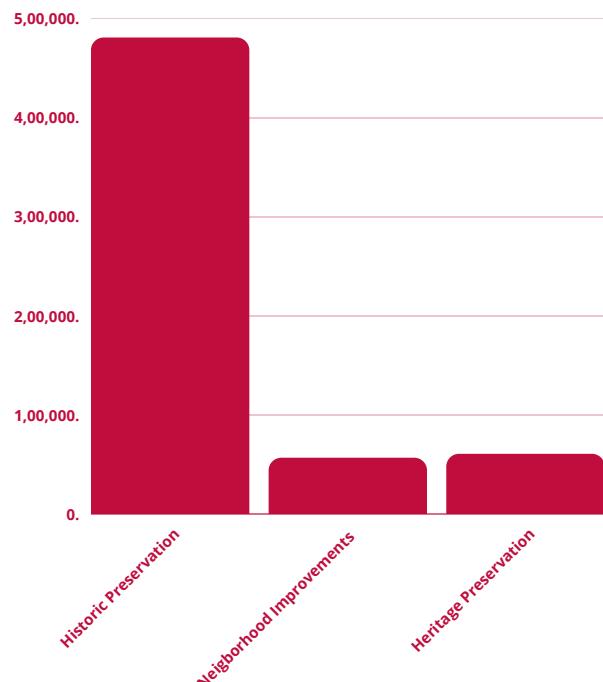
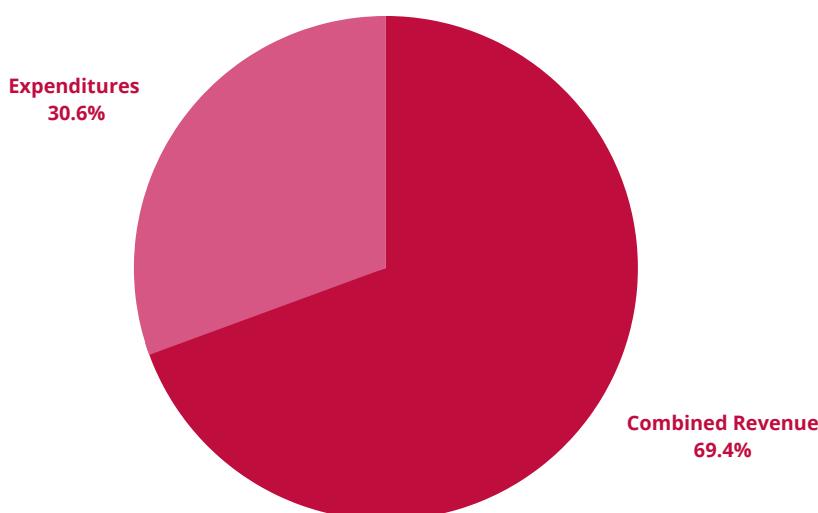
# Fiscal Year 2022 In Review

## Lincolnville Community Redevelopment Area

### Performance Data

Mailing Address	75 King Street, St. Augustine, FL 32084
Telephone	904.825.1040
Fax	904.209.4286
Email	CRA@CityStAug.com
Website	CityStAugCRA.com
County	St. Johns
Local Governing Authority	City of St. Augustine
Date Established	April 8, 2013
Sunset Date	April 8, 2033
Establishing Documents	City Ordinance No. 2013-06 (CA)
Revenue Source	Tax Increment Funding
Total Number of Projects Initiated/in Progress	16
Total Number of Projects Completed	5
Total Expenditures	\$1,005,771.17
Base Year Taxable Values	\$67,756,691
Current Year Taxable Values	\$209,516,283
Total Amount Expended for low & middle-income affordable housing	\$0.00

### FY 2022 Project/Program Actual Spending



# Overview

The Lincolnville Community Redevelopment Area was established in 2013 to address blighted conditions in the Lincolnville area. The Lincolnville Community Redevelopment Plan, adopted in April 2013, addressed many needs and proposed opportunities for redevelopment of the Historic Lincolnville Neighborhood. The Redevelopment Plan is designed to provide a clear vision of the community and establish a set of goals with actionable directives to redevelop the area. The plan's directives address inadequacies that have been noted in the Findings of Necessity Report.

In 2017, the Lincolnville Redevelopment Plan was amended. The City of St. Augustine engaged focus groups via workshops. The focus groups were comprised of a range of racial, age, and demographically diverse individuals. The individuals were assigned the responsibility to review the original plan and weigh, via a survey, issues of importance.

The results of the surveys acknowledged the extreme importance of maintaining and improving building designs to preserve the historic nature of Lincolnville, the need to slow gentrification and retain long-term residents, and the need to improve the infrastructure, road conditions, sidewalks, and overall appearance of the community.

The plan amendment addressed new and reinforced elements of the original plan as a result of the community involvement process. The three main components of the Lincolnville Community Redevelopment Area are:

- Preserve African American heritage and retain long-term residents,
- Preserve Lincolnville's historic character, and
- Conduct neighborhood improvements.

The goal of the Community Redevelopment Agency and the Lincolnville Community Redevelopment Area is to initiate and/or implement at least one project from each main element of the plan every fiscal year. This year, that goal was realized when 16 projects were initiated and 5 of those projects were completed. Of those 16 projects, one project is being partially funded by a grant awarded from the Department of State. The African-American Cultural and Historical Grant was awarded in June of 2022 to aid in the historical rehabilitation of the Fountain of Youth Elks Lodge. The grant award in the amount of \$891,932 was combined with a \$250,000 match from the LCRA's Institutional Rehabilitation Grant Program bringing the project total budget to \$1,141,932. It is also important to mention that Greater St. Mary's Missionary Baptist Church, another historic institution in Lincolnville, was awarded a grant from the same entity. The \$671,300 will be combined with the LCRA's match of \$250,000 to begin structural improvements.

Additional funds were earmarked for future institutional rehabilitation projects and efforts that aid in the preservation of architectural integrity of the Lincolnville Community.

# Historic Preservation

The Lincolnville Community Redevelopment Area continues to invest funding into historic institutions within the CRA boundaries, through the Institutional Rehabilitation Grant Program. At the time that this report was concluded, upward of \$3.7 million had been invested into this program. The aforementioned figure is inclusive of direct LCRA budget funds, external grant funding that the CRA secured, and in-kind contributions and efforts.

There are currently three active Institutional Rehabilitation Grant Program Projects and one approved and funded application awaiting project activation. The Fountain of Youth Elks Lodge, Greater St. Mary's Missionary Baptist Church, St. Paul AME Structural Assessment, St. Joseph Neighborhood Center, and First Baptist Church of St. Augustine are the institutions currently matriculating through the Institutional Rehabilitation Grant Program.

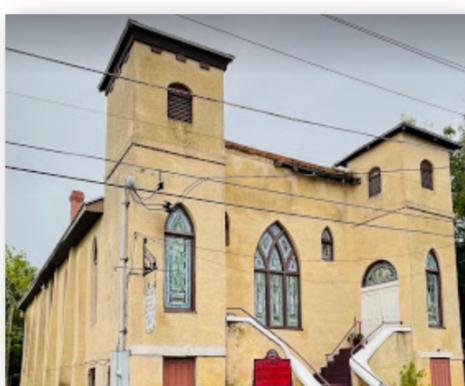
First Baptist Church nears project completion with the second and final phase projected to be complete in April of 2023. The scope of work includes exterior paint and overall façade treatments, historic window repair and restoration, electrical rewiring and HVAC system installation, and the addition of a tower that will make the church ADA compliant with the installation of an elevator.



## Additional Institutional Rehabilitation Projects



Fountain of Youth Elks Lodge  
Restoration Project  
**LCRA Contribution**  
\$1.1M



Greater St. Mary's Missionary Baptist Church  
Restoration & Rehabilitation Project  
**LCRA Contribution**  
\$671.5K\*



St. Joseph Neighborhood Center  
Project Hope  
**LCRA Contribution**  
\$150K\*\*

\*Partial contribution from AACH Grant-CRA to provide in-kind administration services.  
\*\*Award amount could increase based on need.

## Historic Preservation

In addition to preserving historic structures, the LCRA is focused on preserving the culture, legacy, and architectural integrity of the historically African-American community. Founded in 1866, by formerly enslaved people post the American Civil War, Lincolnville is characterized by its narrow streets, and small lots with houses situated close to the street. In 1991 Lincolnville was designated a Historic District and listed on the National Register of Historic Places with 548 contributing structures. The tall, slender, frame vernacular structures, often times referred to as "shotgun houses", is the African American contribution to American Architecture.

When the LCRA Redevelopment Plan was amended in 2017, residents asked that the plan include language relative to developing an architectural overlay district. An overlay district, if approved, could encourage developers to build within the suggested guidelines or empower the City to develop policy that would introduce architectural standards.

During FY 2022 the CRA Manager retained Marquis, Latimer & Halback to assist in the structuring of architectural guidelines/standards to propose to CRA leadership. Community engagement on this effort included well attended neighborhood walks and charrettes. A community survey was also distributed to obtain feedback.

While the architectural guidelines were well received by the community, there are additional staff level and board reviews pending. The appendix of the most recent version of the LCRA Architectural Guidelines has been submitted to the City's Planning and Zoning Department to be included in the Architectural Guidelines and Historic Preservation (AGHP) city-wide recommendation.

The LCRA Architectural Guidelines workbook has been published to the CRA website: [CityStAugCRA.com](http://CityStAugCRA.com)



**Residents attend a neighborhood walk. Consultants and staff utilized this walking workshop to obtain feedback and input for the development of architectural guidelines/ standards in the Lincolnville Community**

## Preservation of African-American Heritage

The Fix-It-Up Grant Program was established in 2014, initially awarding qualified recipients with a \$7,000 dollar grant to complete health and safety repairs on their homes. It would soon become apparent that this grant amount was not enough to have the impact the Community Redevelopment Agency had hoped for when the program was initially implemented. It was also clear that this amount did not benefit the residents in a way that would create long-term advantage.

In 2017, the investment was increased to \$20,000. Grant funds have been used to complete roofing projects, HVAC installation and repairs, plumbing repairs, install walk-in showers and comfort height toilets for aging residents, and a host of other health and safety impactful project repairs. Recently the program shifted to begin providing funding for flood mitigation efforts; installation of driveways, replacing, repairing, and/or installing erosion walls.

At the time that this report was published the, St. Augustine Community Redevelopment Agency Board approved the recommendation by the CRA Manager to increase the grant award to \$50,000 per home. Inclusive of the award amount change, the Fix-it-Up Grant program guidelines include:

- Home must be within the Lincolnville Community Redevelopment Area.
- Applicant must meet all SHIP requirements administered by St. Johns Housing Partnership (SJHP) or equally qualified organization.
- Eligible properties must be single-family, owner-occupied.
- Dwellings contributing to the historic character of Lincolnville will be given priority.
- Previous grant recipients may reapply for the grant program to obtain any funds remaining in the \$50,000 cap for their property. Remaining funds available will be determined by CRA staff.
- Award 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, the amortized grant amount will be required to be repaid in full. Prior award recipient's with an active lien of 5 years or more will not be required to establish a new lien to access remaining grant award. Prior award recipients with an active lien of less than 5 years will be required to extend their lien by 18 months for each additional \$10,000 received. If the lien is no longer active for any reason, or was never established, a new ten (10) year lien will be required.
- Amortized amount due will be calculated by CRA Staff.
- All Applicants must (re)submit and qualify under current program guidelines.

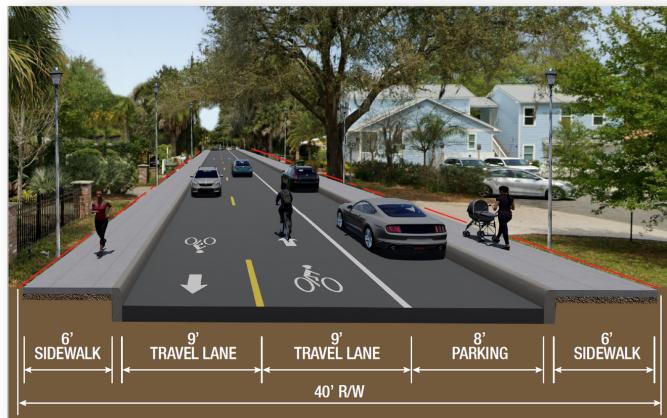
At the conclusion of FY 2022, \$60,574 was spent funding the Fix-it-Up grant program. This is a 75 percent decrease in spending from the prior fiscal year. CRA staff hope that the program modification will encourage continued success.

# Neighborhood Improvements & Beautification

Neighborhood improvements are vital to the sustainability of a community. In addition to the importance of developing a tree canopy and safe pedestrian travel; safe sidewalks and streets, infrastructure improvements and improved recreational spaces are just a few of the items of importance when we consider neighborhood improvements and beatification. During FY 2022 The Dr. Martin Luther King Jr. Avenue Streetscape project has moved to the design stage, designs were developed for a pocket park on Weeden Street, and the CRA, along with hired landscape architect consultants, continued in the efforts of developing a masterplan that will improve over 25 acres of recreational space in Lincolnville: Eddie Vickers Park and Dr. Robert B. Hayling Freedom Park.

The proposed improvements include improved covered basketball courts, the addition of pickleball courts, additional seating/gazebo/pavilion, upgraded playground equipment, a kayak launch and fishing dock, a dog park, marsh overlook, a sunset terrace, and the introduction of Hayling Plaza. The proposed elements are currently being vetted via community charrettes and input surveys. The cost of the park project has not yet been established, but it has been determined that the improvements will be completed in phases.

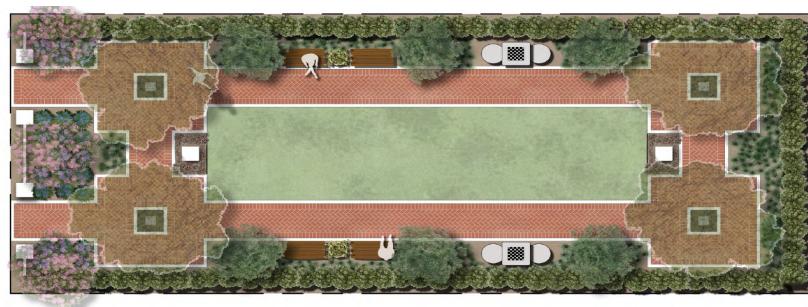
LCRA spending related to neighborhood improvements and beautification for FY 2022 was about \$50K. However, over \$1.1 million has been allocated toward neighborhood and beautification projects and additional funds will be added each year to accommodate the improvement priorities.



**Dr. MLK Ave.**  
**Engineer: Kimley-Horn**  
**\$550K Allocation\***



**Vickers/Hayling Park Masterplan**  
**Landscape Architect: Marquis Latimer + Halback, Inc.**  
**\$420K Allocation\***



**Weeden Pocket Park**  
**(to be formerly named)**  
**Castle Bay Design + Studio**  
**\$100K Allocation\***

*\*Allocation amounts provided at the time this report was published and are not based on FY 22 budget allocations.*

# Financials

*Financial statements unaudited at the time this report was prepared.*

## Financial Highlights

Fiscal Year 2022 combined revenue, or available budget, for the Community Redevelopment Agency was \$2,757,882. This figure encompasses \$1,451,307 for the Historic Transportation and Parking Area and \$1,306,575 for the Lincolnville Redevelopment Area. These amounts represent the incoming revenue for Fiscal Year 2022 and does not include carryforward funds from the prior fiscal year(s). The total revenue is inclusive of Ad Valorem Taxes, earned interest, and investment revenues.

The assets of the CRA exceeded its liabilities and responsibilities. The Agency ended the Fiscal Year with a \$1,067,594 available budget (net position), not inclusive of prior fiscal year(s) carryforward funds. The Historic Transportation and Parking Area utilized 99 percent of its available budget, while the LCRA expended 19.4 percent. The aforementioned expenditures is not inclusive of funds encumbered and available to be spent on ongoing projects or programs.

During the Fiscal Year, the Lincolnville Community Redevelopment Area saw an increase in revenue by 25 percent or \$260,195. The total revenue, encompassing Ad Valorem Taxes and investment revenue, was \$1,293,735. The increase was primarily from the increase in property values within the Community Redevelopment Area and an increase in the TIF funds.

The Historic Area budget is encompassing of incremental taxes totaling \$595,845.00 and a general fund transfer of \$851,678.00.

## HACRA Program Financial Disclosures

The Historic Area was established in 2000 to address blight related to transportation and parking in the downtown area. Since its formation, the main efforts of this Redevelopment Area have been realized with the construction of the St. Augustine and St. Johns County Visitors Information Center and Historic Downtown Parking Facility.

The majority of the budget allocation is paid toward a debt service for the parking garage. 95 percent or \$1,451,307 was utilized to cover expenses related to the cost of the parking facility. This underutilization left an available budget of \$123,566. \$74,000 was encumbered to cover professional service cost related to the amendment of the Historic Area Community Redevelopment Plan. The remaining \$49,566 is available to be used for future project and program opportunities. The Community Redevelopment Plan is being amended to address the extension of the operational timeframe and expound upon language related to parking and mobility efforts within the CRA boundaries.

## **LCRA Program Financial Disclosures**

The Community Redevelopment Plan Amendment, adopted in June of 2017, is the guiding principle for determining budget allocations and financial expenditures. The Plan Amendment defines three main components of the Lincolnville Community Redevelopment Area. The Plan thoroughly captures the importance of prioritizing the integrity of Lincolnville's history, heritage, and maintaining the community's character through the redevelopment process.

The preservation of African American Heritage and the retention of long-term residents is accomplished with funding allocations for the Fix-It-Up Grant Program. This program awards qualified residents with a maximum grant of \$20,000 to provide health and safety repairs to their home. The initial program guidelines awarded \$7,000 grants to qualifying residents. Residents who initially matriculated through the program and received the \$7,000 grant could qualify to receive additional funding of \$13,000, which would equate to the full \$20,000 grant. During Fiscal Year 2022, the program budget was \$215,000. This program budget is inclusive of newly allocated funds and carryforward from the prior fiscal year. Program spending was at 15 percent. Because of the decline in program spending from prior years, the City Commission tasked the CRA Manager with determining the future direction of the program and developing a program model that would increase program interest. At the time this report was published, the grant award had been increased to \$50,000.

To preserve the historic character of Lincolnville, the Institutional Rehabilitation Grant Program was established. This Program is designed to provide extensive rehabilitation to historic institutions in Lincolnville. The Rehabilitation Program focuses on revitalizing blighted, historic structures. Phase II of the First Baptist Church restoration project was initiated during FY 2022. Funds allocated for this second and final phase of the project was \$462,177. An additional \$250,000 was earmarked for future Institutional Rehabilitation Grant Program projects. About 8 percent of the funds allocated were used during FY 2022.

Neighborhood improvements and beautification is the third component outlined in the Lincolnville Community Redevelopment Plan Amendment. This component focuses on the overall presence of the community. Funds are allocated to developing concepts, redesigning streets, reimagining main corridors, resurfacing and installing sidewalks, developing and enhancing pocket parks, as well as the development of an urban forestry program. Not inclusive of the prior year surplus the Agency budgeted \$421,832 for overall neighborhood infrastructure and beautification. Including the carryforward from prior fiscal years, the line item totaled \$622,000. Inclusive of carryforward and new allocated funds, \$300,000 was earmarked to create a landscape masterplan, which includes developing a masterplan for the improvement of over 25 acres of recreational space in the Lincolnville Community Redevelopment Area. The additional monies were allocated to fund pocket park projects throughout the CRA, continued design of the Dr. Martin Luther King, Jr. Ave. Streetscape Project, tree planting, neighborhood sidewalks, and general beautification efforts.

The Agency anticipates increased spending in the upcoming fiscal year to cover the cost of construction related to all future projects in the 2022-2023 Fiscal Year. Funds will be allocated to ensure that all projects are funded accordingly.

The Community Redevelopment Agency continues to work diligently to utilize funds to ensure that both Community Redevelopment Area's needs and concerns are addressed relative to identified challenges outlined in the Community Redevelopment Plan. The Agency uses an abundance of community engagement initiatives, including but not limited to: public meetings, charrettes, workshops, questionnaires and surveys to ensure that community stakeholders are included in the processes used to further the (re)development of the CRA.

**City of St. Augustine Community Redevelopment Agency**  
**Statement of Revenues, Expenditures and Fund Balance - Governmental Funds**  
**For Year Ended September 30, 2022**

	<b>Historic Area Community Redevelopment Area</b>	<b>Lincolnville Community Redevelopment Area</b>	<b>Total Governmental Funds</b>
<b>Revenues</b>			
Taxes	\$ 528,458	\$ 454,809	\$ 983,267
Investment Income	3,784	12,841	16,625
<b>Total Revenues</b>	<b>532,242</b>	<b>467,650</b>	<b>999,892</b>
<b>Expenditures/ expenses</b>			
Current:			
Community Redevelopment	56,180	638,002	694,182
Capital outlay	-	40,100	40,100
<b>Total Expenditures/expenses</b>	<b>56,180</b>	<b>678,102</b>	<b>734,282</b>
Excess (deficiency) of revenues over expenditures / operating/ income (loss)	<b>476,062</b>	<b>(210,452)</b>	<b>265,610</b>
Other financing sources (uses)			
Transfers in from primary government	851,678	733,477	1,585,155
Transfers out to primary government	(1,327,740)	(46,548)	(1,374,288)
<b>Total other financing sources (uses)</b>	<b>(476,062)</b>	<b>686,929</b>	<b>210,867</b>
<b>Net Change in fund balance/ net position</b>	<b>-</b>	<b>476,477</b>	<b>476,477</b>
<b>Fund balance/ net position, beginnning of year</b>	<b>-</b>	<b>1,309,776</b>	<b>1,309,776</b>
<b>Fund balance/ net position, end of year</b>	<b>\$ -</b>	<b>\$ 1,786,253</b>	<b>\$ 1,786,253</b>

Reconciliation of the Statement of Revenues, Expenditures and changes in Fund Balance to the Statement of Activities is not required as there were no reconciling items.

See accompanying notes to the basic financial statements

## Acknowledgements

A very special thank you to

**City of St. Augustine Communications Department**

**City of St. Augustine Finance Department**

**City of St. Augustine Legal Department**

**Lincolnvile Neighborhood Association**

**Lincolnvile Historic Preservation and Restoration Society**

## Our Vendors & Partners



**Kimley»Horn**



# References

Photo Credits: City of St. Augustine (COSA), City of St. Augustine Community Redevelopment Agency (CRA), Google, Florida Memory, TimeOut, <https://www.facebook.com/people/Michael-Jefferson>.

<https://www.facebook.com/people/Michael-Jefferson>

Perkins, J. D. (2021). (rep.). Community Redevelopment Agency Annual Report. Retrieved March 12, 2023, from <https://www.citystaugcra.com/>.

Strategic Planning Group, Inc. (2019). Lincolnville Community Redevelopment Plan Amendment . Retrieved December 15, 2022, from <https://citystaugcra.com/>.

This CRA Annual Report for the Fiscal Year ending September 30, 2022, has been prepared in accordance with F.S. §163.356(3)(c) and 163.387(8).

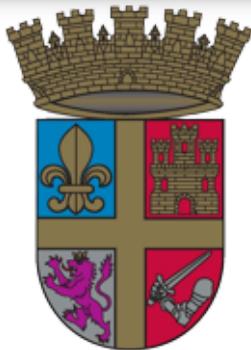
F.S. §163.356(3)(c)

This Annual Report has been prepared in accordance with F.S. §163.356(3)(c) including a report of activities for the fiscal year, a financial statement setting forth its income/operating expenses, and a notice of publication in a newspaper of general circulation within our City that informs stakeholders of its availability.

F.S. §163.387(8)

Addressing the context of Financial Reporting, the City of St. Augustine Community Redevelopment Agency is considered a component unit of the City of St. Augustine and is included in the Comprehensive Annual Financial Report (“CAFR”).

The Financial Statements included herein are sourced from the City’s CAFR for the fiscal year ending September 30, 2022. The CAFR is currently under its annual independent audit review and will be issued within the mandated timelines. Once issued, copies can be obtained electronically from the City’s website at: [CityStAug.com](http://CityStAug.com)



# ST. AUGUSTINE

## COMMUNITY REDEVELOPMENT AGENCY

CITY OF ST. AUGUSTINE, FLORIDA

THIS REPORT PREPARED BY:  
JAIME D. PERKINS, MPA, PMP  
CRA MANAGER

TO LEARN MORE ABOUT THE ST. AUGUSTINE CRA AND OUR WORK VISIT  
[WWW.CITYSTAUGCRA.COM](http://WWW.CITYSTAUGCRA.COM)

75 King Street, St. Augustine, FL 32084  
904.825.1040 | [CRA@CityStAug.Com](mailto:CRA@CityStAug.Com)