



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

**Monday, July 28, 2025, 3:00 PM
ALCAZAR ROOM**

AGENDA

1. CALL TO ORDER

- a. Roll Call

2. ADMINISTRATIVE ITEMS

- a. Approval of Prior Meeting Minutes (April 28, 2025)
- b. Approval of Prior Meeting Minutes (May 12, 2025)

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

4. DISCUSSION, PRESENTATIONS, & UPDATES

- a. CRA Preliminary Budget Review (WCCRA, LCRA, HACRA)
Jaime D. Perkins, Community Services Director
- b. MLK Streetscape Project Staff Update
Jaime D. Perkins, Community Services Director
- c. Downtown Landscape Masterplan Staff Update
Jaime D. Perkins, Community Services Director

5. ITEMS BY CITY ATTORNEY

6. ITEMS BY CITY STAFF

7. ITEMS BY BOARD CHAIR AND BOARD MEMBERS

8. ADJOURNMENT

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

CITY OF ST. AUGUSTINE

Community Redevelopment Agency Regular Meeting April 28, 2025

The Community Redevelopment Agency met in formal session Monday, April 28, 2025, at 3:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Chairwoman Nancy Sikes-Kline, and the following were present:

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

David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Jaime D. Perkins, Manager, Neighborhood Services and Community Redevelopment Agency Manager
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Stephen Slaughter, Director, Public Works & Utilities
Amy Skinner, Director, Planning and Building
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Elyse Wiemann, Recording Secretary

2. ADMINISTRATIVE ITEMS

2.a. Approval of Prior Meeting Minutes (January 27, 2025)

MOTION

Mr. Jon DePreter MOVED to APPROVE January 27, 2025, meeting minutes. The motion was SECONDED by Mr. Jim Springfield and APPROVED BY UNANIMOUS VOICE VOTE.

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

The Agency heard from the following members of the public:

- Arthur Culbert
- BJ Kalaidi
- Eric Isreal

4. DISCUSSION, PRESENTATIONS, & UPDATES

4.a. WCCRA Draft Plan Review and PZB Authorization

Jaime D. Perkins, Neighborhood Services & CRA Manager

Jaime D. Perkins, Neighborhood Services and CRA Manager, reviewed the West City Community Redevelopment Area (WCCRA) draft plan. She requested approval of the proposed schedule for the adoption of the WCCRA plan.

Ms. Nancy Sikes-Kline requested for the table of contents to be reflective of the chapters outlined within the draft plan. She said the bullet point regarding 'development of building façade grant program' would be better suited under action strategy six "Historic Preservation" instead of action strategy four "Locally Oriented Business Development". She felt the point for historic preservation was to save the historic facades.

Ms. Perkins replied that it was referenced again in action strategy six, but it was included under the "Business Development" action items since there were some business structures that were historic and under "Historic Preservation" it referred more towards the institutions similar to the Lincolnville Plan; however, she would include it under action item six.

Mr. Springfield asked if there had been any discussion about using funds to conduct surveys that would provide information about the types of businesses the community wanted in the area.

Ms. Perkins replied that it had been discussed during a workshop. She said they had received input from residents about the types of businesses the community wanted to have. She said funds could be used to find out what types of businesses should be encouraged.

Mr. DePreter said he attended the workshop and thought the idea was to have more local business growth such as grocery stores, recreational stores, and other basic businesses. He said this workshop was well attended.

Ms. Perkins said the food deficiencies were addressed in West City. She said some of the ideas were to have a grocery store, farmers market, and later dining options.

Isabelle Lopez, City Attorney, commented that the statutorily the use of Tax Increment Financing (TIF) funds was very limited, and was normally predominantly

used for brick-and-mortar businesses and some administrative cost for planning.

Barbara Blonder said the West City was a food desert and though the addition of a community garden could be very beneficial. She asked rather than a local business, could a garden be funded by a CRA even though it was not brick-and-mortar.

Ms. Lopez replied that it was similar to brick-and-mortar, as the property would be purchased or leased to add improvements. She said the management of the garden would be difficult since CRA's could not use funds for general administration of City programs. She said money could be used for capital improvement projects. She said the current bill in legislation, if passed, would even further narrow the ways the money could be used.

Cynthia Garris pointed out the community garden in Lincolnville was managed by a non-profit.

Ms. Lopez said there were three in the City and usually a non-profit was created to help manage it.

Ms. Garris felt there would be plenty of volunteers to help manage a community garden if one was established.

Ms. Perkins continued to explain the other action strategy items with the Agency.

Ms. Sikes-Kline thought the first bullet point under action strategy six, "Historic Preservation", should be split. She indicated that the part that mentioned 'identify increased wear and tear caused by commercial vehicles', should be moved action strategy item four "Mobility and Connectivity".

Ms. Perkins said some of the action strategies were intertwined and pointed out that a lot of the challenges with the business district aligned with the Preservation element and Mobility. She

said at the beginning of the plan there was a statement directly related to Historic Preservation which meant any of the projects implemented in West City needed to refer back to the Historic Preservation Mission, which was throughout the plan but clearly explained in the Historic Preservation statement.

Ms. Sikes-Kline reiterated that she felt under "Historic Preservation" in the first bullet point that 'initiatives' should be added, and the rest of that statement should be moved to action item four "Mobility". She said in building this plan it was better to be more general than that could be added to. She suggested adding the historic building facade grant program and include create historic preservation reinvestment opportunities, which was from the Historic Preservation Master Plan.

Mr. DePreter asked if that would help establish public and private partnerships (PPP).

Ms. Sikes-Kline agreed and said it could say to encourage public and private partnerships.

Ms. Lopez said that public and private partnerships were included in the state statute, but understood what the agency wanted and would assist Ms. Perkins with the language. She said the concept was to work with CRA staff and private owners together towards the end goal not exactly having a PPP.

Mr. DePreter said he wanted to have what state statute would allow that would help create more funding.

Ms. Perkins said it could be added.

Ms. Blonder said she enjoyed the historical section at the beginning as it added great context to the remaining plan.

Ms. Perkins reviewed the tax increment fund projections and noted the growth rate was at a conservative 2.5%, from the base

year 2024 and continuing to the scheduled sunset date, which was 2054. She said this was how the action items would be funded. She said the actual funds could be higher based on redevelopment and revitalization of West City but felt this was a conservative outcome. She noted that in 2025, there would be approximately \$66,000 available.

Ms. Sikes-Kline asked what cost was incurred in the establishment of the WCCRA.

Ms. Perkins explained that the establishment of the CRA, with the consultant and different studies, the cost was approximately \$120,000, which would need to be repaid to the General fund. She said keeping in mind how much money would be accumulated over time there should be a plan on how those dollars would be repaid, and if those funds could be repaid overtime. She indicated that was a decision for the Commission.

Ms. Sikes-Kline recalled that for the establishment of the Lincolnville CRA the repayment was broken into smaller increments and paid overtime. She said that could be an option for this plan.

Mr. DePreter asked if the funds accumulated each year had to be spent.

Ms. Perkins replied the funds were not required to be spent; however, the funds needed to be allocated towards something. She said the funds were allowed to be carried forward for three years.

Ms. Garris commented that she did not feel the repayment should be done in one lump sum but could be split overtime, because it would take a while for the WCCRA funds to accumulate, and if made to repay the cost at one time projects needed would be delayed.

Ms. Sikes-Kline agreed and thought that \$66,000 was not a lot of money to start

with but thought that was a decision for the Commission.

Mr. DePreter asked if the decision was made to pay back the money incrementally where those funds would come from.

Ms. Perkins advised that the money would come from the TIF funds.

Mr. Springfield said a percentage could be applied to the TIF funds in order to repay the general fund, and that would help keep funds available for projects.

Ms. Perkins said the implementation schedule was proposed and could change throughout the life span of the WCCRA, and the engagement efforts would help define when certain projects and programs were started based on the need in community, and the budget for each section was proposed depending on the TIF, need, and feedback from the public. She said the schedule was just there to help provide direction, but it could be modified as needed.

Mr. DePreter noted there was a problem with Old Dixie Highway, Palmer Street, and Masters Drive felt these should be addressed even though they were not located within the WCCRA.

Ms. Perkins pointed out in the implementation schedule additional streets were included for consideration.

Ms. Garris questioned if sidewalks were included.

David Birchim, City Manager, explained those were included in the Capital Improvement Plan (CIP) and funded separately.

Ms. Blonder asked for further explanation regarding the reimagine Oyster Creek as a dynamic recreational living laboratory as mentioned in the Conceptual Master Plan.

Ms. Perkins clarified the language was broad, but it would be left as a passive area.

Ms. Blonder said there was a lot of water quality work being done at Flagler College in that area, which could help improve water quality. She noted in the Comprehensive Goals: goal 4.2 Promote a sense of place, safety, and walkability, more shade trees should be included along pedestrian sidewalks and suggested a heavy emphasis on that should be considered and in the Lincolnville CRA. She said that also having food security was noble and much needed

MOTION

Mr. DePreter MOVED to authorize Ms. Perkins to move the West City Community Redevelopment Draft Plan to the local planning agency, Planning and Zoning Board, for review with the modification made. The motion was SECONDED by Ms. Sikes-Kline.

VOTE ON MOTION:

AYES: DePreter, Sikes-Kline, Garris, Springfield, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

Ms. Blonder thanked the WCCRA Steering Committee, the public, and staff for their hard work as she felt this was a very exciting plan.

4.b. St. Paul AME Institutional Rehab Application Recommendation

Jaime D. Perkins, Neighborhood Services & CRA Manager

Jaime D. Perkins, Neighborhood Services & CRA Manager, reviewed the proposed recommendations for the St. Paul African Methodist Episcopal (AME) Church. She said she was requesting authorization to proceed with the project without having to adhere to the standard approval process due to mitigating circumstances. She

indicated that the estimated cost in the current application was \$585,000.

Ms. Blonder questioned if deviating from the normal process was acceptable.

Ms. Lopez replied in the affirmative.

The Agency heard from the following members of the public:

- Ben Edwards Stevenson
- Kenneth McClain
- Michelle Brown
- Judith Lipheart

Ms. Sikes-Kline was encouraged by public comment as the speakers indicated they wanted to create a self-sustaining model. She supported restoring the building and pointed out there seemed to be a business model evolving that could be useful and the space would be in demand for community activities.

Ms. Garris commented that the church was beautiful and held great memories for her.

MOTION

Ms. Garris MOVED to APPROVE the St. Paul AME Institutional Rehab Application. The motion was SECONDED by Ms. Sikes-Kline.

Mr. Springfield said there had been many buildings lost in Lincolnville and around the City especially within the last thirty years. He said he supported saving this building not only because of its beauty, but also because it meant something to the community.

Ms. Blonder said she was grateful not only to hear about a wonderful proposal but to have the opportunity to hear from those who were living history of what the building meant to families and the community.

VOTE ON MOTION:

AYES: Garris, Sikes-Kline, DePreter, Springfield, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

4.c. Cordova Street Design Update Jaime D. Perkins, Neighborhood Services & CRA Manager

Jaime D. Perkins, Neighborhood Services & CRA Manager, provided an update about the Historic Area Community Redevelopment Area (HACRA), and said in November 2024, Inspire Placemaking was retained to create a conceptual design of Cordova Street. She said there was a live website for residents and stakeholders to provide comments on what the future of Cordova Street could become or how it could be improved. She said in February, a staff walk, and a public engagement workshop took place with a lot of input and feedback from stakeholders and residents. She said on May 14th an additional staff input meeting would take place and a calibration meeting with Flagler College on how they could be a part of the improvement process and coordinate efforts. She said another engagement workshop had been scheduled pending the location on June 5th.

4.d. CRA 2024 Annual Report Update Jaime D. Perkins, Neighborhood Services & CRA Manager

Jaime D. Perkins, Neighborhood Services & CRA Manager, reviewed the Fiscal Year (FY) 2024 Community Redevelopment Agency (CRA) Annual Report. She said the report highlighted all the redevelopment efforts within each special district, details of the CRA's financial performance, projects, programs, studies and plans.

5. ITEMS BY CITY ATTORNEY

(None)

6. ITEMS BY CITY STAFF

(None)

7. ITEMS BY BOARD CHAIR AND BOARD MEMBERS

Mr. Springfield stated he wanted the CRA and the City to add a park to Francis Field. He said there were several reasons this could happen, and he felt the residents deserved a park as there was not a park in the downtown area. He said if designed correctly, it would not interfere with Sing Out Loud. He asked staff to look into potential designs and the cost of what it would take to have a park inside Francis Field.

There was a consensus to have staff move forward with potential design and cost for a park on Francis Field.¹

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 4:18 P.M.

Nancy Sikes-Kline, Chairperson

Darlene Galambos, CITY CLERK

¹ Ms. Garriss was not present for consensus.

CITY OF ST. AUGUSTINE

Community Redevelopment Agency Regular Meeting May 12, 2025

The Community Redevelopment Agency met in formal session Monday, May 12, 2025, at 3:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Co-Chairwoman Barbara Blonder, and the following were present:

1. Roll Call: Barbara Blonder, Co-Chairperson
Jim Springfield
Cynthia Garris
Jon DePreter

Absent: Nancy Sikes-Kline, Chairperson

Also Present: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Jaime D. Perkins, Manager, Neighborhood Services and Community Redevelopment Agency Manager
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Stephen Slaughter, Director, Public Works & Utilities
Amy Skinner, Director, Planning and Building
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Elyse Wiemann, Recording Secretary

2. ADMINISTRATIVE ITEMS

(None)

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

The Commissioners heard from the following members of the public:

- BJ Kalaidi

4. DISCUSSION, PRESENTATIONS, & UPDATES

4. a. Recommendation of Resolution 2025-12 Recommending WCCRA Plan

for Adoption- Jaime D. Perkins, Neighborhood Services & CRA Manager

Jaime D. Perkins, Neighborhood Services & CRA Manager, reviewed Resolution 2025-12. She said changes had been made as suggested by the agency and had been reviewed and recommended by the Planning and Zoning Board to approve the plan.

At the request of Ms. Barbara Blonder, Ms. Perkins reviewed the changes to the West City Community Redevelopment Area (WCCRA) Draft plan.

Ms. Blonder asked Ms. Perkins to address the question during public comment.

Ms. Perkins explained that 'catalytic' referenced Capital Improvement Projects (CIP) in general, and not specific to any particular project or related to the parking garage at West King and US1.

MOTION

Ms. Garris MOVED to recommend Resolution 2025-12 to adopt the West City Community Redevelopment Area (WCCRA) Plan. The motion was SECONDED by Mr. DePreter.

VOTE ON MOTION:

AYES: Garris, DePreter, Springfield, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

5. ITEMS BY CITY ATTORNEY

(None)

6. ITEMS BY CITY STAFF

(None)

7. ITEMS BY BOARD CHAIR AND BOARD MEMBERS

(None)

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 3:07: P.M.

Barbara Blonder, Co-Chairperson

Darlene Galambos, CITY CLERK

CITY OF ST. AUGUSTINE

MEMORANDUM

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

DATE: July 22, 2025

RE: Agenda Item for July 28, 2025, Community Redevelopment Agency Meeting;
CRA Preliminary Budget Review

Attached please find the Fiscal Year (FY) 2026 Community Redevelopment Area (CRA) budgets for your review. Staff have prepared preliminary budgets for each redevelopment area; West City CRA, Lincolnville CRA, and the Historic Area CRA. Staff request the opportunity to provide a detailed review of the estimated revenues and expenditures for the upcoming Fiscal Year.

The agenda item is not an action item; however, staff are requesting the Community Redevelopment Agency to provide feedback and directives on individual budget line items. The directives provided during the July 28 meeting will be used to prepare the final budget documents which you will review during the annual budget workshop.

Your attention to this matter is appreciated. If you have any questions, I can be reached by phone at 904.209.4254 or by email at jperkins@citystaug.com.



Jaime D. Perkins
Community Services Director

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

Attachments: WCCRA Preliminary Budget, LCRA Preliminary Budget, HACRA Preliminary Budget

 CITY OF ST AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY 		FY 2025-2026 Budget	
		Resolution No.	
		Amendment No.	
Budget Items	New Allocation	Committed Funds	Budget
Revenue			
Tax Increment Financing (TIF)			
TIF- City of St. Augustine	189,816		189,816
TIF- St. Johns County	106,000		106,000
Grants			
Interest Earned			
SBA Earned Interest			
Other Interest			
Administrative Transfers			
Total New Revenues	\$295,816		\$295,816
Prior Year Carry Forward			
WCCRA Carryforward from FY 24-25 (unencumbered)			
WCCRA Carryforward from FY 24-25 (encumbered)			
Total Combined Revenues	\$295,816	\$	\$295,816
Expenses			
Administrative 59910, 59915			
Xfer to GF for Salary, Benefits, Shared CRA Expenses, Website	10,000		10,000
Xfer to GF for 50 Percent Repayment of Consulting Fee	52,500		52,500
Total Administrative Costs	62,500		\$62,500
Debt Service			
Total Debt Service			\$
Professional Services Future Projects			
Community Stabilization	38,886		\$38,886
Public Space/beautification	38,886		\$38,886
Business Development Programming	38,886		\$38,886

Mobility/Connectivity	38,886		\$38,886
Branding/Signage	38,886		\$38,886
Historic Preservation	38,886		\$38,886
Total Professional Services	233,316		\$233,316
WCCRA Special Projects			
Total WCCRA Special Projects			
Total Expenditures	\$295,316		\$295,316
Revenue Over/(Under) Expenditures			(0)

 CITY OF ST AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY 		FY 2025-2026 Budget		
		Resolution No.		
		Amendment No.		
Budget Items	New Allocation	Committed Funds	Budget	
Revenue				
Tax Increment Financing (TIF)				
TIF- City of St. Augustine	1,576,136		1,576,136	
TIF- St. Johns County	850,000		850,000	
Grants				
FIND GRANT (Kayak Launch Phase I)				
Interest Earned				
SBA Earned Interest	90,000		90,000	
Other Interest				
Administrative Transfers				
Total New Revenues	\$2,516,136		\$2,516,136	
Prior Year Carry Forward				
CRA Carryforward from FY 23-24 (unencumbered)	2,979,641		2,979,641	
CRA Carryforward from FY 23-24 (encumbered)		1,130,775	1,130,775	
AACH Grant (Elks Lodge)		222,983	222,983	
Total Prior Year Carry Forward	2,979,641	1,353,758	4,333,399	
Total Combined Revenues				
	\$5,495,777	\$1,353,758	\$6,849,535	
Expenses				
Administrative 53490,53515,53505,53470,53410,53400				
Xfer to GF for Salary, Benefits, Shared CRA Expenses, Website	205,000		205,000	
Professional Associations and Memberships	2,000	1,717	3,717	
Travel, Training, Conferences	3,000	6,736	9,736	
Publications, Printing	8,000	1,179	9,179	
Miscellaneous Expenses, Supplies, Phone, Software	12,000	6,944	18,944	
Total Administrative Cost	230,000	16,576	\$246,576	
Retain Long-Term Residents 53490,51120				
Fix It Up Housing Repair Program	527,800	144,384	672,184	

Property Acquisition, Affordable Housing	800,000	39,110	839,110
Total Retain Long-Term Resident Programs & Projects	1,327,800	183,494	\$1,511,294
Preserve Historic Character 53310			
Trinity Independent Institutional Rehab	688,102	33,246	721,348
St. Joseph Neighborhood Center Inst. Rehab	5,000	63,921	68,921
Elks Lodge Inst. Rehab		427,707	427,707
St Paul Parsonage Inst. Rehab	550,000		550,000
Future IRP Project	100		\$100
Total Preserve Historic Character	1,243,202	524,874	\$1,768,076
LCRA Improvements, Beautification, Infrastructure 56630			
Hayling/Vickers Park- Design & Construction (Hayling Plaza, Kayak Launch, Dog Park, Court Covering, Playground)	1,140,000	318,568	1,458,568
Galimore Awning	4,775		4,775
MLK Streetscape Design and Construction	1,100,000	167,960	1,267,960
Twine Park Improvements Design & Construction	200,000	32,520	232,520
Sidewalks & Future Infrastructure Improvement Projects	250,000	109,766	359,766
Total LCRA Improvements, Beautification, Infrastructure	2,694,775	628,814	\$3,323,589
Total Expenditures	\$5,495,777	\$1,353,758	\$6,849,535
Revenue Over/(Under) Expenditures	(0)		

 CITY OF ST AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY 		FY 2025-2026 Budget	
		Resolution No.	
		Amendment No.	
Budget Items	New Allocation	Committed Funds	Budget
Revenue			
Tax Increment Financing (TIF)			
TIF- City of St. Augustine	1,618,183		1,618,183
TIF- St. Johns County	900,000		900,000
Grants			
Interest Earned			
SBA Earned Interest	50,000		50,000
Other Interest			
Administrative Transfers			
Total New Revenues	\$2,568,183		\$2,568,183
Prior Year Carry Forward			
HACRA Carryforward from FY 24-25 (unencumbered)	759,911		759,911
HACRA Carryforward from FY 24-25 (encumbered)		564,792	564,792
AACH Grant (St. Mary's)		92,472	92,472
Total Prior Year Carry Forward			
Total Combined Revenues	\$3,328,094	\$657,264	\$3,985,358
Expenses			
Administrative 59910, 59915			
Xfer to GF for Salary, Benefits, Shared CRA Expenses, Website	75,000		75,000
Total Administrative Costs	75,000		\$75,000
Debt Service 59915			
Visitor Information Center and Parking Garage	1,445,500		1,445,500
Total Debt Service	1,445,500		\$1,445,500
Professional Services Active Projects 59915			
Cordova Street Design & Future Construction	145,110	60,233	\$205,343

Downtown Landscape Masterplan & Future Implementation	671,955	106,075	\$778,030
Francis Field Improvement Plan & Future Construction	740,329	51,272	\$791,601
Sidewalk Improvements	50,000		\$50,000
Future Infrastructure Design & Construction Projects	100		\$100
Future Historic Preservation Design & Construction Projects	100		\$100
Total Professional Services	1,607,594	217,580	\$1,825,174
HACRA Special Projects 59915			
Historic Preservation (Greater St. Mary's)	200,000	439,684	639,684
Total HACRA Special Projects	200,000	439,684	\$639,684
Total Expenditures	3,328,094	657,264	\$3,985,358
Revenue Over/(Under) Expenditures			(0)

CITY OF ST. AUGUSTINE

MEMORANDUM

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

DATE: July 22, 2025

RE: Agenda Item for July 28, 2025, Community Redevelopment Agency Meeting;
MLK Streetscape Project Staff Update

Dr. Martin Luther King Jr. Ave Streetscape Project (MLK Streetscape Project) continues to advance. Staff have received 90 percent design documents, Florida Power and Light (FPL) overhead to underground conversion plans, proposed locations for equipment placement and easement appraisal information. Staff would request the opportunity to provide a verbal status update on the project. The agenda item is not an action item.

Your attention to this matter is appreciated. If you have any questions, I can be reached by phone at 904.209.4254 or by email at jperkins@citystaug.com.



Jaime D. Perkins
Community Services Director

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

Attachments:

CITY OF ST. AUGUSTINE

MEMORANDUM

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

DATE: July 22, 2025

RE: Agenda Item for July 28, 2025, Community Redevelopment Agency Meeting;
Downtown Landscape Masterplan Staff Update

Staff was previously given directives from the St. Augustine City Commission and the Community Redevelopment Agency to move forward with the design and implementation of a Downtown Landscape Masterplan. Specifically, staff was directed to develop a “quick action” item list to address landscaping opportunities in the Historic Area CRA ahead of *Light up Night!* and the Nights of Lights season. Staff request the opportunity to provide a status update on the Downtown Landscape Masterplan and request board consensus on the path forward.

Attached you will find initial concepts, inclusive of current and future imagery, landscape locations, proposed plant schedule, and hardscape options.

Your attention to this matter is appreciated. If you have any questions, I can be reached by phone at 904.209.4254 or by email at jperkins@citystaug.com.



Jaime D. Perkins
Community Services Director

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

Attachments: HACRA Landscape Masterplan Quick Action Concepts

06.26.2025
ML+H PROJECT 25.13.0

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE • PLANNING

Project Management + Landscape Architecture

Fremont Latimer | fremont@halback.com

St. Augustine, FL 32

Ph: 904.825.6747
Florida 1 866 671 10[illegible]

Historic Area Community Redevelopment Agency (HACRA)

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

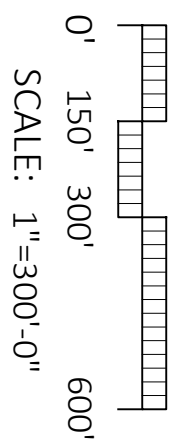
St. Augustine, Florida

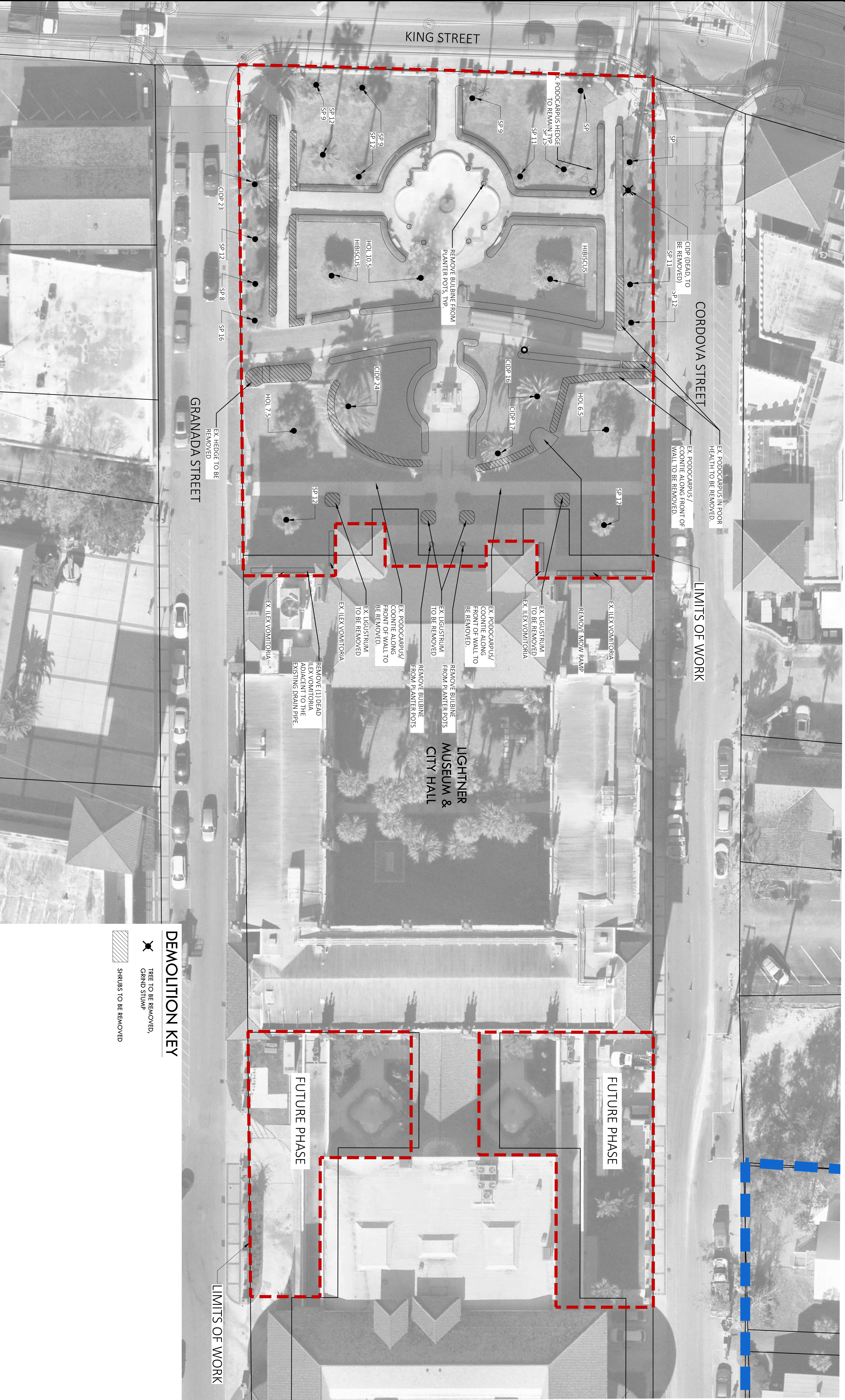
City of St. Augustine

CRA Board

Sheet List Table		
Sheet Number	Sheet Title	
COVER	COVER	
L-1.00	01_LIGHTNER MUSEUM - DEMO PLAN	
L-1.10	01_LIGHTNER MUSEUM - LANDSCAPE PLAN	
L-1.30	01_LIGHTNER MUSEUM - IMAGES	
L-2.00	02_PLAZA - DEMO	
L-2.10	02_PLAZA - LANDSCAPE	
L-2.30	02_PLAZA - IMAGES	
L-3.00	03_BRIDGE OF LIONS - DEMO PLAN	
L-3.10	03_BRIDGE OF LIONS - LANDSCAPE PLAN	
L-3.30	03_BRIDGE OF LIONS - IMAGES	
L-4.00	04_CIRCLES - DEMO PLAN	
L-4.10	04_CIRCLES - LANDSCAPE PLAN	
L-4.30	04_CIRCLES - IMAGES	
L-5.00	05_AVENIDA MENENDEZ - DEMO PLAN	
L-5.01	05_AVENIDA MENENDEZ - DEMO ENLARGEMENT 1	
L-5.02	05_AVENIDA MENENDEZ - DEMO ENLARGEMENT 2	
L-5.03	05_AVENIDA MENENDEZ - DEMO ENLARGEMENT 3	
L-5.04	05_AVENIDA MENENDEZ - DEMO ENLARGEMENT 4	
L-5.10	05_AVENIDA MENENDEZ - LANDSCAPE PLAN	
L-5.11	05_AVENIDA MENENDEZ - LS ENLARGEMENT 1	
L-5.12	05_AVENIDA MENENDEZ - LS ENLARGEMENT 2	
L-5.13	05_AVENIDA MENENDEZ - LS ENLARGEMENT 3	
L-5.14	05_AVENIDA MENENDEZ - LS ENLARGEMENT 4	
L-5.30	05_AVENIDA MENENDEZ - IMAGES	
L-6.00	06_VIC - DEMO PLAN	
L-6.10	06_VIC - LANDSCAPE PLAN	
L-6.11	06_VIC - LANDSCAPE ENLARGEMENT 1	
L-6.12	06_VIC - LANDSCAPE ENLARGEMENT 2	
L-6.13	06_VIC - LANDSCAPE ENLARGEMENT 3	
L-6.14	06_VIC - LANDSCAPE ENLARGEMENT 4	
L-6.15	06_VIC - LANDSCAPE SCHEDULE	
L-6.30	06_VIC - IMAGES	
L-6.31	06_VIC - IMAGES	
L-7.00	07_W CASTILLO DR - DEMO OVERALL	
L-7.01	07_W CASTILLO DR - DEMO ENLARGEMENT 1	
L-7.02	07_W CASTILLO DR - DEMO ENLARGEMENT 2	
L-7.03	07_W CASTILLO DR - DEMO ENLARGEMENT 3	
L-7.10	07_W CASTILLO DR - LANDSCAPE PLAN	
L-7.11	07_W CASTILLO DR - LANDSCAPE ENLARGEMENT 1	
L-7.12	07_W CASTILLO DR - LANDSCAPE ENLARGEMENT 2	
L-7.13	07_W CASTILLO DR - LANDSCAPE ENLARGEMENT 3	
L-7.20	07_W CASTILLO DR - HARDSCAPE PLAN	
L-7.30	07_W CASTILLO DR - IMAGES	
L-8.00	08_ST. GEORGE ST. - DEMOLITION PLAN	
L-8.01	08_ST. GEORGE ST. - DEMO ENLARGEMENT 1	
L-8.02	08_ST. GEORGE ST. - DEMO ENLARGEMENT 2	
L-8.03	08_ST. GEORGE ST. - DEMO ENLARGEMENT 3	
L-8.10	08_ST. GEORGE ST. - LANDSCAPE PLAN	
L-8.11	08_ST. GEORGE ST. - LS ENLARGEMENT 1	
L-8.12	08_ST. GEORGE ST. - LS ENLARGEMENT 2	
L-8.13	08_ST. GEORGE ST. - LS ENLARGEMENT 3	
L-8.30	08_ST. GEORGE ST. - IMAGES	

 ML+H Manqui's Lattimer + Holbeck, Inc. 300 S. Augustine Ave., Suite 100 St. Augustine, FL 32084 Ph: 904.825.6747 Fax: 904.825.6748 License # 1466927110 Qualifier			LANDSCAPE ARCHITECT OF RECORD Manqui's Lattimer + Holbeck, Inc. 300 S. Augustine Ave., Suite 100 St. Augustine, FL 32084 DRAWN BY: JRM, FL, CT, GC, CS, HL, EN						HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA COVER			<table><tr><td>REV</td><td>DESCRIPTION</td><td>DATE</td></tr><tr><td></td><td>INITIAL CONCEPTS</td><td>06/28/25</td></tr><tr><td colspan="3">SIZE: ANSI D</td></tr><tr><td colspan="3">PLOT PROJECT #:</td></tr><tr><td colspan="3">MCH PROJECT #:</td></tr></table>			REV	DESCRIPTION	DATE		INITIAL CONCEPTS	06/28/25	SIZE: ANSI D			PLOT PROJECT #:			MCH PROJECT #:			DRAWING NO.		
REV	DESCRIPTION	DATE																														
	INITIAL CONCEPTS	06/28/25																														
SIZE: ANSI D																																
PLOT PROJECT #:																																
MCH PROJECT #:																																
COVER																																

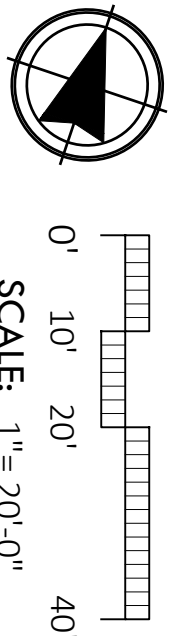




EXISTING TREES	
CDP	CANARY ISLAND DATE PALM
HOL	HOLLY
SP	CABBAGE PALM

DEMOLITION KEY

- TREE TO BE REMOVED, GRIND STUMP
- SHRUBS TO BE REMOVED



 Manquis Latimer + Halback, Inc. 50 Augustine, FL 32084 PH 904.835.6747 www.halback.com L10007110 - Quarter				LANSCAPE ARCHITECT OF RECORD Jeremy Marquis, RLA (L10667110) DRAWN BY: JRM, FL, CT, GC, CS, III, EM	
HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS		HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA		01_LIGHTNER MUSEUM - DEMO PLAN	
REV	DESCRIPTION	DATE	SIZE: ANSI D	PRIME PROJECT #:	25.13.0
INITIAL CONCEPTS	06/26/25			ML+H PROJECT #:	25.13.0
DRAWING NO.		L-1.00			

IMAGE 01

THE PODOCARPUS HEDGE HAS PORTIONS THAT ARE DAMAGED AND/OR MISSING. THIS IS A TYPICAL EXAMPLE OF LOCATIONS WHERE WE ARE REMOVING FAILING SECTIONS AND REPLACING THEM WITH NEW PLANTS.



BEFORE LEVEL 1 UPDATES

IMAGE 02

THE GOAL IS TO REMOVE THE FAILING LIGUSTRUM AND RE-ESTABLISH THE ORNAMENTAL PODOCARPUS HEDGE. THIS ALSO EXPOSES THE EXISTING SEATWALL WHICH BECOMES A SEATWALL FOR VISITORS WAITING FOR THE TROLLEY. THE CURRENT "MOWER RAMP" IS SHIFTED TO A LESS PROMINENT LOCATION.



BEFORE LEVEL 1 UPDATES



AFTER LEVEL 1 UPDATES



AFTER LEVEL 1 UPDATES

1 CITY HALL - RENDER 1

1" = 1"

P:\ML-CDSA.MP-07

2 CITY HALL - RENDER 2

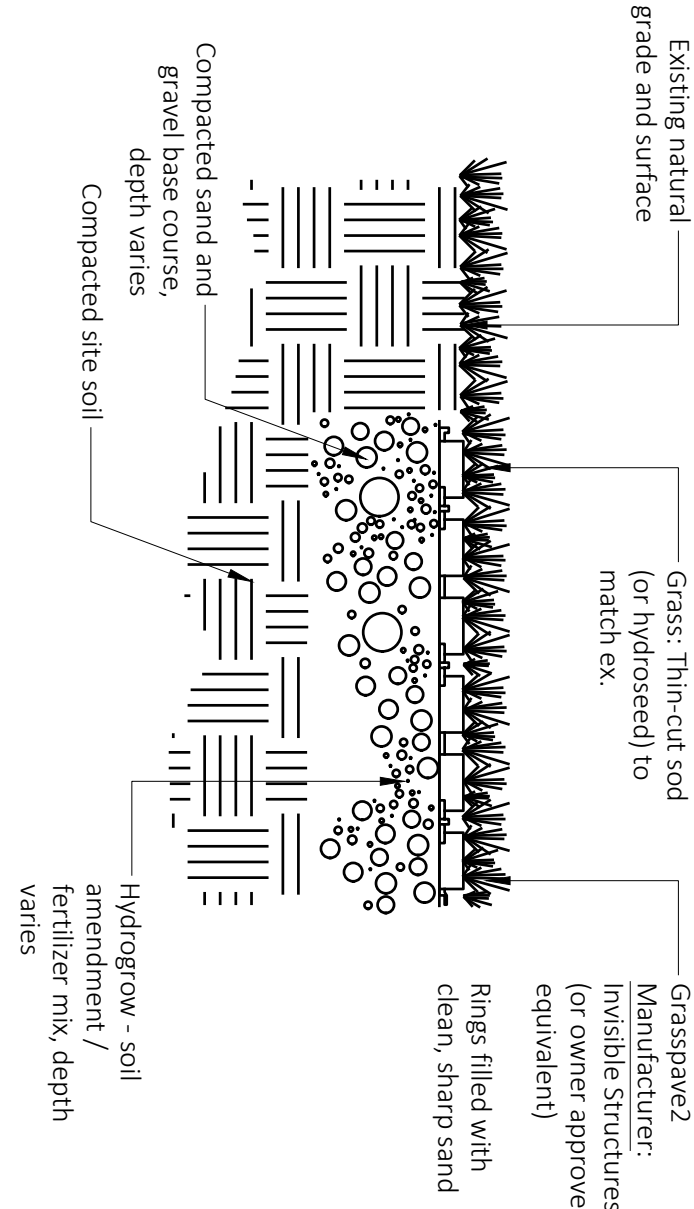
1" = 1"

P:\ML-CDSA.MP-06

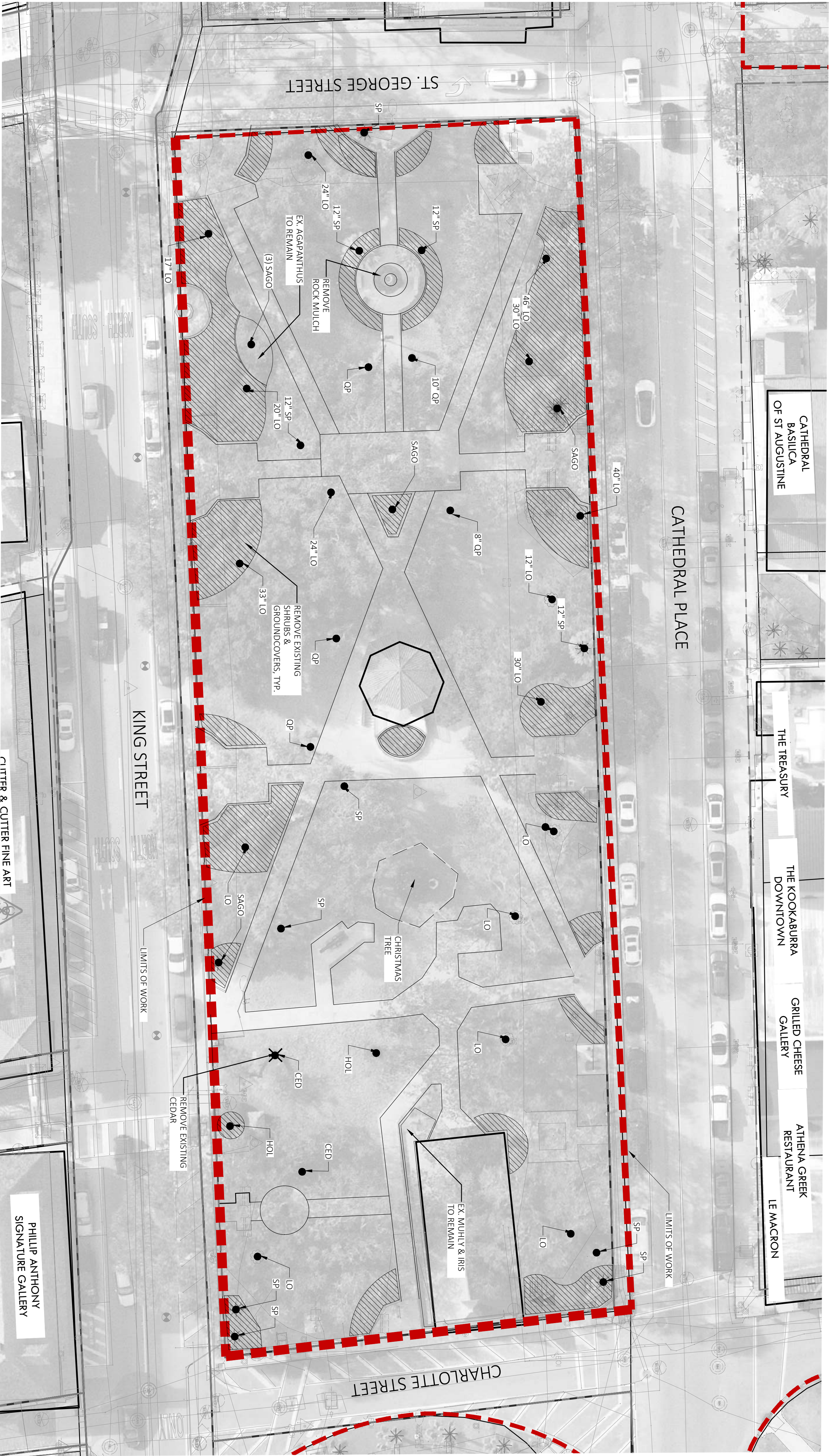
3 CITY HALL - GRASSPAVE

1" = 1'-0"

P:\ML-CDSA.MP-22



Marquis Latimer + Holback, Inc. 3010 Highway 1A St. Augustine, FL 32084 Ph: 904.835.6747 www.latback.com L1007110-00000		
--	--	---

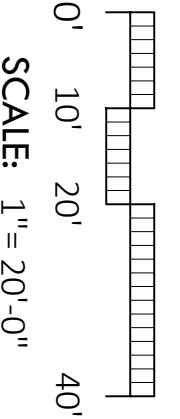


EXISTING TREES	
CED	SOUTHERN RED CEDAR
CIDP	CANARY ISLAND DATE PALM
LO	LIVE OAK
HOL	HOLLY
QP	QUEEN PALM
SAGO	SAGO PALM
SP	CABBAGE PALM

SHRUBS TO BE REMOVED

TREE TO BE REMOVED,
GRIND STUMP

DEMOLITION KEY



SCALE: 1" = 20'-0"

 Manquis Lattimer + Holback, Inc. 501 N. Duval Street, Suite 200 St. Augustine, FL 32084 Ph: 904.835.6747 www.holback.com L16667710-00000000					
		LANDSCAPE ARCHITECT OF RECORD Jeremy Marquis, RLA (L16667710) DRAWN BY: JRM, FL, CT, GC, CS, ILL, EM			
		HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS			
		HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA			
		02_PLAZA - DEMO			

IMAGE 01

THE NEW PLANTINGS CREATE AN "ENTRANCE" MOMENT. REPLACING THE EXISTING UNDERSTORY WITH NEW PLANTING, AGAPANTHUS WILL PROVIDE SPRING COLOR AND IRIS WILL FLOWER THROUGHOUT THE SPRING-FALL.



IMAGE 02

REPLACING THE EXISTING UNDERSTORY WITH NEW PLANTING. HOLLY AS A FORMAL EDGE WITH IRIS FLOWERING IN SPRING-FALL AND CAMELLIAS FLOWERING IN WINTER.



IMAGE 03

NEW PLANTINGS HIGHLIGHT MONUMENTS AND HISTORIC PLAQUES THROUGHOUT THE PLAZA. A VARIETY OF COLORS AND TEXTURES PROVIDED BY AGAPANTHUS, LIRIOPE, FARFUGIUM, AND HOLLY HELP HIGHLIGHT THIS AREA AS A PLACE TO REFLECT.

PLAZA - RENDER 1

$$I'' = I''$$

P-MU-COSA.MP-15

PLAZA - RENDER 2

$$1'' = 1''$$

P-MU-COSA.MP-16

PLAZA - RENDER 3

$$1'' = 1'$$

P-MU-COSA.MP-17

 ML+H	
Maniquis, Leitner + Halbeck, Inc. 5000 E. Bay Street St. Augustine, FL 32084 PH: 904.825.6747 FAX: 904.825.6748 LAs6667110 Qualifier	
LANDSCAPE ARCHITECT OF RECORD Maniquis, Leitner + Halbeck, Inc. 5000 E. Bay Street St. Augustine, FL 32084 PH: 904.825.6747 FAX: 904.825.6748 LAs6667110 Qualifier	
	
DRAWING BY: JRM, JH, CT, GC, CS, JH, JEM	
HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS	
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA	
02_PLAZA - IMAGES	
REV	DESCRIPTION
1	INITIAL CONCEPTS
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	
101	
102	
103	
104	
105	
106	
107	
108	
109	
110	
111	
112	
113	
114	
115	
116	
117	
118	
119	
120	
121	
122	
123	
124	
125	
126	
127	
128	
129	
130	
131	
132	
133	
134	
135	
136	
137	
138	
139	
140	
141	
142	
143	
144	
145	
146	
147	
148	
149	
150	
151	
152	
153	
154	
155	
156	
157	
158	
159	
160	
161	
162	
163	
164	
165	
166	
167	
168	
169	
170	
171	
172	
173	

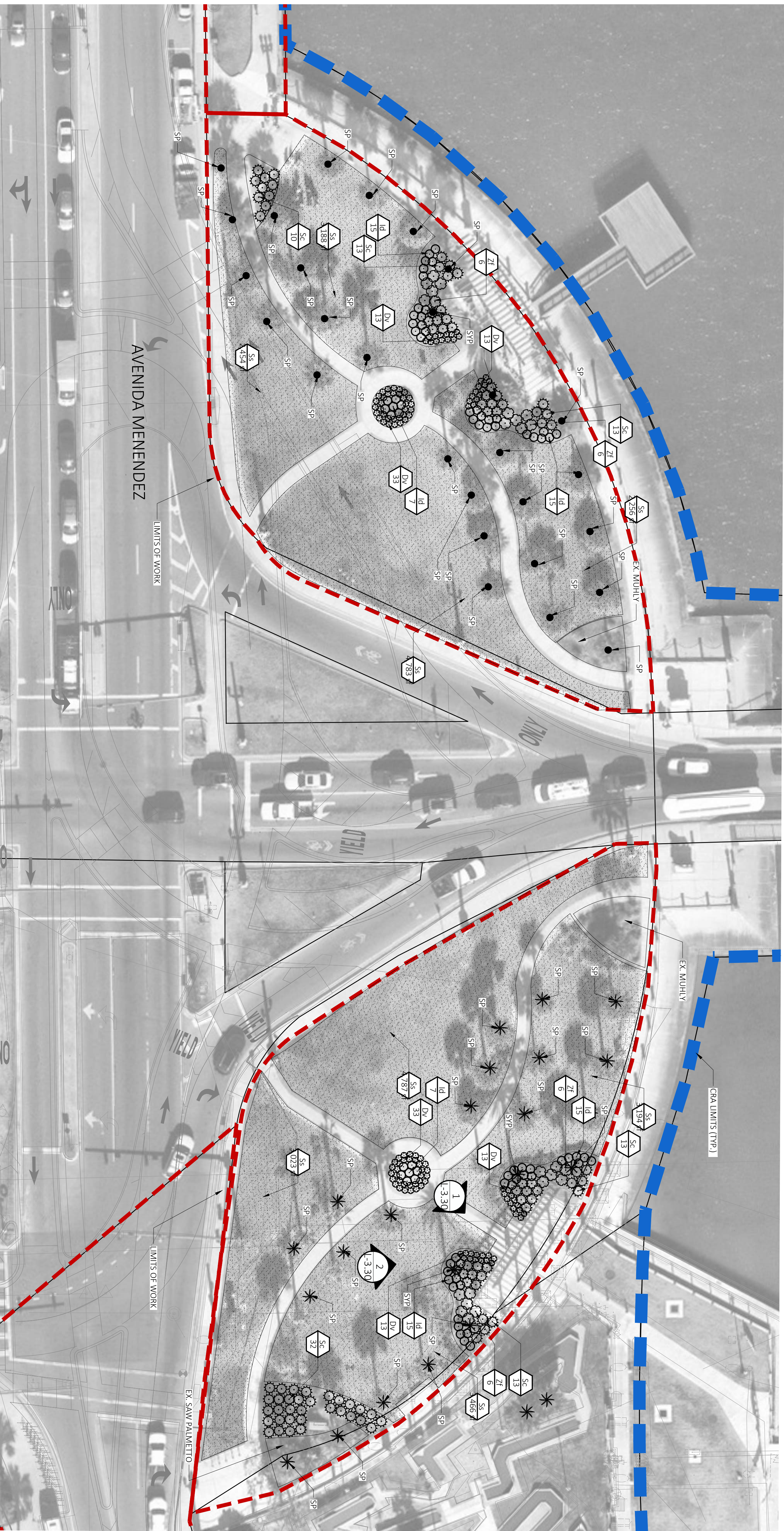
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	QTY
SHRUBS					
	Dw	DIETES VEGETA / AFRICAN IRIS	1 GAL.	FULL IN POT	118
	Id	ILEX VOMITORIA 'SCHILLINGS DWARF' / SCHILLINGS DWARF YALPUN HOLLY	7 GAL.	FULL IN POT	74
	Sc	SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO	7 GAL.	FULL IN POT	94
	Zf	ZAMIA FLORIDANA / COONIE	7 GAL.	18"	24
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT		SPACING
GROUND COVERS					
	Ss	STENOTAPHRUM SECUNDATUM / ST. AUGUSTINE GRASS	SOD		27,151 SF

SCHEDULE NOTES:

QUANTITIES ARE APPROXIMATE FOR CONTRACTOR CONVENIENCE ONLY. PLEASE VERIFY COMPLETE QUANTITIES FOR MATERIALS.

PROVIDE 6' CIRCLE OF PINE STRAW MULCH AROUND EACH EX. PALM WITHIN PROPOSED AREAS OF SOD.

[illegible]

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0
DRAWING NO.
L-3.10

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

03_BRIDGE OF LIONS - LANDSCAPE PLAN



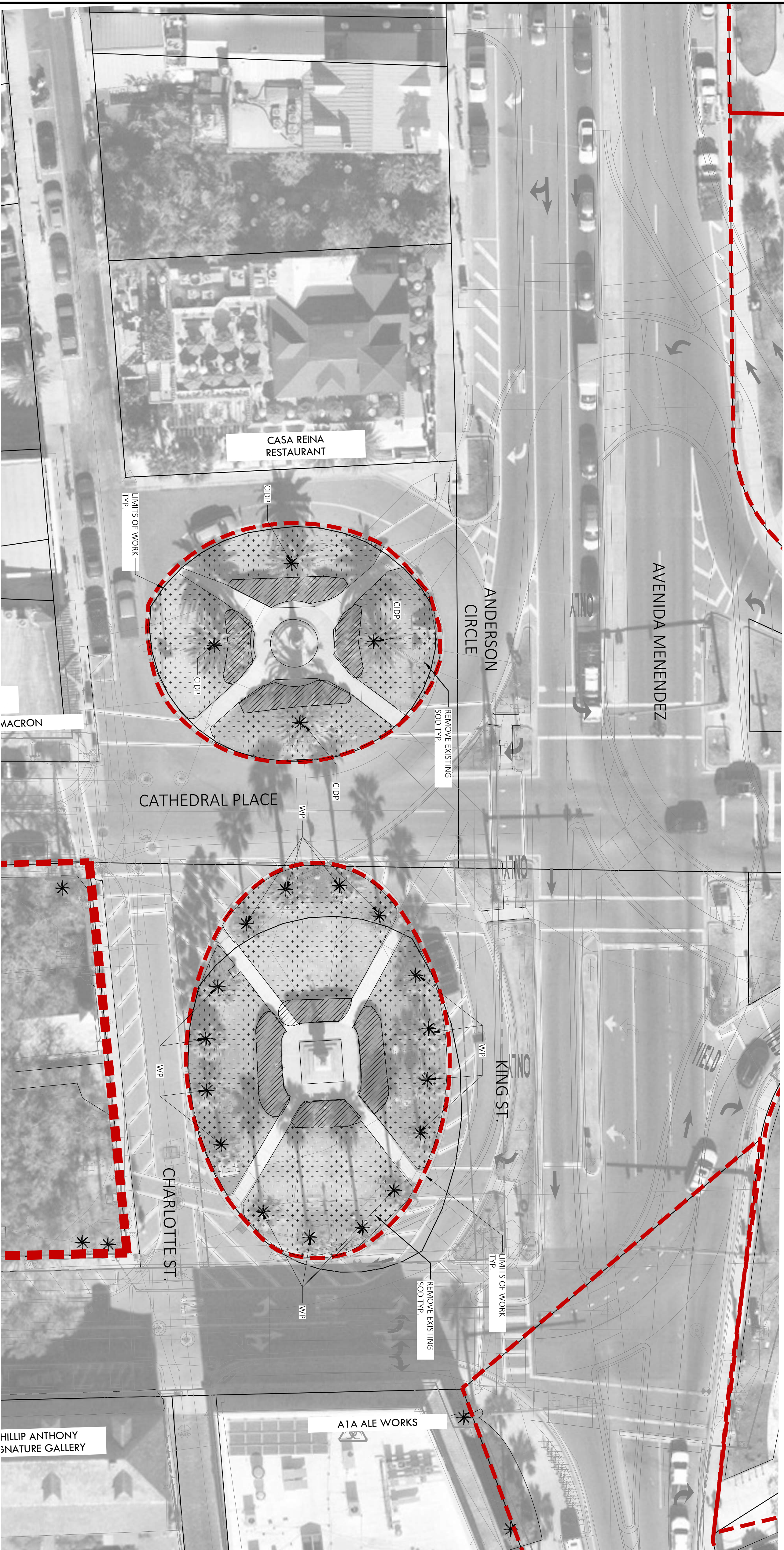
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.marhalback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JRM, FL, CT, GC,
CS, LH, EM

DRAWN BY: JRM, FL, CT, GC,
CS IH EM

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.



EXISTING TREES

CIDP	CANARY ISLAND DATE PALM
SP	CABBAGE PALM
SYP	SYLVESTER PALM
WP	WASHINGTONIA PALM

SHRUBS TO BE REMOVED

SOD TO BE REMOVED

DEMOLITION KEY



HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

04_CIRCLES - DEMO PLAN

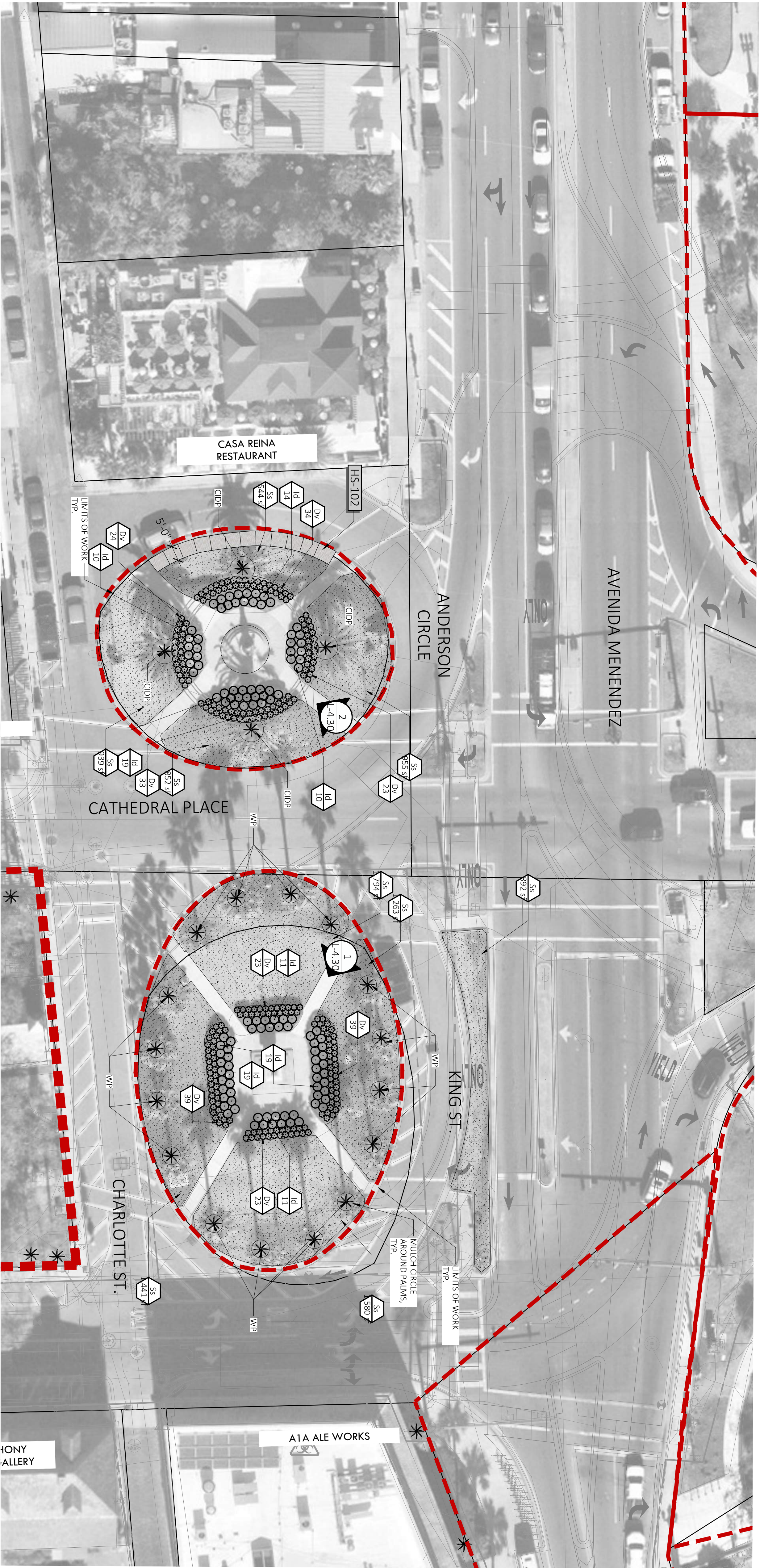


Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: JRM, FL, CT, GC,
CS, IH, EM

[illegible]

SIZE: ANS I D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0
DRAWING NO.
L-4.00



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY	DESCRIPTION
HARDSCAPE SCHEDULE			
HS-102	CIP CONCRETE	770 SF	6" THICK CONCRETE SIDEWALK, STANDARD GRAY, BROOM FINISH

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	QTY
SHRUBS					
	Dv	DIETES VEGETA / AFRICAN IRIS	1 GAL.	FULL IN POT	238
	Id	ILEX VOMITORIA 'SCHILLINGS DWARF' / SCHILLINGS DWARF YAPPOON HOLLY	7 GAL.	FULL IN POT	113
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
GROUND COVERS					
	Mh	MULCH / 3" MIN. DEPTH	MULCH		17 SF
	Ss	STENOTAPHRUM SECUNDATUM / ST. AUGUSTINE GRASS	SOD		10,260 SF

SCHEDULE NOTES:

QUANTITIES ARE APPROXIMATE FOR CONTRACTOR CONVENIENCE ONLY. PLEASE VERIFY COMPLETE QUANTITIES FOR MATERIALS.

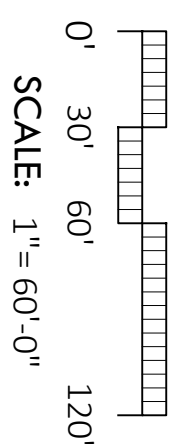
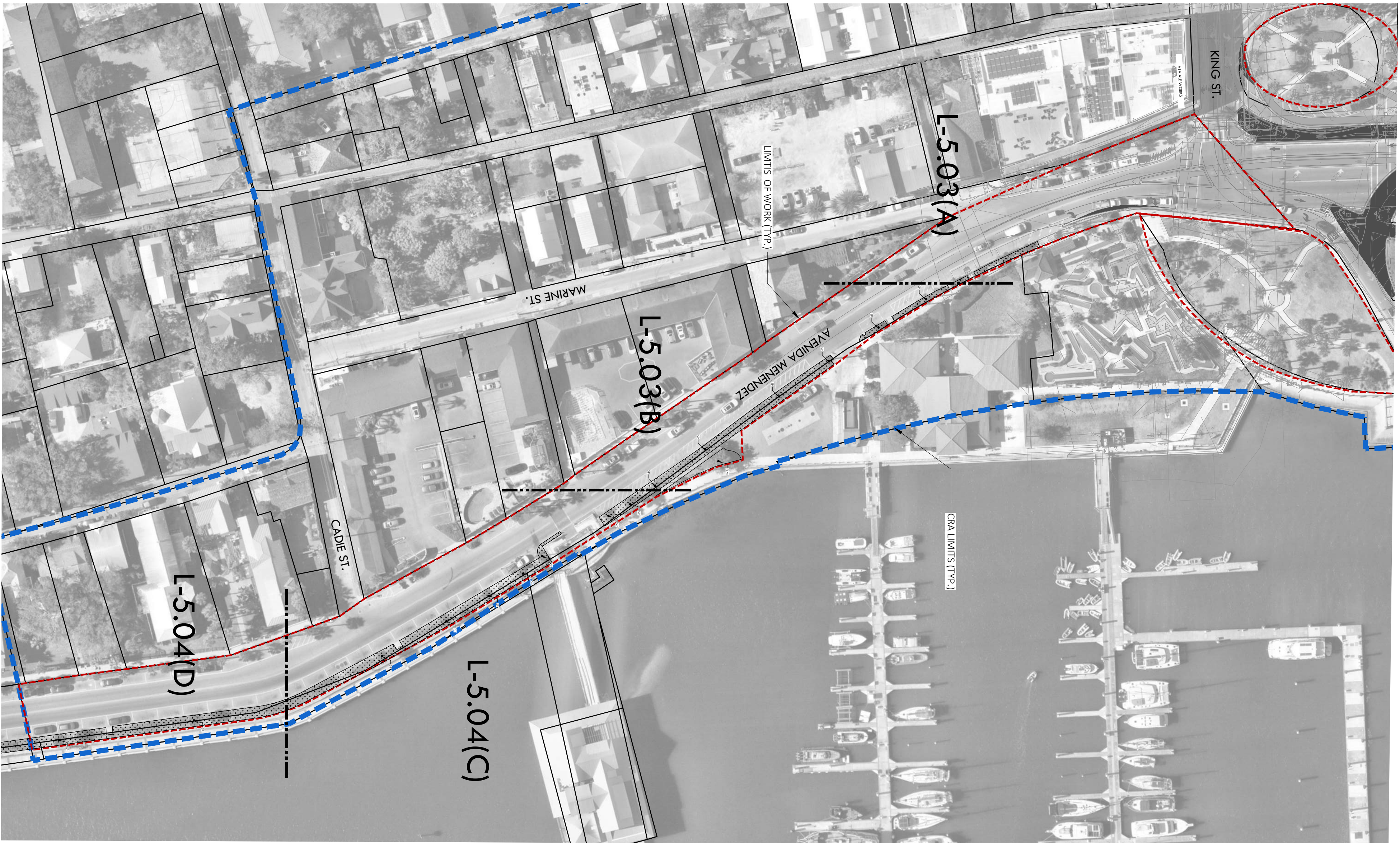
PROVIDE 6' CIRCLE OF PINE STRAW MULCH AROUND EACH EX. PALM WITHIN PROPOSED AREAS OF SOD.

EXISTING TREES

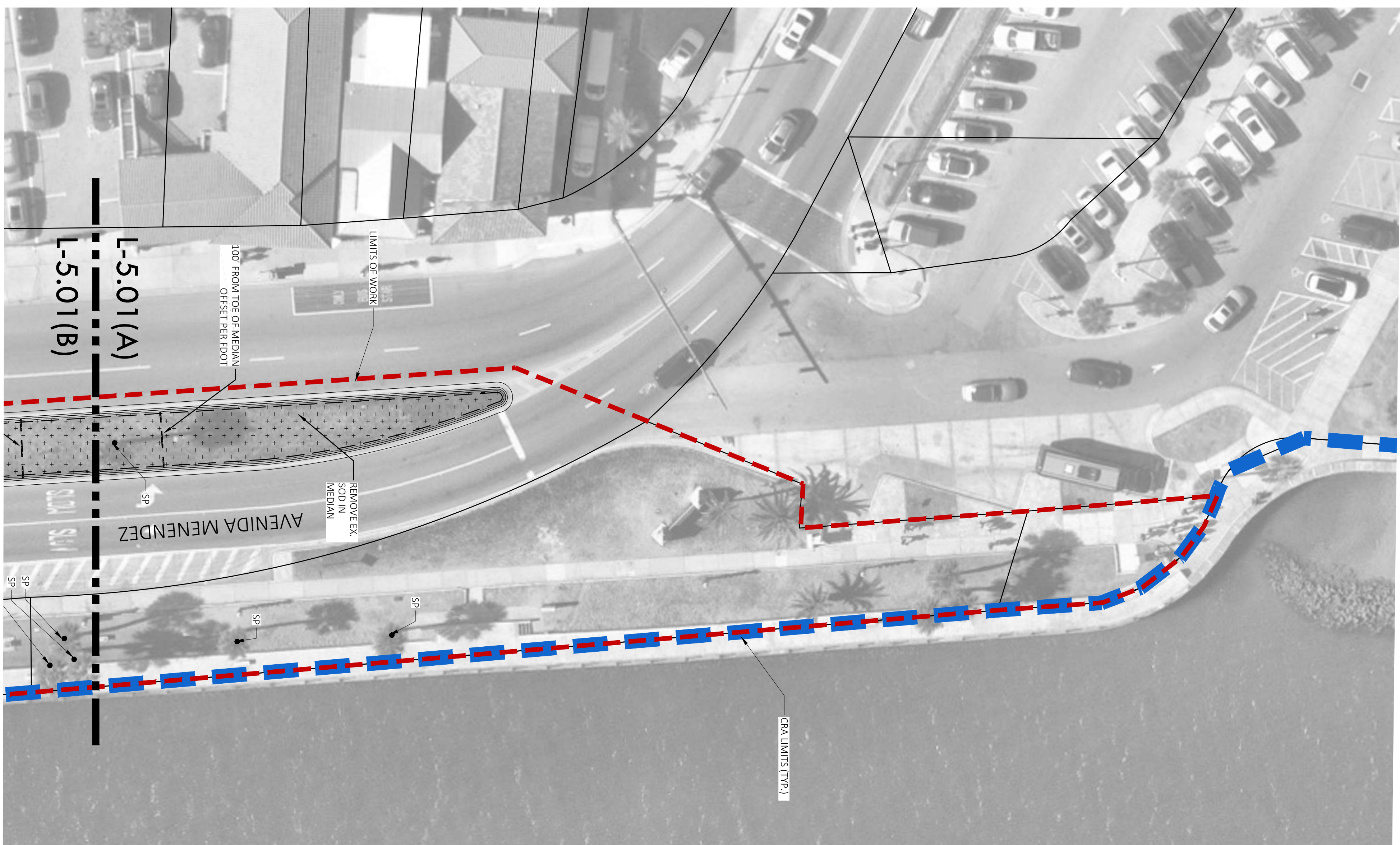
CIP
SP
SVP
WP

CANARY ISLAND DATE PALM
CABBAGE PALM
SYLVESTER PALM
WASHINGTONIA PALM

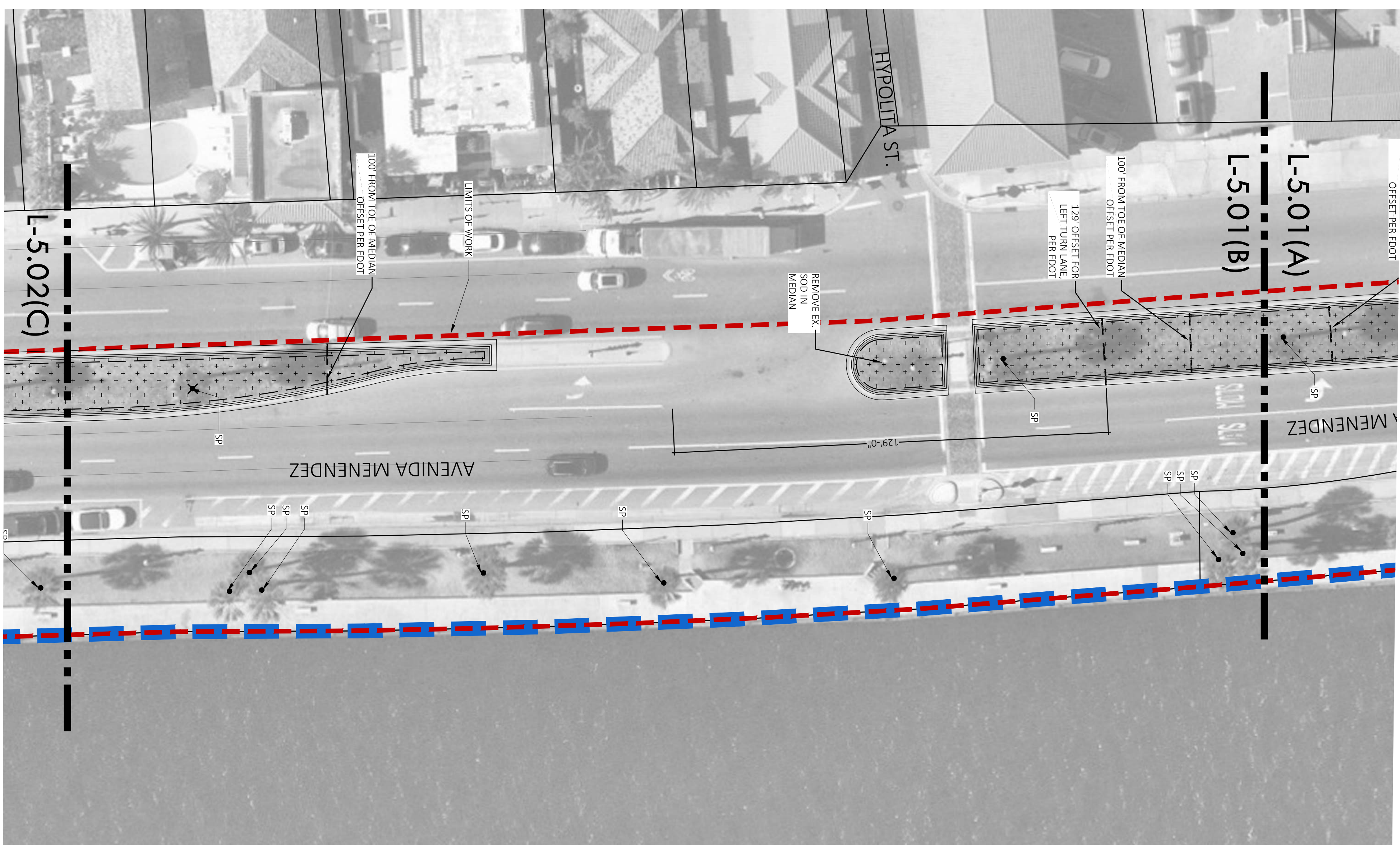
NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

[illegible]

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.



(A)



(B)

DEMOLITION KEY	
	TREE TO BE REMOVED, GRIND STUMP
	SHRUBS TO BE REMOVED
	SOD TO BE REMOVED
EXISTING TREES	
SP	CABBAGE PALM
ELM	ELM

[illegible]

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

05_AVENIDA MENENDEZ - DEMO ENLARGEMENT 1



LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

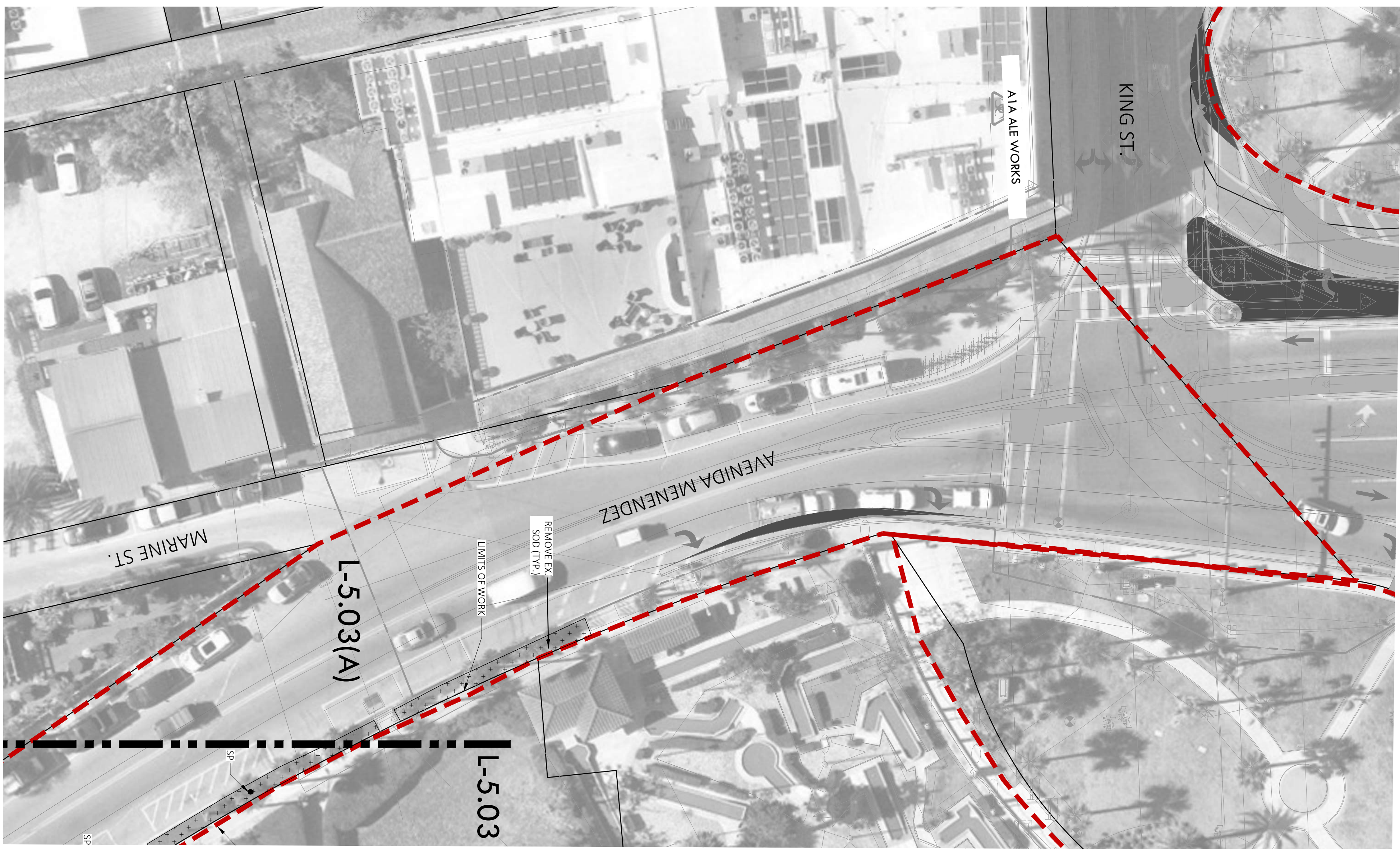
DRAWN BY: JRM, FL, CT, GC,
CS IH EM

DRAWN BY: JRM, FL, CT
CS IH EM

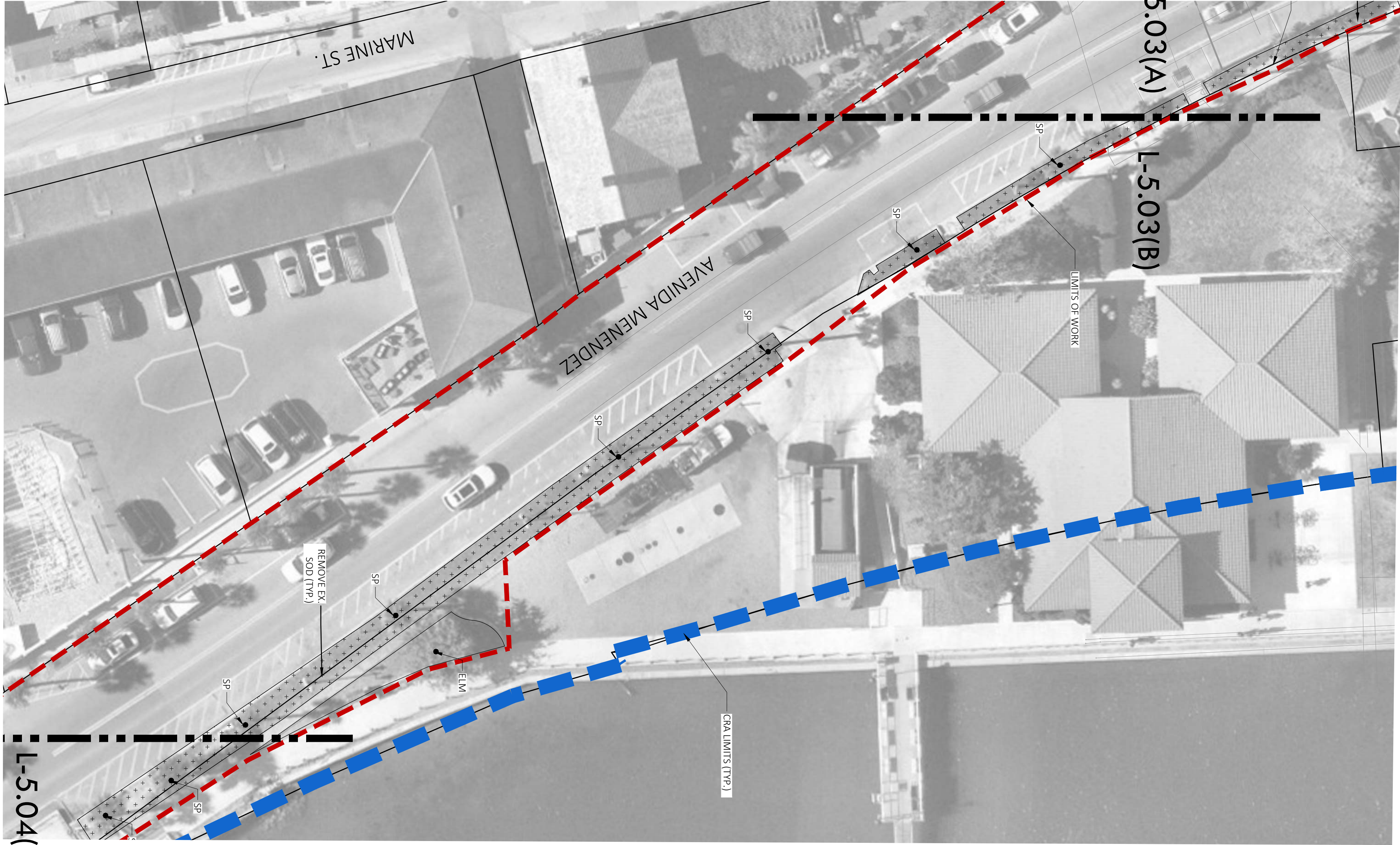
DRAWN BY: JRM, FL, CT
CS IH EM

Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier





(A)



(B)

DEMOLITION KEY

X TREE TO BE REMOVED,
GRIND STUMP

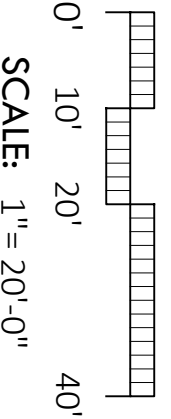
SHRUBS TO BE REMOVED

SOD TO BE REMOVED

EXISTING TREES

SP CABBAGE PALM

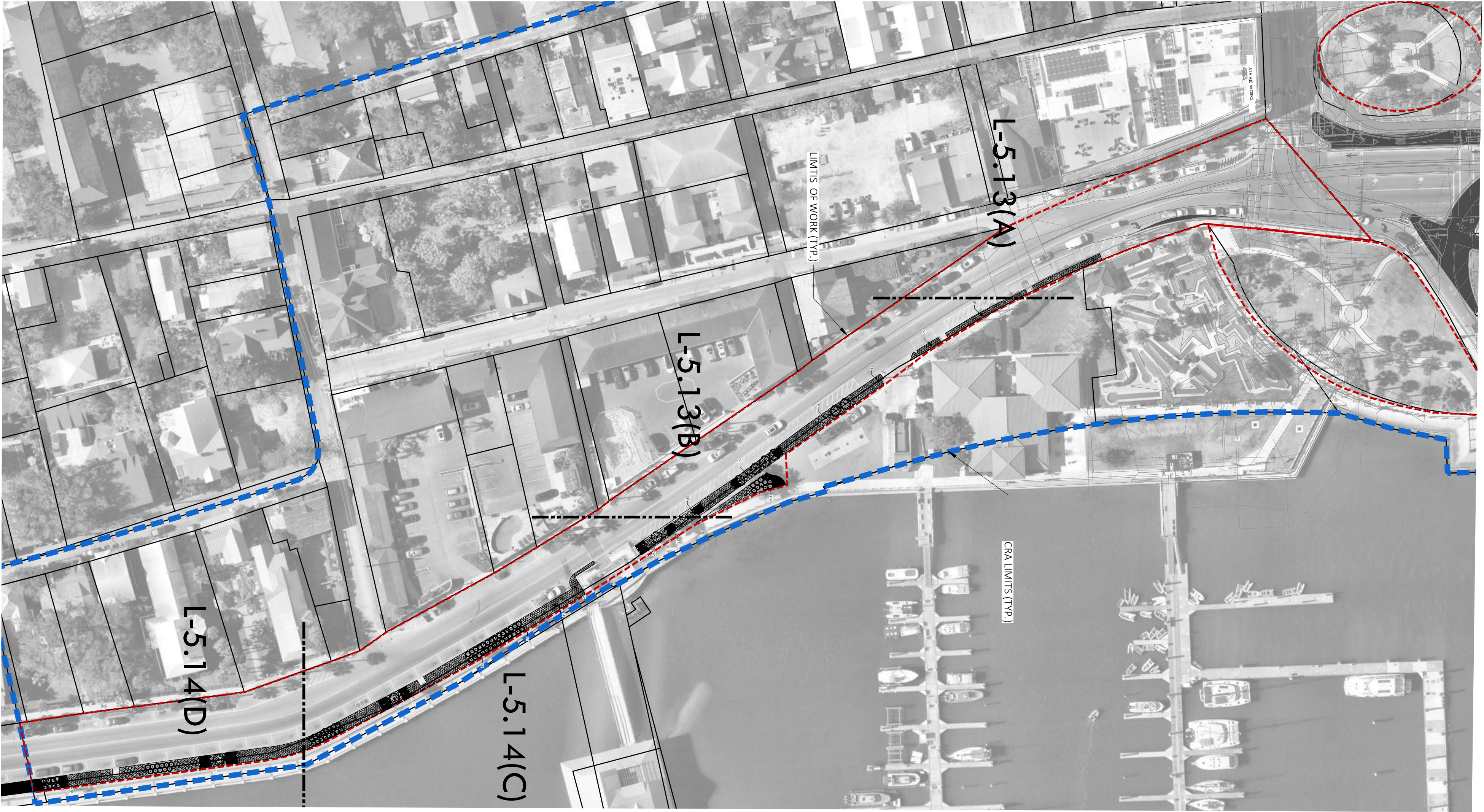
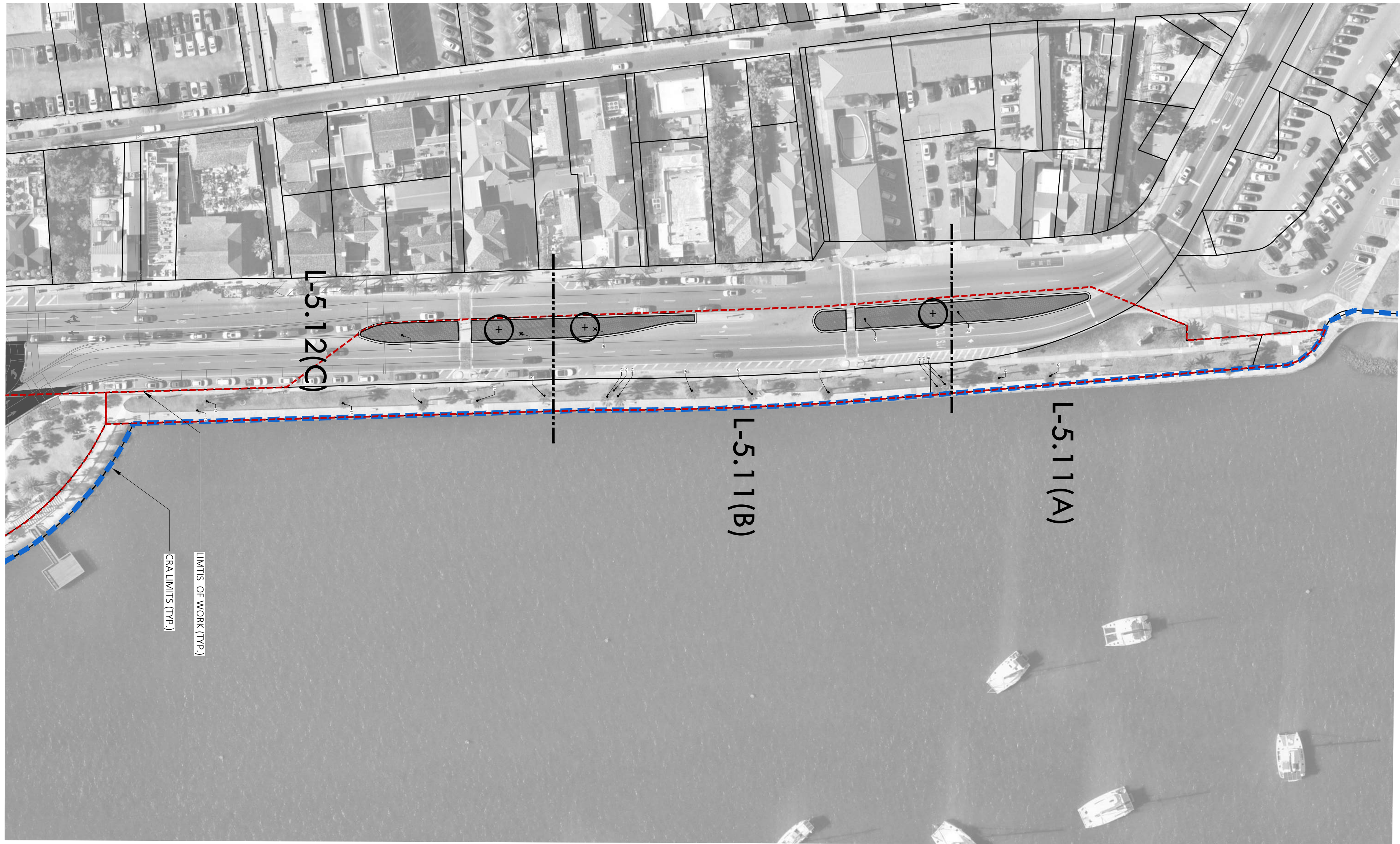
ELM ELM



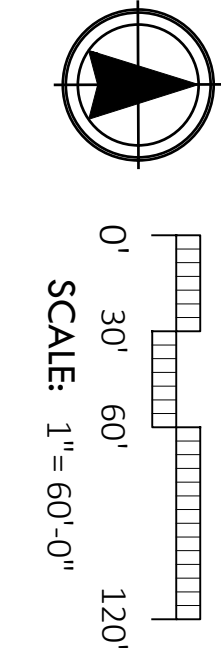
SCALE: 1"= 20'-0"

		Manquis Latimer + Holback, Inc. 50 Augustine, FL 32084 PH 904.835.6747 WWW.HOLBACK.COM LA6667110 Qualifier				LANDSCAPE ARCHITECT OF RECORD Jereemy Marquis, RLA (LA6667110) DRAWN BY: JRM, FL, CT, GC, CS, ILL, ELM			
DRAWING NO. L-5.03		HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS		HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA		05_AVENIDA MENENDEZ - DEMO ENLARGEMENT 3		REV. DESCRIPTION DATE	
PRIME PROJECT #: ALHH PROJECT #: 25.13.0		INITIAL CONCEPTS		06/06/25					



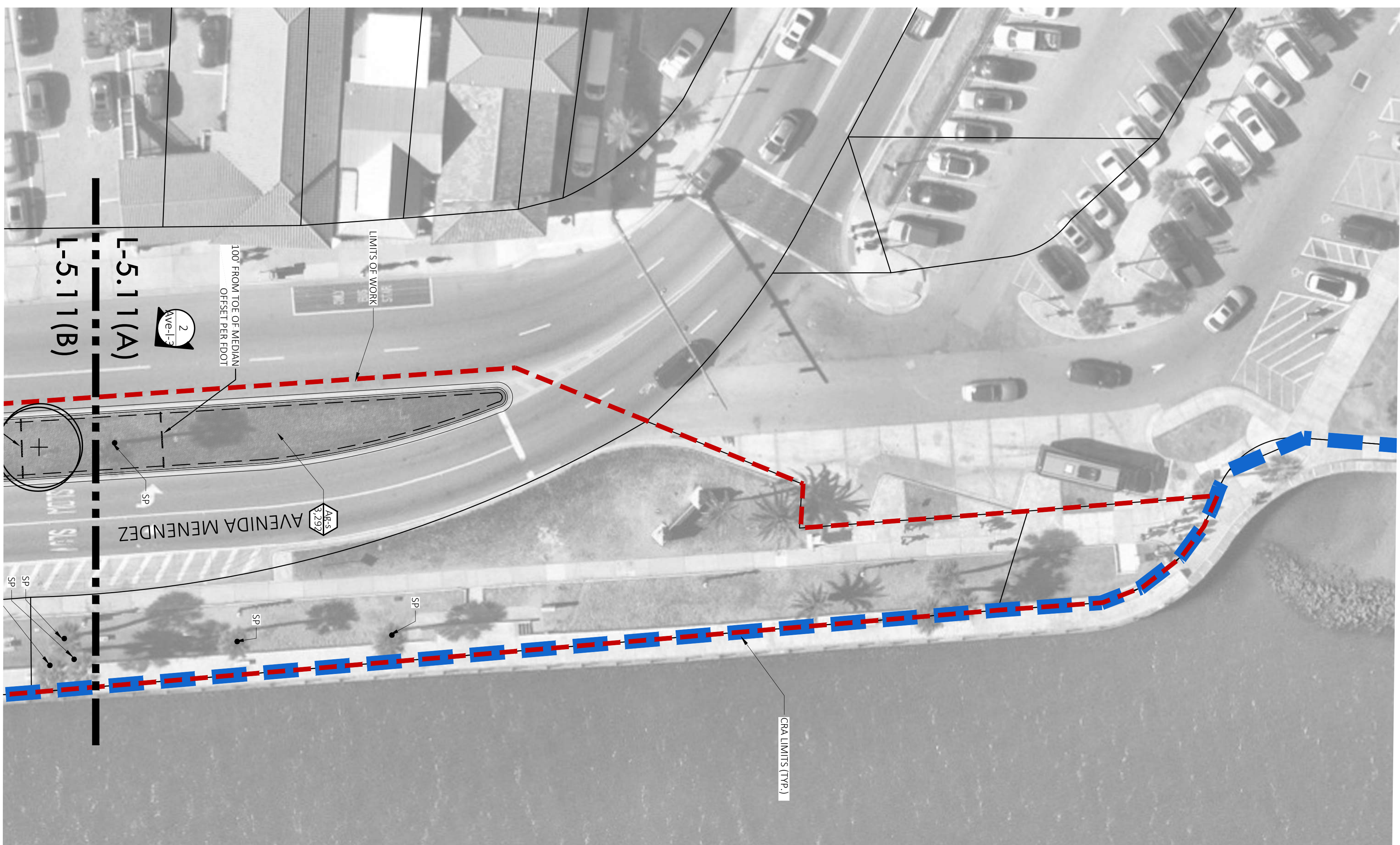


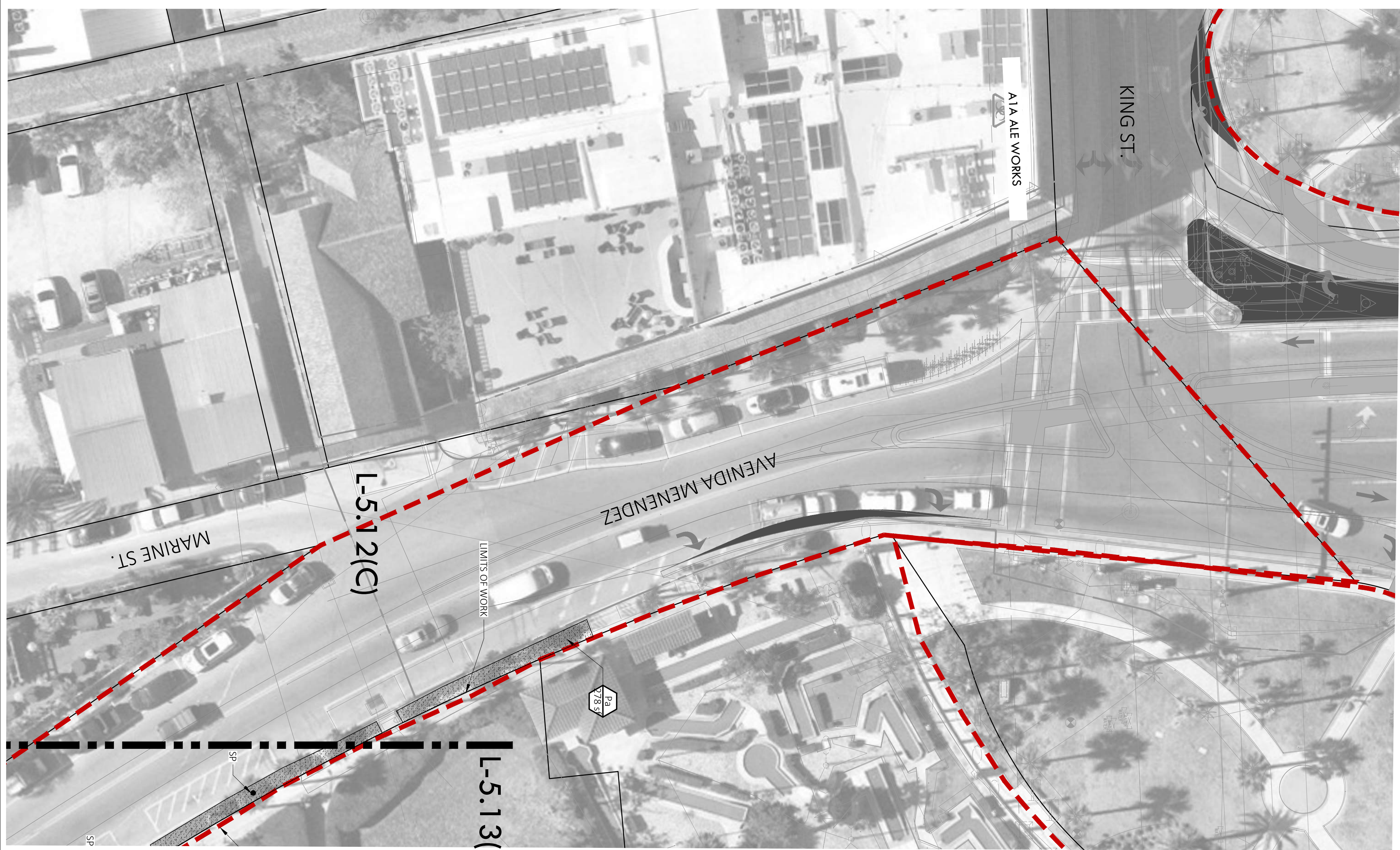
PLANT SCHEDULE CRA SCOPE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS2	SABAL PALMETTO / CABBAGE PALMETTO
SHRUBS		
	DV	DIETES VEGETA / AFRICAN IRIS
	MC1	MUHLENBERGIA CAPILLARIS / PINK MUHLV
	Sg	SERENOA REPENS GREEN / GREEN SAW PALMETTO
GROUND COVERS		
	Ag-S	ARACHIS GLABRATA / PERENNIAL PEANUT
	Pa	PASPALUM NOTATUM / ARGENTINE / ARGENTINE BAHIAGRASS
EXISTING TREES		
SP	ELM	CABBAGE PALM
ELM	ELM	



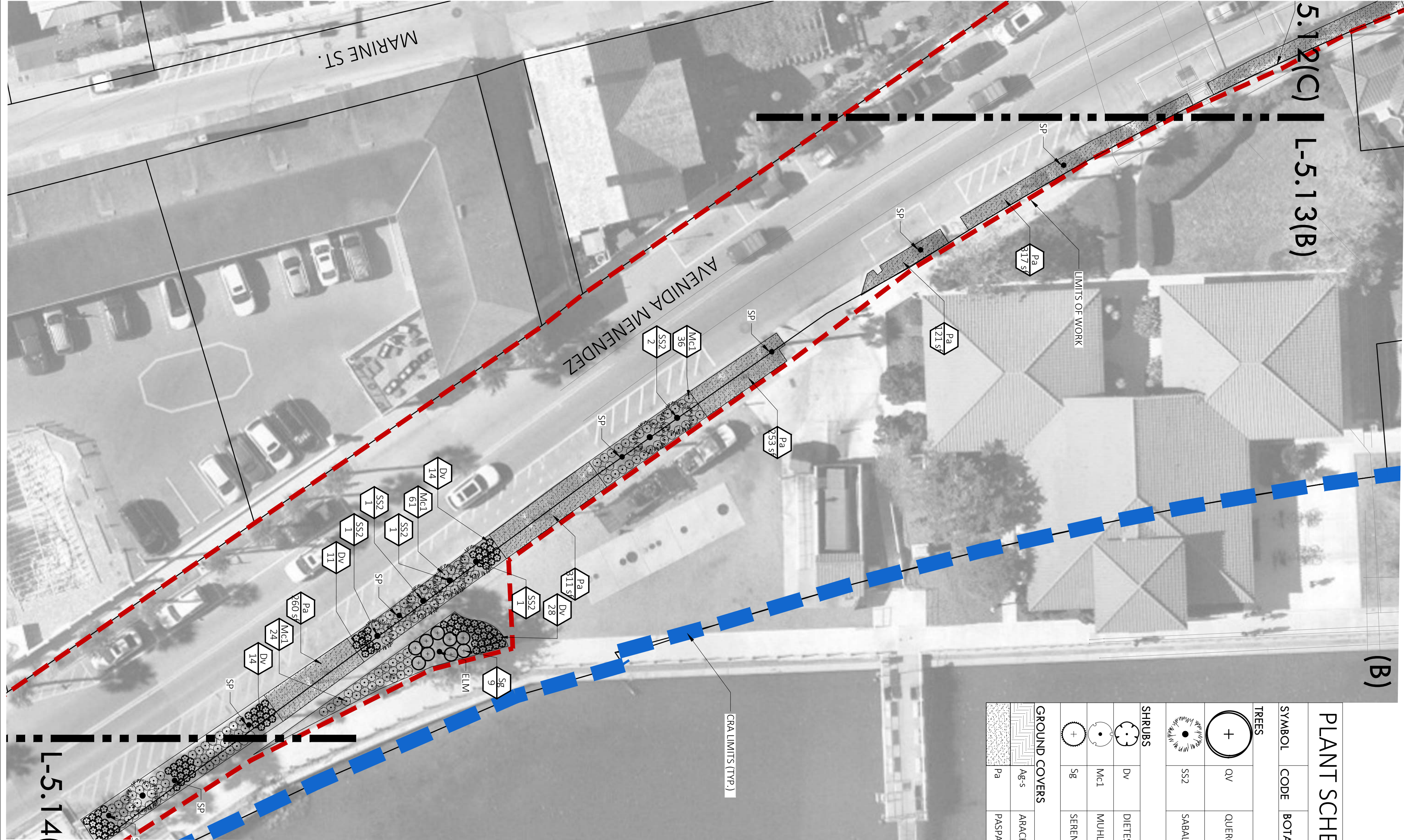
 Marquis Latimer + Halback, Inc. 3501 W. U.S. 90, Suite 200 St. Augustine, FL 32084 PH 904.835.6747 WWW.MLH.COM L5057110-000000	HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS	
	HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA	
	05_AVENIDA MENENDEZ - LANDSCAPE PLAN	
	LANDSCAPE ARCHITECT OF RECORD Jeffrey Marquis, RLA (L4667110) DRAWN BY: JIM FLCT GC CS, III, EM	
	SIZE: ANSI D PRIME PROJECT #: 25.13.0 MLH PROJECT #: 25.13.0	
	DRAWING NO. L-5.10	

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.





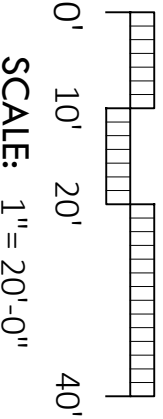
(A)



(B)

PLANT SCHEDULE CRA SCOPE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS2	SABAL PALMETTO / CABBAGE PALMETTO
SHRUBS		
	DV	DIETES VEGETA / AFRICAN IRIS
	MC1	MUHLBERGIA CAPILLARIS / PINK MUHLY
	SG	SERENOA REPENS 'GREEN' / GREEN SAW PALMETTO
GROUND COVERS		
	Ag-5	ARACHIS GLABRATA / PERENNIAL PEANUT
	Pa	PASPALUM NOTATUM 'ARGENTINE' / ARGENTINE BAHIA GRASS

EXISTING TREES	
SP	CABBAGE PALM
ELM	ELM



SCALE: 1"= 20'-0"

Manquis Latimer + Holbeck, Inc.
3500 Highway 1
St. Augustine, FL 32085
PH 904.835.6717
WWW.HOLBECK.COM
LAW OFFICE

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

05_AVENIDA MENENDEZ - LS ENLARGEMENT 3

LANDSCAPE ARCHITECT OF RECORD
Jeremy Manquis, RLA (LA667110)
DRAWN BY: JIM FLCT GC
CS, III, ELM

DATE

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D

PRIME PROJECT #: 25.13.0

ML+H PROJECT #: 25.13.0

DRAWING NO. **L-5.13**



Manqu's Lattimer + Halbeck, Inc.
54 Augustine, FL 32084
PH 904.835.6747
www.halbeck.com
L6067-110-04/Rev.0

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (L6667/110)
DRAWN BY: JIM FL, CT, GC,
CS, LM, EM

HISTORIC AREA CRA
Established 2000
COMMUNITY REDEVELOPMENT AREA

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

06_VIC - DEMO PLAN

REV	DESCRIPTION	DATE
1	INITIAL CONCEPTS	06/26/25
2	PRIME PROJECT #1	06/26/25
3	ML+H PROJECT #1	06/26/25
4	ML+H PROJECT #1	06/26/25
5	ML+H PROJECT #1	06/26/25
6	ML+H PROJECT #1	06/26/25
7	ML+H PROJECT #1	06/26/25
8	ML+H PROJECT #1	06/26/25
9	ML+H PROJECT #1	06/26/25
10	ML+H PROJECT #1	06/26/25
11	ML+H PROJECT #1	06/26/25
12	ML+H PROJECT #1	06/26/25
13	ML+H PROJECT #1	06/26/25
14	ML+H PROJECT #1	06/26/25
15	ML+H PROJECT #1	06/26/25
16	ML+H PROJECT #1	06/26/25
17	ML+H PROJECT #1	06/26/25
18	ML+H PROJECT #1	06/26/25
19	ML+H PROJECT #1	06/26/25
20	ML+H PROJECT #1	06/26/25
21	ML+H PROJECT #1	06/26/25
22	ML+H PROJECT #1	06/26/25
23	ML+H PROJECT #1	06/26/25
24	ML+H PROJECT #1	06/26/25
25	ML+H PROJECT #1	06/26/25
26	ML+H PROJECT #1	06/26/25
27	ML+H PROJECT #1	06/26/25
28	ML+H PROJECT #1	06/26/25
29	ML+H PROJECT #1	06/26/25
30	ML+H PROJECT #1	06/26/25
31	ML+H PROJECT #1	06/26/25
32	ML+H PROJECT #1	06/26/25
33	ML+H PROJECT #1	06/26/25
34	ML+H PROJECT #1	06/26/25
35	ML+H PROJECT #1	06/26/25
36	ML+H PROJECT #1	06/26/25
37	ML+H PROJECT #1	06/26/25
38	ML+H PROJECT #1	06/26/25
39	ML+H PROJECT #1	06/26/25
40	ML+H PROJECT #1	06/26/25
41	ML+H PROJECT #1	06/26/25
42	ML+H PROJECT #1	06/26/25
43	ML+H PROJECT #1	06/26/25
44	ML+H PROJECT #1	06/26/25
45	ML+H PROJECT #1	06/26/25
46	ML+H PROJECT #1	06/26/25
47	ML+H PROJECT #1	06/26/25
48	ML+H PROJECT #1	06/26/25
49	ML+H PROJECT #1	06/26/25
50	ML+H PROJECT #1	06/26/25
51	ML+H PROJECT #1	06/26/25
52	ML+H PROJECT #1	06/26/25
53	ML+H PROJECT #1	06/26/25
54	ML+H PROJECT #1	06/26/25
55	ML+H PROJECT #1	06/26/25
56	ML+H PROJECT #1	06/26/25
57	ML+H PROJECT #1	06/26/25
58	ML+H PROJECT #1	06/26/25
59	ML+H PROJECT #1	06/26/25
60	ML+H PROJECT #1	06/26/25
61	ML+H PROJECT #1	06/26/25
62	ML+H PROJECT #1	06/26/25
63	ML+H PROJECT #1	06/26/25
64	ML+H PROJECT #1	06/26/25
65	ML+H PROJECT #1	06/26/25
66	ML+H PROJECT #1	06/26/25
67	ML+H PROJECT #1	06/26/25
68	ML+H PROJECT #1	06/26/25
69	ML+H PROJECT #1	06/26/25
70	ML+H PROJECT #1	06/26/25
71	ML+H PROJECT #1	06/26/25
72	ML+H PROJECT #1	06/26/25
73	ML+H PROJECT #1	06/26/25
74	ML+H PROJECT #1	06/26/25
75	ML+H PROJECT #1	06/26/25
76	ML+H PROJECT #1	06/26/25
77	ML+H PROJECT #1	06/26/25
78	ML+H PROJECT #1	06/26/25
79	ML+H PROJECT #1	06/26/25
80	ML+H PROJECT #1	06/26/25
81	ML+H PROJECT #1	06/26/25
82	ML+H PROJECT #1	06/26/25
83	ML+H PROJECT #1	06/26/25
84	ML+H PROJECT #1	06/26/25
85	ML+H PROJECT #1	06/26/25
86	ML+H PROJECT #1	06/26/25
87	ML+H PROJECT #1	06/26/25
88	ML+H PROJECT #1	06/26/25
89	ML+H PROJECT #1	06/26/25
90	ML+H PROJECT #1	06/26/25
91	ML+H PROJECT #1	06/26/25
92	ML+H PROJECT #1	06/26/25
93	ML+H PROJECT #1	06/26/25
94	ML+H PROJECT #1	06/26/25
95	ML+H PROJECT #1	06/26/25
96	ML+H PROJECT #1	06/26/25
97	ML+H PROJECT #1	06/26/25
98	ML+H PROJECT #1	06/26/25
99	ML+H PROJECT #1	06/26/25
100	ML+H PROJECT #1	06/26/25

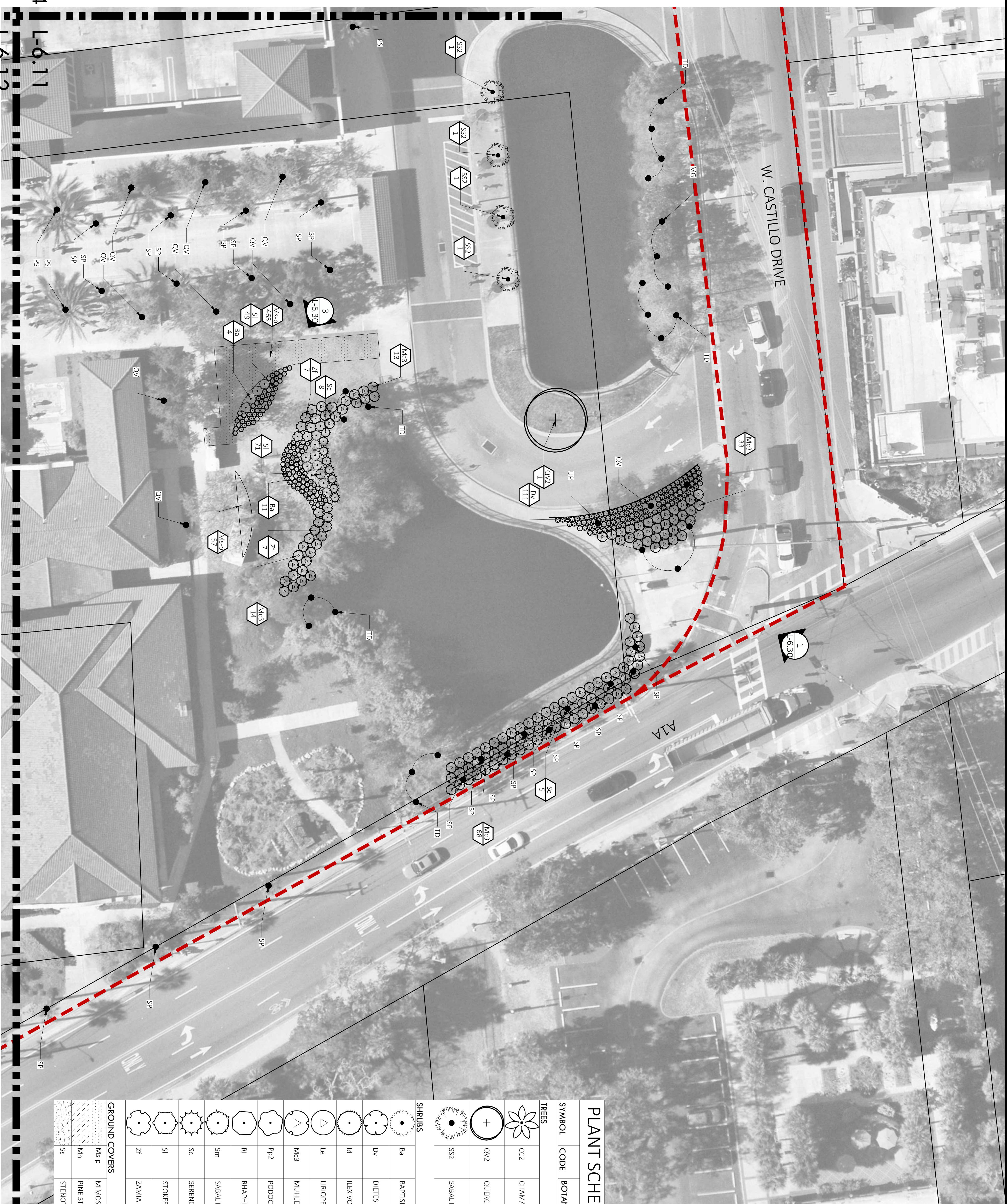
DRAWING NO. **L-6.00**

SIZE: ANSI D

PRIME PROJECT #: 25.13.0

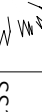
ML+H PROJECT #: 25.13.0

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.



PLANT SCHEDULE

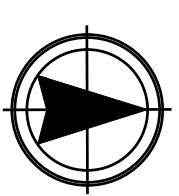
SYMBOL	CODE	BOTANICAL / COMMON NAME
--------	------	-------------------------

TREES	
	CC2 CHAMAEROPS HUMILIS CERIFERA / EUROPEAN FAN PALM
	QV2 QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS2 SABAL PALMETTO / CABBAGE PALMETTO

SHRUBS

	Ba	BAPTISIA ALBA / WHITE WILD INDIGO
	Dv	DIETES VEGETA / AFRICAN IRIS
	Id	ILEX VOMITORIA 'SCHILLINGS DWARF' / SCHILLINGS DWARF YAUPOH HOLLY
	Le	LIRIOPE MUSCARI / LIRIOPE
	Mg3	MUHLENBERGIA CAPILLARIS / PINK MUHLY
	Pp2	PODOCARPUS MACROPHYLLUS 'PRINGLES' / DWARF PODOCARPUS
	Ri	RHAPARHOLEPIS INDICA / INDIAN HAWTHORN
	Sm	SABAL MINOR / DWARF PALMETTO
	Sc	SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO
	Sl	STOKESIA LAEVIS / STOKES' ASTER
	Zf	ZAMIA FLORIDANA / COONTIE

GROUND COVERS	
M-s-p	MIMOSA STRIGILLOSA / SUNSHINE MIMOSA
Mh	PINE STRAW MULCH / 3" MIN. DEPTH
Ss	STENOTAPHRIUM SECUNDATUM / ST. AUGUSTINE GRASS



10' 20' 20

SCALE: 1"= 20'-0"

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

06_VIC - LANDSCAPE ENLARGEMENT 1



Marquis Latimer + Halback,
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

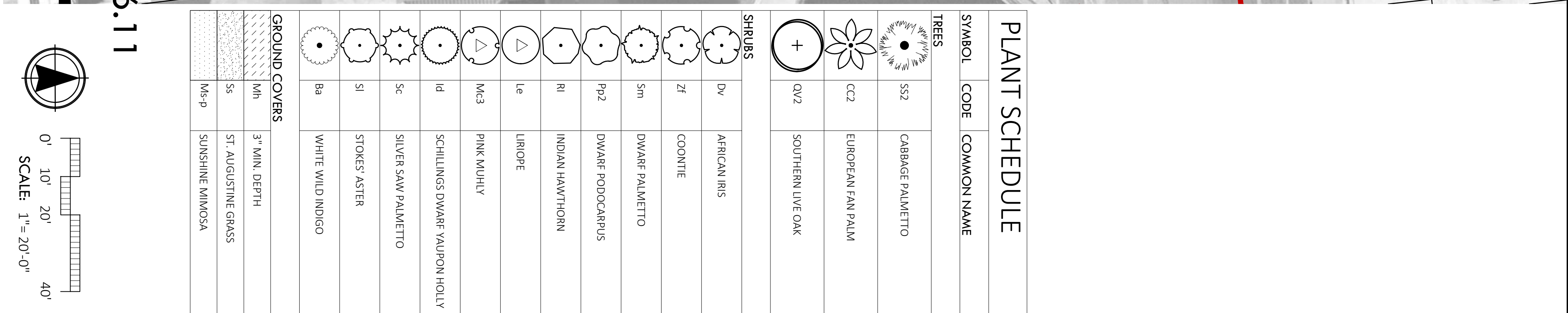
LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA666711)
DRAWN BY: JRM, FL, CT, GOC
CS III ENA

DRAWN BY: JRM, FL, CT, GC
CS 1H EM

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/2

SIZE: AN
PRIME PROJECT #:
ML+H PROJECT #: 25.1
DRAWING NO. 161

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.



PLANT SCHEDULE		
SYMBOL	CODE	COMMON NAME
TREES		
	SS2	CABBAGE PALMETTO
	CC2	EUROPEAN FAN PALM
	CV2	SOUTHERN LIVE OAK
SHRUBS		
	Dv	AFRICAN IRIS
	Zf	COONTIE
	Sm	DWARF PALMETTO
	Pp2	DWARF PODOCARPUS
	Rl	INDIAN HAWTHORN
	Le	LIRIOPE
	Mc3	PINK MUHLY
	Id	SCHILLING'S DWARF YUCCA
	Sc	SILVER SAW PALMETTO
	Sl	STOKES ASTER
	Ba	WHITE WILD INDIGO
GROUND COVERS		
	Mh	3' MIN. DEPTH
	Ss	ST. AUGUSTINE GRASS
	Me-p	SUNSHINE MIMOSA

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS	
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA	
06_VIC - LANDSCAPE ENLARGEMENT 4	



ML+H



Mangui's Lofting + Holbeck, Inc.
 301 Congress Street, Suite A
 St. Augustine, FL 32084
 Ph: 904.825.6747
 Fax: 904.825.6748
 L66667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
 Jeremy Mangui, RLA (L66667110)
 DRAWN BY: JRM, H, C-T, GC,
 CS, H, ENV

[illegible]

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.



Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: JRM, FL, CT, GC,
CS, JM, EM



HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

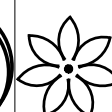
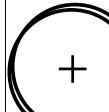
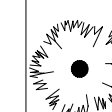
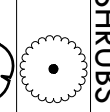
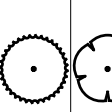
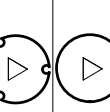
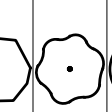
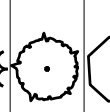
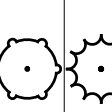
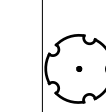
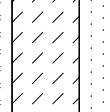
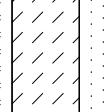
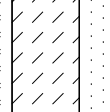
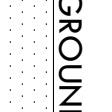
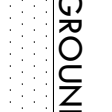
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

06_VIC - LANDSCAPE SCHEDULE

[illegible]

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0.
DRAWING NO.
L-6.15

PLANT SCHEDULE

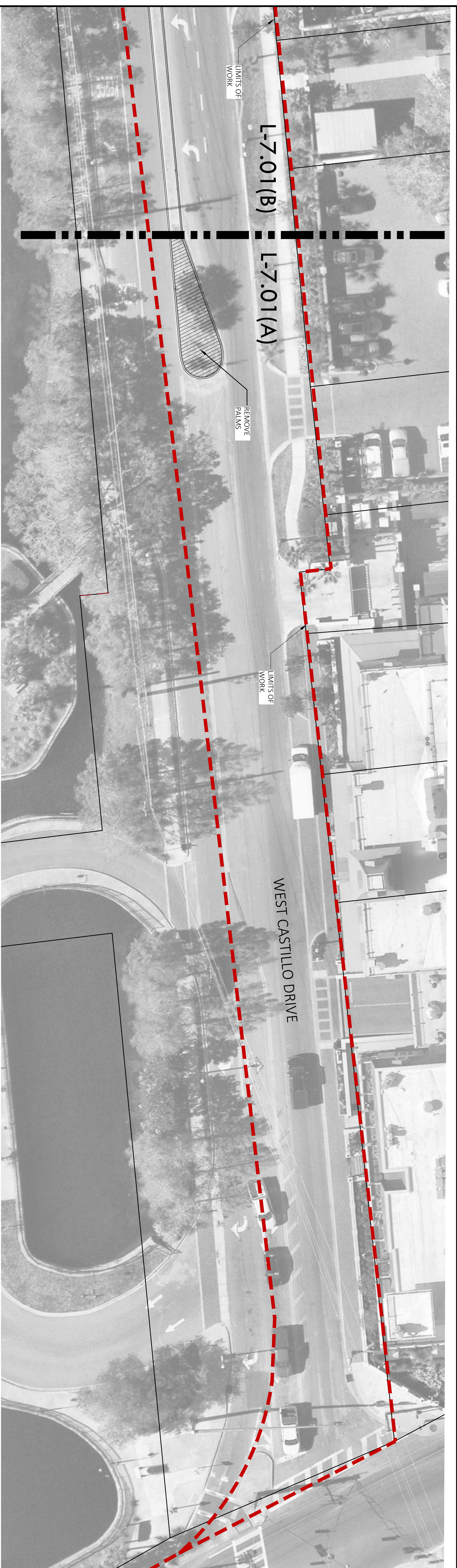
TREES								
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE	QTY	
	CC2	CHAMAEROPS HUMULIS CERIFERA / EUROPEAN FAN PALM	AS NEEDED	MULTI	3'-4' HT		3	
	QV2	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	B&B	8"	20'		1	
	SS2	SABAL PALMETTO / CABBAGE PALMETTO	B&B, REGENERATED	15" MIN.	18" CT (MATCHED)	YES	24	
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	QTY	
SHRUBS								
	Ba	BAPTISIA ALBA / WHITE WILD INDIGO	7 GAL.				15	
	Dv	DIETES VEGETA / AFRICAN IRIS	1 GAL.	FULL IN POT			674	
	Id	ILEX VOMITORIA 'SCHILLINGS DWARF' / SCHILLINGS DWARF YALUPON HOLLY	7 GAL.	FULL IN POT			66	
	Le	LIRIOPE MUSCARI / LIRIOPE	1 GAL.	FULL IN POT			17	
	Mc3	MUEHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL. FULL IN POT	18"	18"		128	
	Pp2	PODOCARPUS MACROPHYLLUS 'PRINGLES' / DWARF PODOCARPUS	3 GAL.	18"	18"		8	
	Rl	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	3 GAL.	18"	18"		85	
	Sm	SABAL MINOR / DWARF PALMETTO	7 GAL.	FULL IN POT	FULL IN POT	YES	6	
	Sc	SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO	7 GAL.	FULL IN POT			31	
	Sl	STOKESIA LAEVIS / STOKES' ASTER	3 GAL.				120	
	Zf	ZAMIA FLORIDANA / COONITE	7 GAL.	18"			14	
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT				SPACING	QTY
GROUND COVERS								
	Ms-p	MINIOSA STRIGILLOSA / SUNSHINE MINIOSA	LT36 PLUG				18" o.c.	522
	Mh	MULCH / 3" MIN. DEPTH	MULCH					1,170 SF
	Ss	STENOGRAPHUM SECUNDATUM / ST. AUGUSTINE GRASS	SOD					3,266 SF

SCHEDULE NOTES:

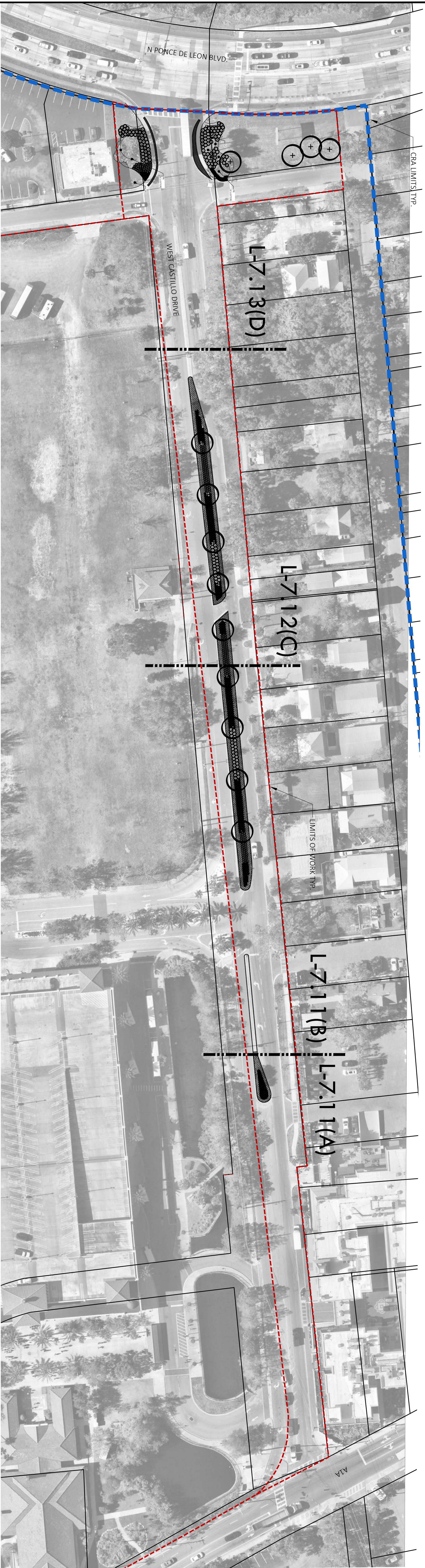
QUANTITIES ARE APPROXIMATE FOR CONTRACTOR CONVENIENCE ONLY. PLEASE VERIFY COMPLETE QUANTITIES FOR MATERIALS.
REPLACE SOD IN AREAS WHERE BARE/UNHEALTHY, AS NEEDED. SOD TYPE TO MATCH EXISTING.

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.



NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.



PLANT SCHEDULE

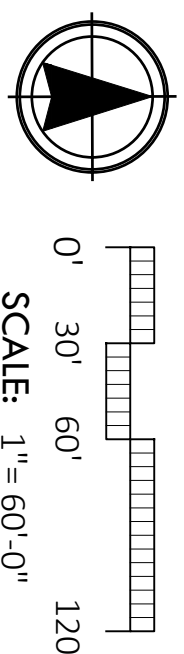
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE	QTY
TREES							
	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	B&B	8"	20'		9
	QV2	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	B&B	8"	20'		4

SHRUBS							
	DV	DIETES VEGETA / AFRICAN IRIS	1 GAL.	FULL IN POT		24" o.c.	548
	MG3	MUHLBERGIA CAPILLARIS / PINK MUHLY	3 GAL. FULL IN POT	18"	18"	30" o.c.	207
	5G	SERENOA REPENS GREEN [®] / GREEN SAW PALMETTO	7 GAL.	FULL IN POT		48" o.c.	93
	YG	YUCCA GIGANTEA / GIANT YUCCA	7 GAL.	FULL IN POT	FULL IN POT	48" o.c.	30
	ZF	ZAMIA FLORIDANA / COONTIE	7 GAL.	18"		48" o.c.	36

GROUND COVERS							
Ag-5	ARACHIS GLABRATA / PERENNIAL PEANUT	SOD				12" o.c.	402
Pa	PASPALUM NOTATUM / ARGENTINE / ARGENTINE BAHIA GRASS	SOD					4,560 SF

SCHEDULE NOTES:

QUANTITIES ARE APPROXIMATE FOR CONTRACTOR CONVENIENCE ONLY.
PLEASE VERIFY COMPLETE QUANTITIES FOR MATERIALS.



HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

07_W CASTILLO DR - LANDSCAPE PLAN



Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

DRAWN BY: JRM, FL, CT, GC,
CS IH FM

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/

SIZE:	ANSI
PRIME PROJECT #:	
ML+H PROJECT #:	25.13

DRAWING NO.

L-7.10



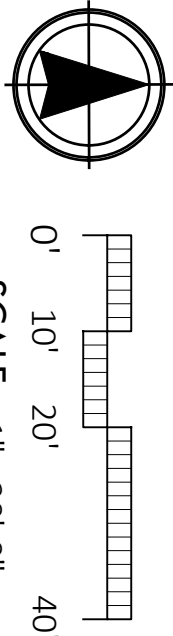
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

SIZE:	ANSI D
PRIME PROJECT #:	
ML+H PROJECT #:	25.13.0

L-7.12



EXISTING TREES	
LI	GRAPE MYRTLE
OAK	OAK
PR	PHOENIX RECLINATA, SENEGAL DATE PALM
SP	CABBAGE PALM



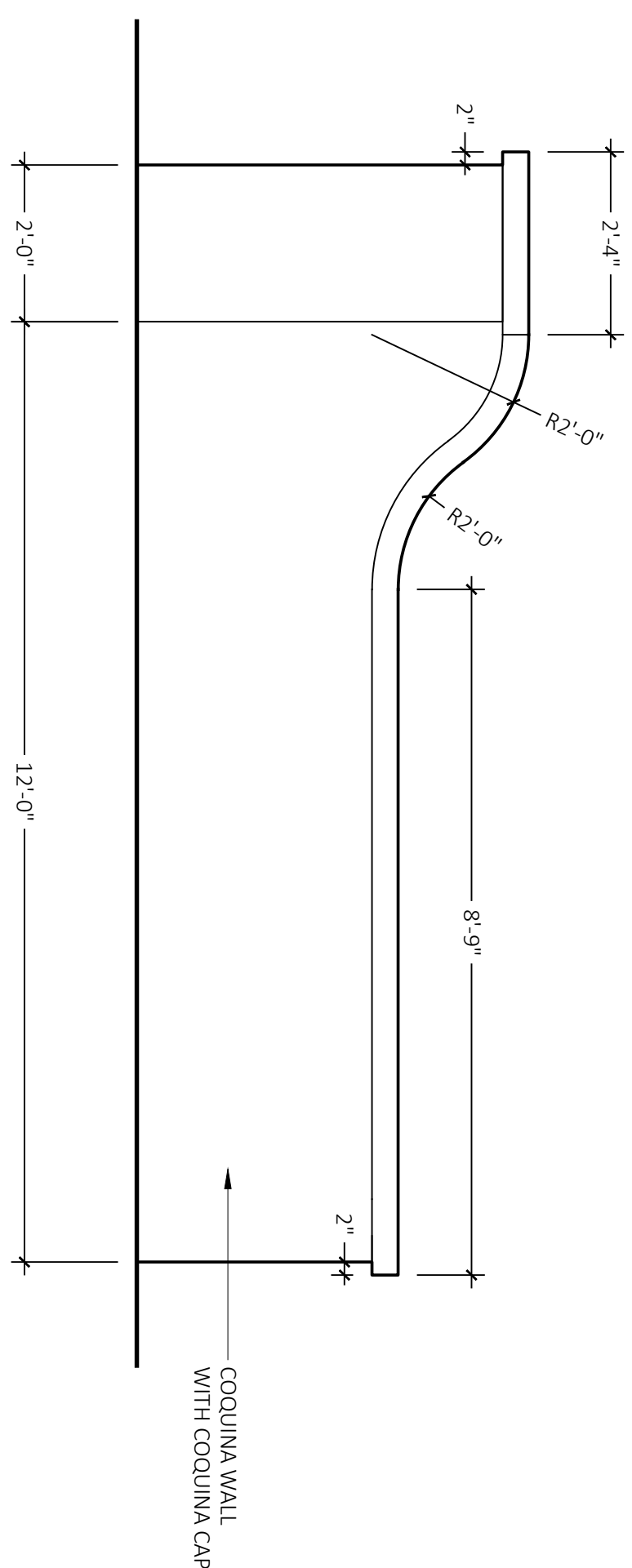
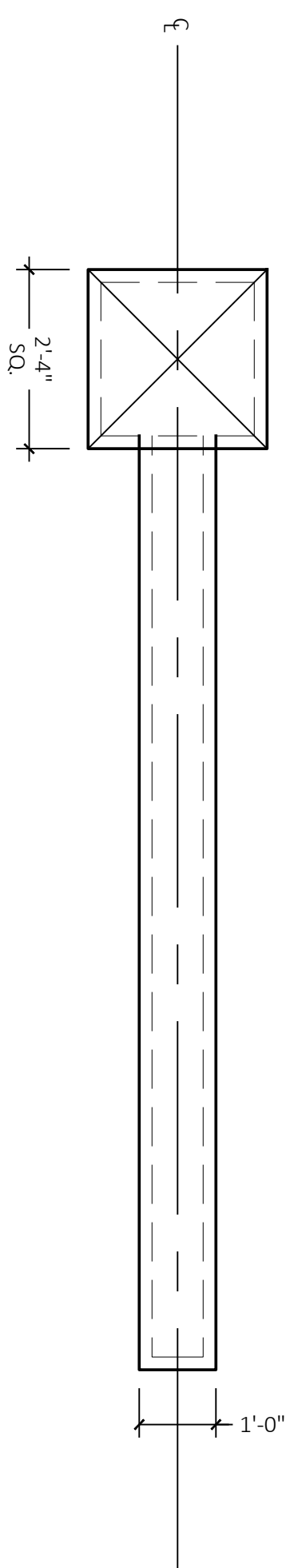


NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

SIZE: AN
PRIME PROJECT #:
ML+H PROJECT #: 25.1

DRAWING NO.
L-7.1

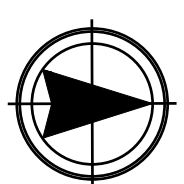
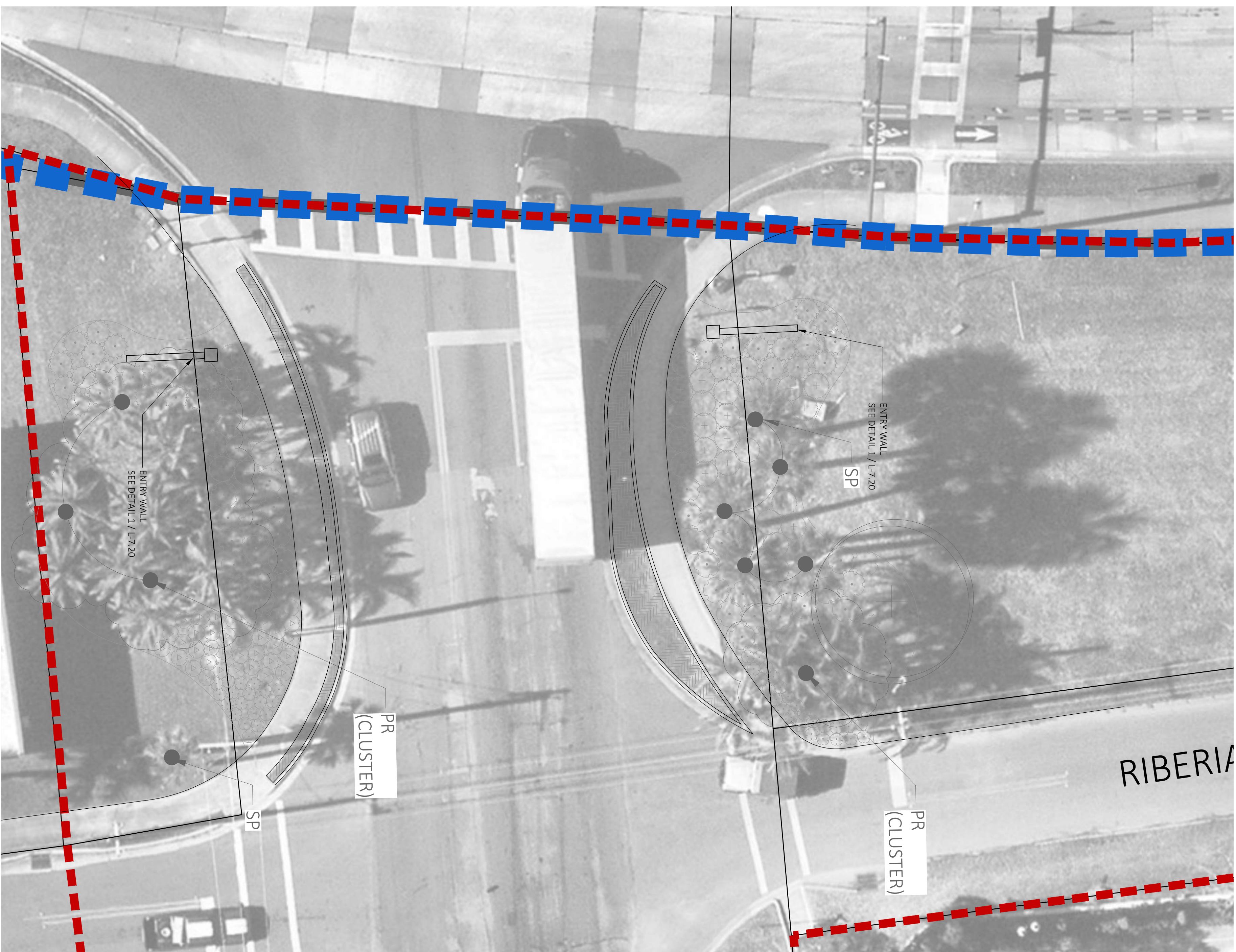
NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.



4 WEST CASTILLO - COQUINA ENTRY WALL

$$1/2'' = 1'-0''$$

P-MU-COSA.MP-14



HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA
07_W CASTILLO DR - HARDSCAPE PLAN



Marquis Laitimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JRM, FL, CT, GC,
CS, LH, EM

[illegible]

SIZE:	ANSI D
PRIME PROJECT #:	
ML+H PROJECT #:	25.13.0

DRAWING NO.
L-7.20

This aerial photograph shows a city block with property lines overlaid. The image is oriented with North at the top. Several lots are outlined in red, indicating the limits of work. The labels for these lots are L-8.01 (B), L-8.02 (C), L-8.02 (D), and L-8.03 (E). The streets shown are ST. GEORGE STREET, HYPOLITA STREET, TREASURY STREET, and CATHEDRAL PLACE. A scale bar is visible in the bottom right corner, showing distances in feet (0, 20, 40, 60, 80, 100, 120, 140, 160, 180, 200, 220, 240, 260, 280, 300, 320, 340, 360, 380, 400, 420, 440, 460, 480, 500, 520, 540, 560, 580, 600, 620, 640, 660, 680, 700, 720, 740, 760, 780, 800, 820, 840, 860, 880, 900, 920, 940, 960, 980, 1000, 1020, 1040, 1060, 1080, 1100, 1120, 1140, 1160, 1180, 1200, 1220, 1240, 1260, 1280, 1300, 1320, 1340, 1360, 1380, 1400, 1420, 1440, 1460, 1480, 1500, 1520, 1540, 1560, 1580, 1600, 1620, 1640, 1660, 1680, 1700, 1720, 1740, 1760, 1780, 1800, 1820, 1840, 1860, 1880, 1900, 1920, 1940, 1960, 1980, 2000, 2020, 2040, 2060, 2080, 2100, 2120, 2140, 2160, 2180, 2200, 2220, 2240, 2260, 2280, 2300, 2320, 2340, 2360, 2380, 2400, 2420, 2440, 2460, 2480, 2500, 2520, 2540, 2560, 2580, 2600, 2620, 2640, 2660, 2680, 2700, 2720, 2740, 2760, 2780, 2800, 2820, 2840, 2860, 2880, 2900, 2920, 2940, 2960, 2980, 3000, 3020, 3040, 3060, 3080, 3100, 3120, 3140, 3160, 3180, 3200, 3220, 3240, 3260, 3280, 3300, 3320, 3340, 3360, 3380, 3400, 3420, 3440, 3460, 3480, 3500, 3520, 3540, 3560, 3580, 3600, 3620, 3640, 3660, 3680, 3700, 3720, 3740, 3760, 3780, 3800, 3820, 3840, 3860, 3880, 3900, 3920, 3940, 3960, 3980, 4000, 4020, 4040, 4060, 4080, 4100, 4120, 4140, 4160, 4180, 4200, 4220, 4240, 4260, 4280, 4300, 4320, 4340, 4360, 4380, 4400, 4420, 4440, 4460, 4480, 4500, 4520, 4540, 4560, 4580, 4600, 4620, 4640, 4660, 4680, 4700, 4720, 4740, 4760, 4780, 4800, 4820, 4840, 4860, 4880, 4900, 4920, 4940, 4960, 4980, 5000, 5020, 5040, 5060, 5080, 5100, 5120, 5140, 5160, 5180, 5200, 5220, 5240, 5260, 5280, 5300, 5320, 5340, 5360, 5380, 5400, 5420, 5440, 5460, 5480, 5500, 5520, 5540, 5560, 5580, 5600, 5620, 5640, 5660, 5680, 5700, 5720, 5740, 5760, 5780, 5800, 5820, 5840, 5860, 5880, 5900, 5920, 5940, 5960, 5980, 6000, 6020, 6040, 6060, 6080, 6100, 6120, 6140, 6160, 6180, 6200, 6220, 6240, 6260, 6280, 6300, 6320, 6340, 6360, 6380, 6400, 6420, 6440, 6460, 6480, 6500, 6520, 6540, 6560, 6580, 6600, 6620, 6640, 6660, 6680, 6700, 6720, 6740, 6760, 6780, 6800, 6820, 6840, 6860, 6880, 6900, 6920, 6940, 6960, 6980, 7000, 7020, 7040, 7060, 7080, 7100, 7120, 7140, 7160, 7180, 7200, 7220, 7240, 7260, 7280, 7300, 7320, 7340, 7360, 7380, 7400, 7420, 7440, 7460, 7480, 7500, 7520, 7540, 7560, 7580, 7600, 7620, 7640, 7660, 7680, 7700, 7720, 7740, 7760, 7780, 7800, 7820, 7840, 7860, 7880, 7900, 7920, 7940, 7960, 7980, 8000, 8020, 8040, 8060, 8080, 8100, 8120, 8140, 8160, 8180, 8200, 8220, 8240, 8260, 8280, 8300, 8320, 8340, 8360, 8380, 8400, 8420, 8440, 8460, 8480, 8500, 8520, 8540, 8560, 8580, 8600, 8620, 8640, 8660, 8680, 8700, 8720, 8740, 8760, 8780, 8800, 8820, 8840, 8860, 8880, 8900, 8920, 8940, 8960, 8980, 9000, 9020, 9040, 9060, 9080, 9100, 9120, 9140, 9160, 9180, 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340, 9360, 9380, 9400, 9420, 9440, 9460, 9480, 9500, 9520, 9540, 9560, 9580, 9600, 9620, 9640, 9660, 9680, 9700, 9720, 9740, 9760, 9780, 9800, 9820, 9840, 9860, 9880, 9900, 9920, 9940, 9960, 9980, 10000, 10020, 10040, 10060, 10080, 10100, 10120, 10140, 10160, 10180, 10200, 10220, 10240, 10260, 10280, 10300, 10320, 10340, 10360, 10380, 10400, 10420, 10440, 10460, 10480, 10500, 10520, 10540, 10560, 10580, 10600, 10620, 10640, 10660, 10680, 10700, 10720, 10740, 10760, 10780, 10800, 10820, 10840, 10860, 10880, 10900, 10920, 10940, 10960, 10980, 11000, 11020, 11040, 11060, 11080, 11100, 11120, 11140, 11160, 11180, 11200, 11220, 11240, 11260, 11280, 11300, 11320, 11340, 11360, 11380, 11400, 11420, 11440, 11460, 11480, 11500, 11520, 11540, 11560, 11580, 11600, 11620, 11640, 11660, 11680, 11700, 11720, 11740, 11760, 11780, 11800, 11820, 11840, 11860, 11880, 11900, 11920, 11940, 11960, 11980, 12000, 12020, 12040, 12060, 12080, 12100, 12120, 12140, 12160, 12180, 12200, 12220, 12240, 12260, 12280, 12300, 12320, 12340, 12360, 12380, 12400, 12420, 12440, 12460, 12480, 12500, 12520, 12540, 12560, 1258



 Manquis Lathime + Halbock, Inc. 51 Augustine, FL 32084 PH 904.825.6747 www.halbock.com Lathime7110@gmail.com				HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA 08_ST. GEORGE ST. - DEMOLITION PLAN		LANDSCAPE ARCHITECT OF RECORD DRAWN BY: JRM, FL, CT, GC, CS, PL, RM		SIZE: ANSID PRINT PROJECT #: 25.13.0 ML+H PROJECT #: 25.13.0 DRAWING NO. L-8.00	
--	--	---	--	---	--	---	--	---	--

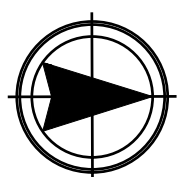
NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.



(A)



(B)



EXISTING TREES

CIDP	CANARY ISLAND DATE PALM
CM	CAPE MYRTLE
HOL	HOLLY
SP	CABBAGE PALM



SHRUBS TO BE REMOVED



X
TREE TO BE REMOVED,
GRIND STUMP

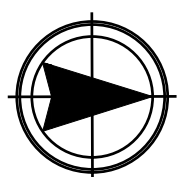
DEMOLITION KEY

[illegible]

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.



(D)



EXISTING TREES	
CIDP	CANARY ISLAND DATE PALM
CM	GRAPE MYRTLE
HOL	HOLLY
SP	CABBAGE PALM



SHRUBS TO BE REMOVED



TREE TO BE REMOVED,
GRIND STUMP

DEMOLITION KEY

[illegible]

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.



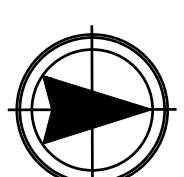
DEMOLITION KEY

X
TREE TO BE REMOVED,
GRIND STUMP



SHRUBS TO BE REMOVED

EXISTING TREES	
CIDP	CANARY ISLAND DATE PALM
CM	GRAPE MYRTLE
HOL	HOLLY
SP	CABBAGE PALM



HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

08_ST. GEORGE ST. - DEMO ENLARGEMENT 3



Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA666710 Qualifier

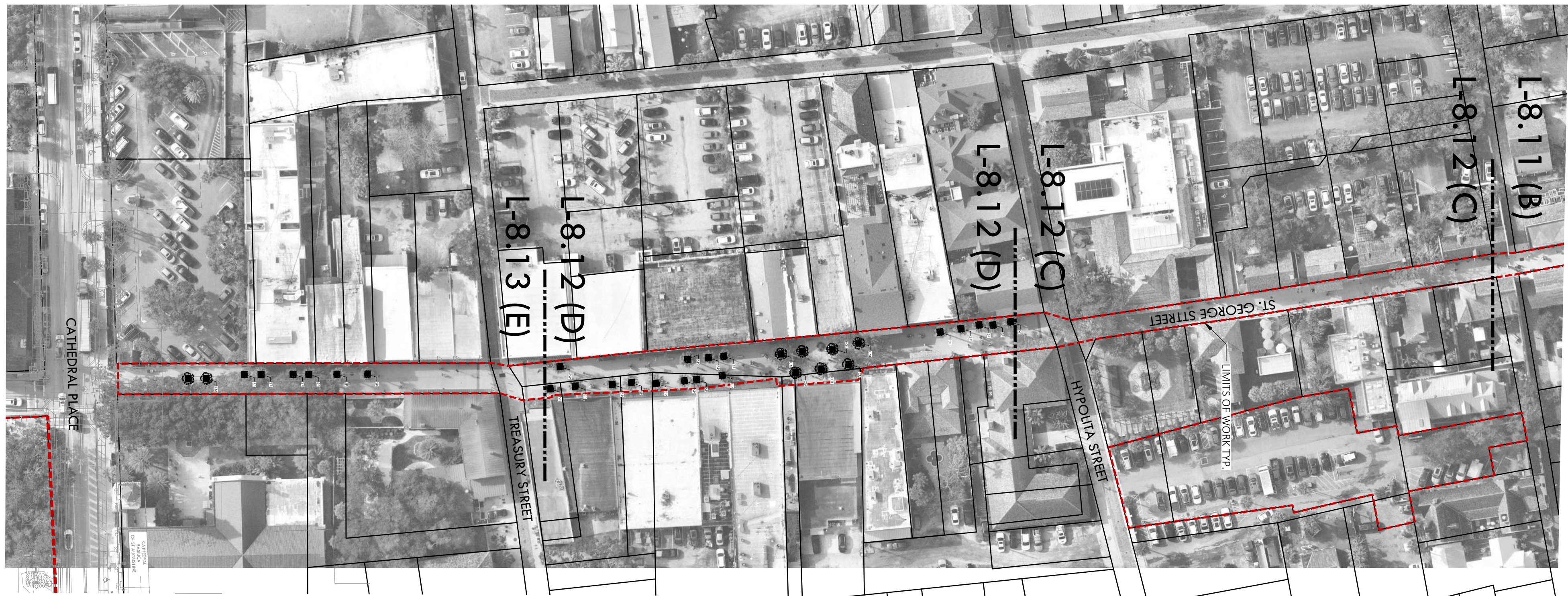
LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JRM, FL, CT, GC,
CS, IH, EM

DRAWN BY: JRM, FL, CT, GC,
CS IH EM

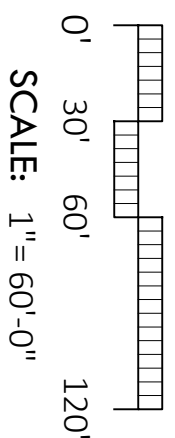
[illegible]

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0
DRAWING NO.
L-8.03



EXISTING TREES

CIDP	CANARY ISLAND DATE PALM
CM	GRAPE MYRTLE
HOL	HOLLY
SP	CABBAGE PALM

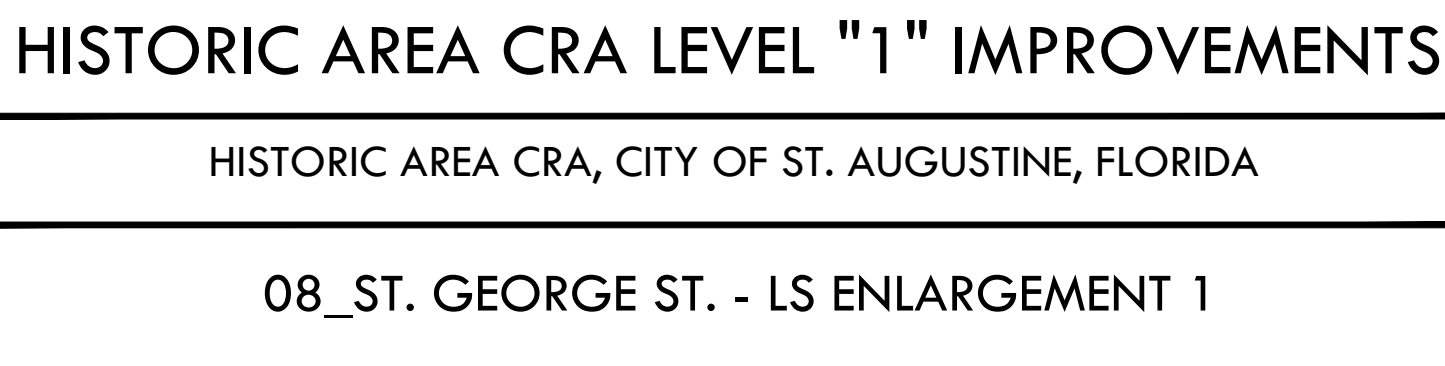


NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: JRM, FL, CT, GC,
CS IH EM

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: JRM, FL, CT, GC,
CS IH EM

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: JRM, FL, CT, GC,
CS IH EM

[illegible]

SIZE:	ANSI D
PRIME PROJECT #:	
ML+H PROJECT #:	25.13.0
DRAWING NO.	



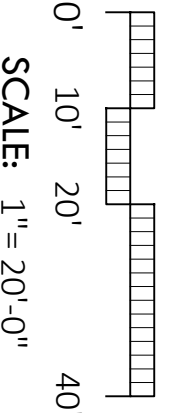
(B)



(B)

PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	SS2	SABAL PALMETTO / CABBAGE PALMETTO
SHRUBS		
	DV	DIETES VEGETA / AFRICAN IRIS
	le	LIRIOPE MUSCARI / LIRIOPE

EXISTING TREES	
CIDP	CANARY ISLAND DATE PALM
CM	GRAPE MYRTLE
HOL	HOLLY
SP	CABBAGE PALM



NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

