CITY OF ST AUGUSTINE
COMMUNITY
REDEVELOPMENT
AGENCY

ANNUAL REPORT

20
25

An ode to 25 years of redevelopment
in the Nations Oldest City










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ACKNOWLEDGEMENTS

Community Redevelopment Agency

Mayor Nancy Sikes-Kline

Vice Mayor Barbara Blonder

Commissioner Cynthia Garris

Commissioner Jim Springfield

Commissioner Jon DePreter

City of St. Augustine

David Birchim, AICP, City Manager

Reuben Franklin, P.E., Asst. City Manager

Meredith Breidenstein, CPA, Asst. City Manager

Jaime D. Perkins, MPA, FRA-RA, Community Services Director

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Barbara Blonder

Vice Mayor | Vice-Chair



Cynthia Garris

Commissioner



Jim Springfield

Commissioner



Jon DePreter

Commissioner

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Tira Kindler
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Madeline Wise



Mari Hayes



Ken McClain

CRA STAFF



Jaime D. Perkins

Director
Community Services



Jill Collins

Administrative Coordinator
Neighborhood Services &
Community Redevelopment Agency

ADMINISTRATIVE COORDINATOR- JILL COLLINS

Jill serves as the Administrative Coordinator for the CRA and Neighborhood Services Division. While she is often behind the camera documenting redevelopment efforts, her contributions are invaluable to the success of the division.

Jill supports the day-to-day operations of the CRA by preparing and distributing newsletters and electronic notices, coordinating logistics for public workshops and meetings, and ensuring vendors are paid in a timely manner. In 2024, she became the primary point of contact for the CRA's residential repair grant programs, further expanding her role in serving the community.

Although Jill may not always be at the forefront of CRA efforts, her dedication and attention to detail are essential to the success of every project and program. Jill, you are truly appreciated!















CRA HISTORY AND VISION

The St. Augustine Community Redevelopment Agency (CRA) was created in 2000 with the establishment of the Historic Area Community Redevelopment Area (HACRA). The implementation goal of the HACRA was to rid the historic downtown district of transportation and parking blight and create pedestrian connectivity. The Historic Downtown Parking Facility and Visitors Information Center was constructed in 2006, to help adhere to the plan goals. The HACRA continues to pay down the debt service related to the parking garage. The amended plan, which was adopted January 2024, extends the sunset date to 2054 and expands on the initial goals with focuses on five strategic elements; mobility, parking, open space, resiliency and overall redevelopment.

The Lincolnville Community Redevelopment Area (LCRA) was established in 2013 and the plan was amended in 2017. The plan defines three focus areas; African-American heritage and historic preservation, the stabilization of long term residents, and neighborhood improvements.

The West City Community Redevelopment Area (WCCRA) was established in 2024 with the plan being adopted in 2025. The WCCRA did not receive revenue during the 2025 Fiscal Year.

Community Redevelopment Agencies by legislative definition are designed to rid communities of “slum and urban blight”. At the time this report was published the City of St. Augustine City Commission had authorized a Finding of Necessity be completed, proposing the establishment of a potential third Community Redevelopment Area- West City CRA.
Inclusive of providing the statutory data for the Fiscal Year 24-25 Annual Report, this publication will also highlight the year-long celebration, *Redevelopment 25!*

Special District Individual Data

- Established in 2000
- Plan Amended in 2024
- 216.6 Acres
- Sunset January 2054
- 0 Project Completed
- 4 Active Projects
- Expended $2,348,915

- Established in 2013
- Plan Amended in 2017
- 541.4 Acres
- Sunset April 2033
- 4 Projects Initiated
- 2 Projects Completed
- 12 Active Projects
- Expended $2,870,018

- Established in 2024
- 604 Acres
- Sunset April 2044
- 0 Projects Initiated
- Plan Adopted 2025
- Expended $0 (no revenue)

**Expenditure is relevant to projects and programs, not administration.*
Figures were unaudited at the time this report was published.

A MESSAGE FROM THE MAYOR- NANCY SIKES-KLINE







As Mayor of the City of St. Augustine, it is both an honor and a privilege to reflect on the continued success of our Community Redevelopment Agency and the positive impact it has had on our community. This year is especially meaningful as we celebrate the 25th year of redevelopment, a milestone that represents decades of vision, collaboration, and commitment to strengthening our city.

During my many years working with and serving the City of St. Augustine, I have witnessed firsthand the transformative power of thoughtful redevelopment. What began as a strategic effort to revitalize key areas of our community has grown into a lasting legacy—one that supports local businesses, enhances our historic character, and improves the quality of life for residents and visitors alike.

I am truly elated to serve as Mayor during this 25th year of redevelopment. This anniversary is not only a moment to celebrate the accomplishments of the past, but also an opportunity to reaffirm our commitment to responsible growth, preservation, and community investment. The work of the Community Redevelopment Agency has helped ensure that St. Augustine continues to thrive while honoring the rich history that makes our city so special.

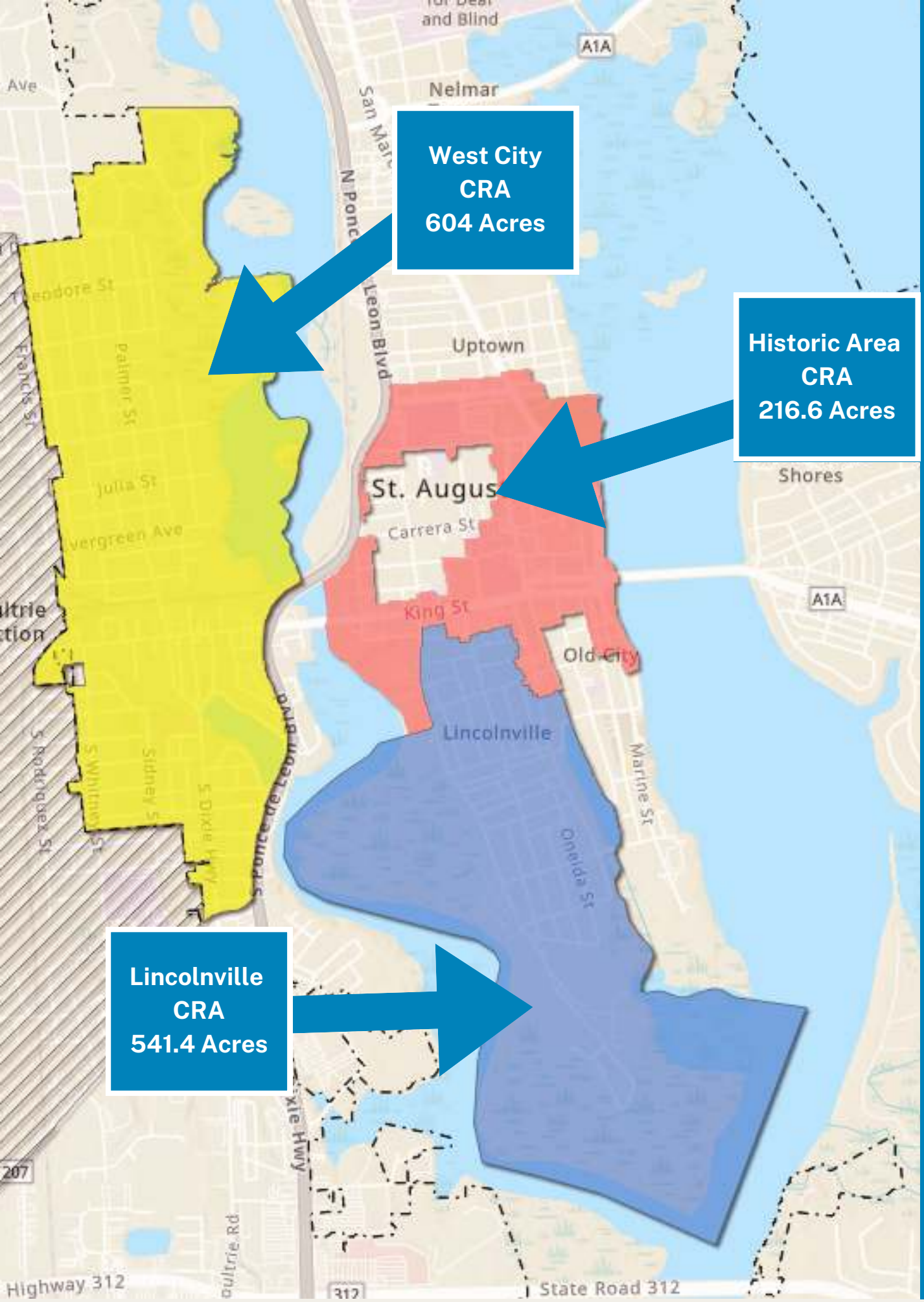
The progress highlighted in this annual report is the result of strong partnerships among city leaders, staff, business owners, residents, and community advocates. Together, we have worked to create vibrant public spaces, support economic vitality, and preserve the unique character of our neighborhoods.

As we look ahead, I am confident that the same spirit of collaboration and dedication will guide us into the future. Thank you to everyone who has contributed to the success of our redevelopment efforts over the past 25 years. I look forward to continuing this important work together.

Yours Truly,

Mayor Nancy Sikes-Kline

CRA MAPS


West City
CRA
604 Acres
Historic Area
CRA
216.6 Acres
Lincolnville
CRA
541.4 Acres
Nelmar
Uptown
St. Augus
Carrera St
King St
Old City
Lincolnville
Shores
Marine St
Oneida St
Leon Blvd
Highway 312
State Road 312
A1A
207
312


"Businesses Of Yesteryear"
drive

A MESSAGE FROM THE COMMUNITY SERVICES DIRECTOR- JAIME D. PERKINS







As Community Services Director for the City of St. Augustine, I am proud to reflect on another year of meaningful progress within our Community Redevelopment Areas. This year holds special significance as we celebrate *Redevelopment 25!*—a milestone that represents 25 years of dedicated investment, planning, and community collaboration.

Throughout my time working with the City, I have had the privilege of contributing to projects that enhance the quality of life for our residents while preserving the character and history that define St. Augustine. From infrastructure improvements, public space enhancements, to supporting neighborhood initiatives and local businesses, our work within the CRA continues to make a lasting impact.

Over the past year, our team has advanced several key projects focused on connectivity, beautification, and resilience. These efforts reflect our commitment to thoughtful redevelopment—ensuring that growth is balanced with stabilization and that our community remains vibrant and accessible for generations to come.

Working alongside City leadership, and community partners has been both rewarding and inspiring. The success of our redevelopment efforts is rooted in collaboration, and I am grateful for the shared vision that continues to drive our progress forward.

As we commemorate 25 years of redevelopment, we also look to the future with renewed energy and purpose. I am excited to continue building on this momentum, supporting projects that strengthen our neighborhoods and enhance the experiences of those who live, work, and visit here.

Thank you to everyone who has played a role in shaping the success of the CRA. I look forward to the continued work ahead.

In Service to Community,

Jaime D. Perkins
Director, Community Service

FRANCIS FIELD IMPROVEMENT

The Francis Field project represents a strategic investment in one of St. Augustine's most active and sought-after event spaces. Home to spring festivals, heritage events, and the Sing Out Loud music festival, the field continues to see growing demand. Initiated in FY 2025 with a $61,000 budget, the project focuses on planning improvements to support expanded use and long-term functionality.







CORDOVA STREET IMPROVEMENT

The Cordova Street Improvement project is currently in the conceptual phase, focusing on enhancing mobility, safety, and overall streetscape design within the key downtown corridor. As part of the planning process, the City has conducted public outreach to gather input from residents, businesses, and stakeholders. This feedback will help guide future improvements that reflect community needs and priorities. The budget for this phase of the project is $189,000.







DOWNTOWN LANDSCAPE MASTERPLAN

The Downtown Landscape Master Plan project is a strategic initiative aimed at enhancing the visual character and environmental quality of St. Augustine's urban core. With a project budget of $106,000, the plan focuses on expanding the tree canopy, reducing excessive signage, and incorporating native and native-friendly plantings.

These improvements will create a more cohesive and inviting streetscape, supporting walkability and reinforcing the City's historic charm. A beautified downtown not only enhances the experience for residents and visitors, but also drives economic activity by attracting foot traffic, supporting local businesses, and increasing property values—directly benefiting the Historic Area CRA and its long-term vitality



HAYLING PLAZA--DR. ROBERT B. HAYLING FREEDOM PARK





The Hayling Plaza project at Robert B. Hayling Freedom Park honors the legacy of Dr. Robert B. Hayling, a pivotal leader in St. Augustine's Civil Rights Movement whose courage and advocacy helped shape the city's history. The project includes the installation of a commemorative statue recognizing his contributions and enduring impact.

Currently in the bidding phase, the project has a construction budget of $400,000. Once completed, Hayling Plaza will serve as a meaningful public space for reflection, education, and community gatherings. Further enriching the cultural and historical significance of the park within the Lincolnville Community Redevelopment Area.

DR. MARTIN LUTHER KING JR. STREETSCAPE PROJECT

The MLK Streetscape Project is a key initiative focused on enhancing safety, infrastructure, and overall aesthetics along the corridor while honoring its cultural and historical significance. Although the CRA was not awarded the federal RAISE grant, efforts to advance the project continue through strategic planning and coordination.

The City is actively working with property owners and stakeholders to secure necessary easements for the placement of transformers and switch cabinets, which are critical to the undergrounding of utilities. These efforts will support long-term improvements, including enhanced streetscapes, increased reliability of infrastructure, and a more pedestrian-friendly environment within the Lincolnville CRA.



KAYAK LAUNCH-- EDDIE VICKERS PARK

Scan the QR to watch a video about this project

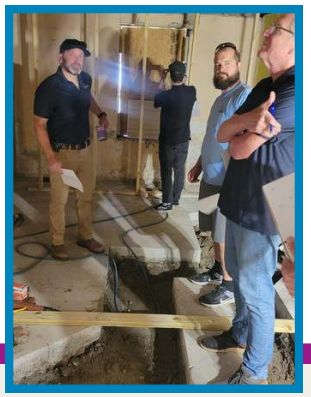
The Kayak Launch Project at Eddie Vickers Park is part of a phased effort to enhance recreational amenities and expand public access to the water. Partially funded by the Florida Inland Navigation District (FIND), the project is currently in its final design stage, with construction anticipated to begin in Fiscal Year 2026.

This initiative underscores the importance of providing accessible outdoor recreation opportunities for residents and visitors alike. By improving water access, the project promotes active lifestyles, environmental engagement, and strengthens the park's role as a valuable community asset within the LCRA.

GREATER ST. MARY'S INSTITUTIONAL REHABILITATION

The project includes structural stabilization, floodproofing, and key historic preservation improvements to revitalize this important Lincolnville institution. FY 25 expenditures were $550,000. Funding support includes $671,000 from the African American Cultural and Historical Grant and a $250,000 match from the LCRA's Institutional Rehabilitation Grant Program. Currently in the final stages of construction, the project is nearing closeout and is expected to be completed by Fiscal Year 2026.







TRINITY INDEPENDENT INSTITUTIONAL REHABILIATION

Trinity Independent Institutional Rehabilitation Project is focused on restoring and preserving a key community institution by improving its functionality and longevity. Through targeted upgrades and structural enhancements, like restoring the belltower, the project supports continued community use, honors the site's historic significance, and reinforces the City's commitment to neighborhood revitalization and preservation.

This is a multi-year project and the CRA plans to phase the project by focusing on critical repair items.



FOUNTAIN OF YOUTH ELKS LODGE INSTITUTIONAL REHABILITATION

The Elks Lodge project revitalized a historic community asset through preservation and adaptive reuse. Completed in 2025 at a cost of approximately $1.4 million, the project enhances public use, supports local programming, and strengthens neighborhood identity while honoring the building's legacy and contributing to community and economic vitality.

Scan QR Code for ribbon cutting ceremony video







FIX-IT-UP RESIDENTIAL REPAIR PROGRAM

The Fix-It-Up Residential Repair Program provides critical support to LCRA-qualifying residents by funding essential health and safety improvements to their homes. Eligible applicants may receive up to $100,000 in assistance for repairs that enhance livability and structural integrity. In Fiscal Year 2025, the CRA invested $317,270 in the program. To further support participation, CRA staff hosted an informational workshop in 2025 to help residents better understand program eligibility and application requirements, reinforcing the City's commitment to preserving housing quality within the Lincolnville Community Redevelopment Area.

To learn more about Fix-It-Up scan the QR code









REVIVE & RESTORE RESIDENTIAL REPAIR PROGRAM

The West City CRA launched its inaugural residential repair program, Revive & Restore, to support WCCRA-qualified residents with critical home improvements. As a new initiative, the program provides up to $25,000 in funding for health and safety repairs, helping to improve living conditions and preserve housing stability. Due to the program's importance and strong community need, there is currently an active waitlist, demonstrating its value as a vital resource for West City CRA residents.




REDEVELOP
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HISTORIC AREA
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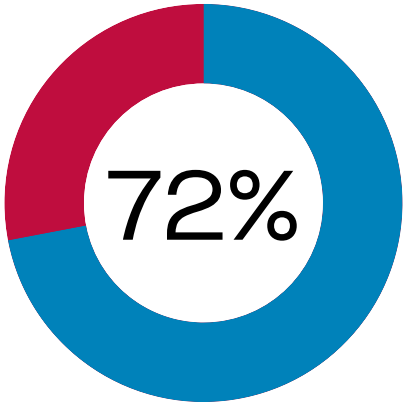
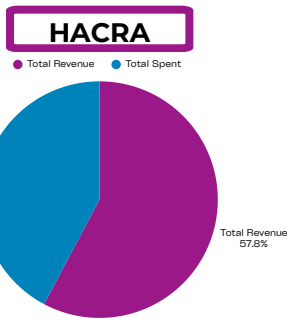
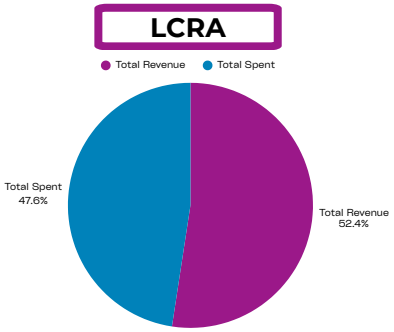


FY 25 CRA Revenue $7,357,539

FY 25 CRA Expenditures $5,273,761







Revenue

County TIF	$3,023,664
City TIF	$2,879,153
Grants, Int., Carryforward, Other Sources	$1,454,722

Expenditures

Debt Service	$1,445,500
Community Improvements/Capital	$1,364,208
Historic and Cultural Preservation	$2,075,244
Resident Stabilization	$317,270
Affordable Housing/Property Acquisition	$16,710
Administrative/Other Costs	$54,829

- ***Financials were unaudited at the time this report was published***
- ***Administrative Cost is not inclusive of staff salaries and benefits***
- ***Expenditure figures determined by actual expenditures and encumbered funds***
- ***Revenue and expenditures are inclusive of carryforward funds***
- ***WCCRA did not have any revenue or expenditures during FY 24-25***

Project | Program Accounting

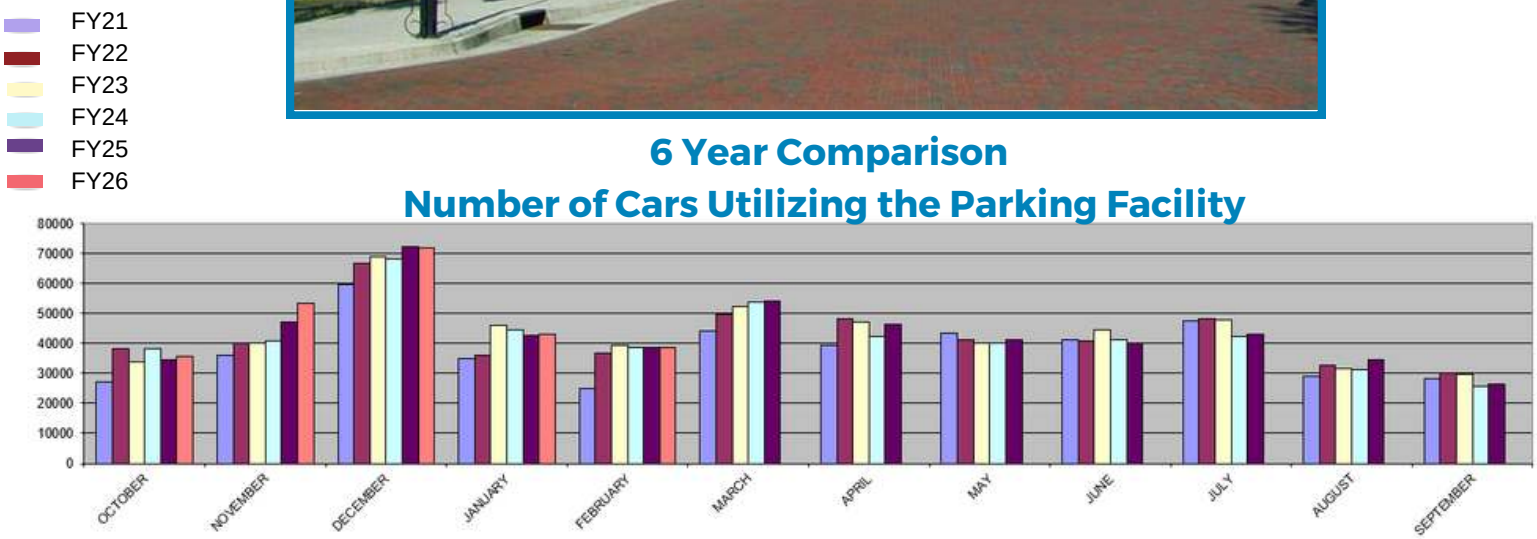
PROJECTS	FY 2025 EXPENDITURES
Elks Lodge Institutional Rehab*	$ 1,317,413
Greater St. Mary's Institutional Rehab	$ 555,687
Lincolnville Park in Honor of George & Ollie Smith*	$ 53,398
Vickers/Hayling Park Design & Improvements	$ 539,979
Cordova Street Improvement	$ 218,775
MLK Streetscape Design	$ 420,082
Fix-It-Up Residential Repair Program	$ 317,270
Property Acquisition/Affordable Housing Plan	$ 16,710
Trinity Independent Institutional Rehab	$ 95,500
St. Joseph Neighborhood Center	$ 106,644
Downtown Landscape Masterplan	$ 89,664
Francis Field Improvements	$ 42,310

**Completed Projects*
Unaudited financials reflect funds actually expended/encumbered in FY 2025

HISTORIC DOWNTOWN PARKING FACILITY



6 Year Comparison
Number of Cars Utilizing the Parking Facility



Resident Discounts $3

521,761 Cars Parked in FY 2025

$5 Parking after 5pm

The Historic Downtown Parking Facility is the CRA's inaugural project. The garage was constructed in 2006. The CRA has pledged an annual debt service payment to cover the cost of the parking facility.

Parking By The Numbers

1st Quarter Oct - Dec	2nd Quarter Jan - March	3rd Quarter April - June	4th Quarter July - Sept
$233,816	$479,226	$488,026	$411,912
$511,675	$394,346	$384,289	$304,504
$975,129	$612,947	$402,234	$200,383
TOTALS			
$1,720,620	$1,486,519	$1,274,541	$916,799
FY 2025 Total Revenue $5,398,488			
Quarterly figures are rounded to the nearest dollar			


EVERBILT

CITY OF ST AUGUSTINE

COMMUNITY REDEVELOPMENT AGENCY

The City of St. Augustine commemorated its 25th Anniversary of the Community Redevelopment Agency (CRA), with a year long celebration, *Redevelopment 25!. The* celebration marked a significant milestone celebrating a quarter-century of investment, revitalization, and community partnership. The celebration highlighted the transformative impact of the CRA in strengthening neighborhoods, supporting local businesses, and preserving the city's historic character.

Over the past 25 years, redevelopment efforts have focused on improving infrastructure, enhancing public spaces, and fostering economic vitality within key districts. The anniversary served as an opportunity to reflect on these accomplishments while recognizing the collaboration between city leadership, residents, and stakeholders who have contributed to the city's continued success.

The commemoration also looked ahead to the future, reaffirming the City's commitment to thoughtful growth, historic preservation, and sustainable development. As St. Augustine continues to evolve, the 25-year celebration underscored the importance of maintaining the vision and momentum that have shaped the community into what it is today.

The next pages will highlight the celebrations held in each special district.

Visit our website to learn more about Redevelopment 25! and the CRA.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WEST CITY COMMUNITY REDEVELOPMENT AREA
Established 2024

Redevelopment 25!, was held in the West City CRA on April 16, 2025, with live music from Chilula!

















































Redevelopment 25!, was held in the Lincolnville CRA on July 18, 2025, with live music from members of the Katz Downstairs & a DJ Set by Square One DJ's



















@GoodTimesRollJax





@GoodTimesRollJax





Redevelopment 25!, was held in the Historic Area CRA on October 30, 2025, with live music from the Palmetto Pickers



























































CITY OF ST AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY

A SPECIAL THANK YOU TO ALL OF OUR SPONSORS!

St. Johns Cultural Council	The Bailey Group	A Coastal Home	The Local Refillery
Murph's Homestyle To-Go	Dasha's Flowers	DeBow's Appliances	Sail Bird's
The Blue Hen	Chick-fil-A St. Aug	Juniper Market	Graet Goods
Muggsy's	San Sebastian Winery	Harrys Seafood Bar & Grille	La Nouvelle
The Corner Market Lincolnville	St. Augustine Fish Camp	Cornerstone Café	Lincolnville Museum & Cultural Center
Casa Reina Taqueria & Tequila	Jalaram Hotels, Inc.	PK Roosevelt Room	Meehan's Irish Pub

CITY OF ST AUGUSTINE

COMMUNITY REDEVELOPMENT AGENCY







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