



**Lincolnville Community Redevelopment Area Steering Committee
Regular Meeting**

AGENDA

Monday, January 5, 2026; 5:00 p.m.

ALCAZAR ROOM

**75 King Street
St. Augustine, Florida**

1) CALL TO ORDER

- a. Roll Call

2) ADMINISTRATIVE ITEMS

- a. Approval of Prior Meeting Minutes (October 6, 2025)

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

4) Discussion, Presentations, and Updates

- a. Dr. Martin Luther King Jr. Streetscape Project Update
Jaime D. Perkins, Community Services Director
- b. Vickers/Hayling Park Project Update
Jaime D. Perkins, Community Services Director
- c. LCRA Institutional Rehab Application Update
 - 1. First Baptist Church
 - 2. Bethel Baptist Church**Jaime D. Perkins, Community Services Director**

5) STEERING COMMITTEE ITEMS/DISCUSSION

- a. Other/New Business

6) ITEMS BY CITY STAFF

7) NEXT MEETING DATE: Monday, April 6, 2026

8) ADJOURNMENT

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision by the Lincolnville Community Redevelopment Area Steering Committee, with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of 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 proceedings should

contact the individual or agency sending notice no later than seven days prior to the proceeding at the address given on the notice. Telephone (904) 825-1007, 1-800-955-8771 (TDD) 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, FLORIDA

Lincolnville Community Redevelopment Area Steering Committee October 6, 2025

The Lincolnville Community Redevelopment Area Steering Committee met for its regularly scheduled meeting at 5:00 P.M., Monday, October 6, 2025, in the Alcazar Room, City Hall Building. The meeting was called to order by James St. George, Chairperson. The following Steering Committee members were present:

1. ROLL CALL

James St. George, Chairperson
Madeline Wise
Mari Hayes, Vice-Chairperson
Ken McClain
Tira Kindler

Staff Present:

Jaime D. Perkins, Community Services Director
Isabelle Lopez, City Attorney
Jill Collins, Neighborhood Services & CRA Administrative Coordinator

2.a) Approval of Prior Meeting Minutes

Ken McClain MOVED to APPROVE the meeting minutes from July 7, 2025. The motion was SECONDED by James St. George, and meeting minutes were APPROVED BY UNANIMOUS VOICE VOTE.

2.b) Approval of 2026 Meeting Dates

2026 Meeting dates were APPROVED BY UNANIMOUS VOICE VOTE.

3. GENERAL PUBLIC COMMENT

3 Minutes per Individual

- Heather Wilson
- Pat Dobosz
- Gail Eubanks

Public comment was closed.

4. Discussion, Presentations, and Updates

a) Dr. Martin Luther King Jr. Streetscape Project Design Update

Jaime D. Perkins, Community Services Director, presented an update to the Dr. Martin Luther King Jr. (MLK) Streetscape Design Project and highlighted the easement inquiry of the utility coordination effort for the relocation plan of overhead utilities.

Mr. McClain asked how many switch cabinets and transformers were planned to be installed and if there were back up locations available if anyone decided they weren't interested.

Ms. Perkins answered that to her knowledge, there were approximately forty-eight total easements mailed out and that they included right-of-way clips which would accommodate storm water and turning radius requirements. She added that if residents denied the easements, Florida Power and Light (FPL) might have to redesign the entire locate portion of the project.

Mr. St. George asked how many easement requests were critical for switch cabinets placement.

Ms. Perkins answered that she recollected approximately thirty.

Mari Hayes asked if the packets that were mailed out were purely informational not requiring a response and if a deadline was specified in the packet.

Ms. Perkins replied that the packets were mailed out in increments of five over a few weeks' time. She added that the packet asked for a response of interest from property owners, no deadline was specified and the responses were tracked through a spreadsheet in order to follow up with individual property owners.

Madeline Wise asked if the transformer cabinets and switch cabinets would be located from Bridge St. to Cerro St. on both sides of the street. She also wanted to clarify if there were two different sizes of cabinets and if they would be covered with bushes.

Ms. Perkins answered they would be on the north and south sides of the streets just like the poles are now. She said the easement sizes are 10-foot by 10-foot and 20-foot by 20-foot, but the equipment within the area of placement would not use that whole space and would be much smaller. They would be landscaped so they are less visible.

Tira Kindler asked what the landscape plans were for the equipment.

Ms. Perkins answered that there had been landscape coordination with FPL to determine what they would allow, it was decided that hedges or similar protective landscaping would be included in the landscape plan.

Mr. McClain asked what the projected start date for the project was.

Ms. Perkins answered that initially, the goal was to break ground on the project the Summer of 2026, but that does not look likely to happen.

Mr. St. George asked what a realistic start time would be and added that he saw the grant for funding the project was denied. He asked if there was another funding strategy in place.

Ms. Perkins answered that she hoped there would be mobilization of the project at least one year from now but could not offer a firm date. She said she has been researching other funding opportunities.

Ms. Hayes asked if there were plans to engage with the residents in addition to the packet mailers such as a public meeting at the Galimore or a zoom meeting to answer questions and get buy-in from the property owners.

Ms. Perkins answered that she felt it was important to engage with the public, and she didn't know that a forum or workshop would necessarily be the best way, but the packets were a first step in the engagement process. She had every intention to reach out to each property owner individually to have more in-depth conversations.

Ms. Kindler asked how many of the packets mailed out were to property owners that lived in Lincolnville.

Ms. Perkins answered there were six short term rentals identified on the easement list, but it wasn't possible to make a determination if properties were homesteaded or not. Initially short-term rentals were targeted but ultimately came down to FPL identifying the best operational locations for the switch boxes and transformer boxes.

b) Vickers/Hayling Park Improvement Update

Jaime D. Perkins, Community Services Director, presented a verbal update to the Hayling/Vickers Park Improvement Project.

Ms. Wise asked if the entrance to Hayling park would become ADA accessible and asked if

there was a pavilion still going in near the horse stables because the smell from the horse stables was a concern to her.

Ms. Perkins answered there would be an ADA accessible ramp that was designed to follow state standards. She said that the pavilion seating area was added back into the design by the Agency and the smell was not only from the stables but more so from the Wastewater Treatment Plant (WWTP). Ms. Perkins stated efforts to mitigate those odors were a part of the process.

Ms. Hayes asked to reiterate the stance on key-fob entry for the proposed dog park.

Ms. Lopez answered there was a legal challenge and a pragmatic challenge to key-fob entry at the dog park. She said the pragmatic issue was there simply was not enough staff to manage it and she said statutorily, CRAs could not fund maintenance for an attendant to be there which meant it would be funded by the City and there was no budget for it. She continued that the legal issue was that requiring a key-fob would limit access to a public park. She said these decisions were made at the Commission level and encouraged those who were concerned to reach out to the Commission to revisit those issues.

c) Fix-It-Up Grant Program Update

Jill C. Collins, CRA Administrative Coordinator, presented an update to the Fiscal

Year 2024-2025 Fix-It-Up Residential Repair Program.

Ms. Hayes commented in praise of how much the program has blossomed and appreciated the work being completed.

Mr. McClain stated his grandmother was interested, but very apprehensive and after Ms. Perkins and Ms. Collins sat and talked with her, she felt much more confident moving forward with repairs. He expressed appreciation for the time spent with her.

5. STEERING COMMITTEE ITEMS/DISCUSSION

None

8. CITY STAFF ITEM

- a) Ms. Perkins gave Ms. Collins praise for the excellent job managing the Fix-It-Up program and because of that success, the CRA was excited to adopt a new program in West City similar to the Fix-It-Up Residential Repair program in Lincolnville that Ms. Collins would help to lead the implementation of it.
- b) Ms. Perkins informed the Board that she, Ms. Collins, Mr. McClain and Ms. Kindler, would be attending the Florida Redevelopment Association conference next week in West Palm.

9. NEXT MEETING DATE

Monday, January 5, 2026, 5:00pm.

10. ADJORNMENT

The meeting was adjourned by Chairperson, James St. George at 5:47 PM.

Minutes Transcribed by: Jill Collins



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Lincolnville Community Redevelopment Area Steering Committee Members
City of St. Augustine Community Redevelopment Agency

DATE: December 30, 2025

RE: Agenda Item for January 5, 2026, LCRA Steering Committee Meeting;
Agenda Items 4a through 4c

Please accept this memo as your formal communication regarding meeting agenda items 4a through 4c. On Monday, January 6, 2026, during the Lincolnville Community Redevelopment Area (LCRA) Steering Committee meeting, staff or their appointee will provide an update on the status of the MLK Streetscape Project, Eddie Vickers and Dr. Robert B. Hayling Freedom Parks, and present two (2) applications for the LCRA Institutional Rehabilitation Grant Program.

The Dr. Martin Luther King Jr. Ave. Streetscape Project continues to progress. Florida Power & Light (FPL) has identified specific locations where equipment will need to be placed to accomplish the overhead to underground conversion which is an identified element of the project scope. Staff have begun contacting property owners via mailed notices requesting their participation. During the project update, staff will provide recent responses from property owners and discuss the next stage of the project. There are no attachments, and no action is required for this agenda item.

As requested by the committee, staff will provide a verbal staff report on Eddie Vickers Park and Dr. Robert B. Hayling Freedom Park until the project is completed. There are no attachments for this agenda item and there is no action required.

The Community Redevelopment Agency accepts applications for the LCRA Institutional Rehabilitation Grant Program October 1 through December 31, each calendar year. Two applications were received during the application acceptance period: First Baptist Church and Bethel Baptist Church. Staff will provide an update on each application and make recommendations. The applications are attached. This is an action item and the LCRA Steering Committee is asked to advise on next steps.

Your attention to the aforementioned matters is appreciated. I am available for any questions you may have. Please feel free to reach out to me by phone at 904.209.4254 or by email at jperkins@CityStAug.com.

Kindly Submitted,



Jaime D. Perkins, MPA
Community Services Director

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

Attachments: LCRA Institutional Rehabilitation Grant Program Applications



ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY
INSTITUTIONAL GRANT PROGRAM FOR REHABILITATION OF
HISTORIC, INSTITUTIONALLY OWNED STRUCTURES WITHIN
THE LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA

APPLICATION FOR CONSIDERATION

Date: 10 / 17 / 2025

Property Owner Name: The First Baptist Church of Tax ID/EIN: _____
The City of St. Augustine, Florida

Phone Number: (904) 824-6590 Email: _____

Property Address: 89 St. Francis Street
St. Augustine, FL 32084

Authorized Agent Name: Demetria Edwards Title: Treasurer

Phone Number: (904) 347-9663 Email: meatball15493@gmail.com

Mailing Address (if different than property address): 103 Lincoln Street
St. Augustine, FL 32084

**Please attach a letter of authorization if the property owner is delegating to an authorized agent the authority to submit this application.*

EXPLANATION OF REPAIRS/REHABILITATION REQUESTED

**Please attach additional pages if needed. Please attach cost estimate and scope of work.*

EXPLANATION OF FUNDING CHALLENGES IF ANY

IF YOU HAVE APPLIED FOR OR BEEN APPROVED FOR ADDITIONAL GRANTS OR FUNDING, PLEASE PROVIDE THAT INFORMATION BELOW

Grant Amount Requested: \$ 850,000.00

Internal City Staff Use

Grant Cycle FY _____ Recommended Grant Award \$ _____ Approved: Yes _____ No _____

TO COMPLETE THE APPLICATION, PLEASE REVIEW INFORMATION BELOW, SIGN AND SUBMIT REQUIRED DOCUMENTS.

All related documents should be read and understood prior to submitting this application.

- ❖ ATTACH PROOF OF OWNERSHIP OF PROPERTY (I.E. PROPERTY DEED)
- ❖ ATTACH Division of Corporations Detail by Entity Page (INSTITUTION MUST BE IN ACTIVE STATUS)
- ❖ ATTACH AGENT'S AUTHORIZATION IF OWNER HAS AUTHORIZED AN AGENT TO ACT ON ITS BEHALF
- ❖ ATTACH CURRENT PHOTOGRAPHS OF THE STRUCTURE (INTERIOR AND EXTERIOR)
- ❖ ATTACH DOCUMENTATION AND PHOTOGRAPHS RELATED TO THE HISTORICAL BACKGROUND OF THE STRUCTURE FOR WHICH YOU ARE REQUESTING REHABILITATION ASSISTANCE

The Institutional Grant Program contains some key conditions and restrictions. These include:

- The project is a City/CRA controlled project. The City/CRA will procure contractor and direct the construction. No funds will be disbursed to the owner or its agent.
- A covenant and lien will be placed on the property for a period of time from a minimum of five (5) years to a maximum of twenty (20) years depending on the value of the grant(s) awarded. Multi-phased grants will require cumulative covenants and liens for each phase, if appropriated and budgeted by the City/CRA.
- The lien/grant award will not be required to be paid back if all the conditions of the program are met.
- The restored structure must continue to be preserved by the owner.
- The grant is for preservation and restoration of significant physical institutional structures that tell the story of St. Augustine and the Lincolnville neighborhood. It is not for religious operations.
- Failure to cooperate with the City/CRA during construction may lead to the suspension or termination of the grant and construction project.
- The City/CRA will review all applications with staff recommendations based on approved budget.
- Projects will be evaluated in terms of historic and/or cultural significance, endangerment, and quality of preservation treatment within the scope of work.
- If there are competitive projects, additional items that will be considered, including but not limited to educational benefits and opportunities for public access to the property.

INSTITUTIONAL PROPERTIES *(excerpt from the Lincolnville Community Redevelopment Area Plan)*

Lincolnville contains numerous historic churches and other institutionally owned structures. It is the intent that the Rehabilitation Program should provide funding to institutions that have difficulties securing alternate funding for historic building rehabilitation. Funds would be provided in the form of a grant whose implementation procedures would be similar to residential repair grants. Prior to grant approval, proposed scope of work and cost estimates¹⁶ will be submitted to staff for approval. The minimum level of rehabilitation would be the shell building without fixtures and interior finishes. Rehabilitation work¹⁷ should use the Secretary of Interior Standards for Rehabilitation as a guideline to repair where possible and replace with matching or compatible materials. All mechanical, electrical, and plumbing systems should also be up to code. Progress reports and final staff approval will be required before the final payment.

BY SIGNING BELOW, I HEREBY ACKNOWLEDGE THAT I UNDERSTAND ALL OF THE INFORMATION OUTLINED ABOVE, I HAVE ATTACHED ALL NECESSARY DOCUMENTS, AND SHOULD I BE SELECTED TO RECEIVE GRANT FUNDS I WILL BE REQUIRED TO EXECUTE A HISTORIC PRESERVATION COVENANT, A SECURITY AGREEMENT/MORTGAGE LIEN, AND A RELEASE & WAIVER, ALL OF WHICH I HAVE READ AND UNDERSTAND.

Signature: _____

¹⁶ To be performed by licensed contractor with historic preservation experience

¹⁷ To be performed by licensed contractor with historic preservation experience

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

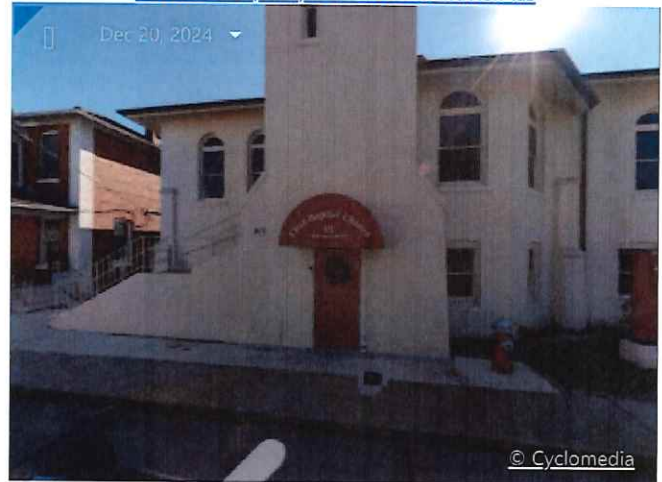
[Homestead Compliance](#)

2024 TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 2074800000
Location Address 89 ST FRANCIS ST
Neighborhood SAINT AUGUSTINE 32084-0000
Tax Description* City St Aug Lincolnville Area (COM) (610.04)
DUMAS TR CITY LOTS 1 19 & 20 BLK H
**The Description above is not to be used on legal documents.*
Property Use Code Churches (7100)
Subdivision Dumas Tract
Sec/Twp/Rng 19-7-30
District City of St Augustine (District 452)
Millage Rate 19.5552
Acreage 0.190
Homestead N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)

Owner Information

Owner Name 1st Baptist Church & Parsonage 100%
Mailing Address PO BOX 96
SAINT AUGUSTINE, FL 32085-0096

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$908,286

Map



Valuation Information

Assessed Year	2026
Building Value	\$972,840.00
Extra Features Value	\$28,471.00
Total Land Value	\$248,280.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$1,249,591.00
Total Deferred	\$341,305.00
Assessed Value	\$908,286.00
Total Exemptions	\$908,286.00
Taxable Value	\$0.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$758,282	\$29,297	\$248,280	\$0
2024	\$745,479	\$29,846	\$248,280	\$0
2023	\$522,849	\$5,085	\$248,280	\$0
2022	\$456,900	\$4,978	\$124,140	\$0
2021	\$430,266	\$5,335	\$124,140	\$0
2020	\$442,140	\$5,693	\$124,140	\$0
2019	\$395,863	\$4,729	\$258,440	\$0
2018	\$316,694	\$1,041	\$109,200	\$0
2017	\$316,694	\$1,229	\$109,200	\$0
2016	\$316,694	\$1,242	\$109,200	\$0
2015	\$316,694	\$1,430	\$84,000	\$0

Building Information

Building	1	Roof Cover	Composite Shingle
Building Value	\$332,392	Roof Structure	Gable Hip
Year Built	1910	Interior Flooring	Carpet
Actual Area	2507	Interior Wall	Drywall
Conditioned Area	2298	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	3
Exterior Wall	Brick	Baths	2.5

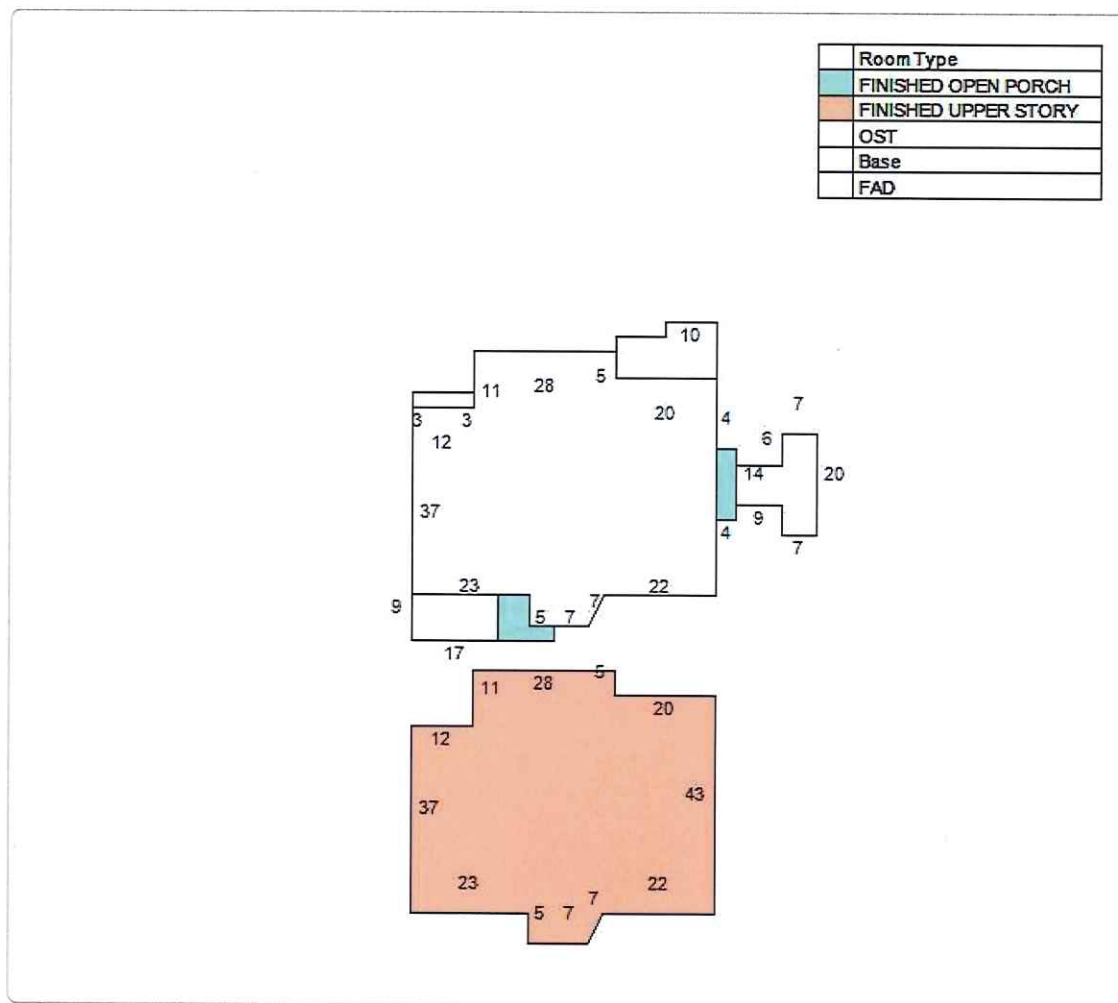
Description	Square Footage
FINISHED UPPER STORY	1025
BASE AREA	1025
BASE AREA	132
FINISHED ENCLOSED PORCH	45
FINISHED OPEN PORCH	200
BASE AREA	80
Total SqFt	2507

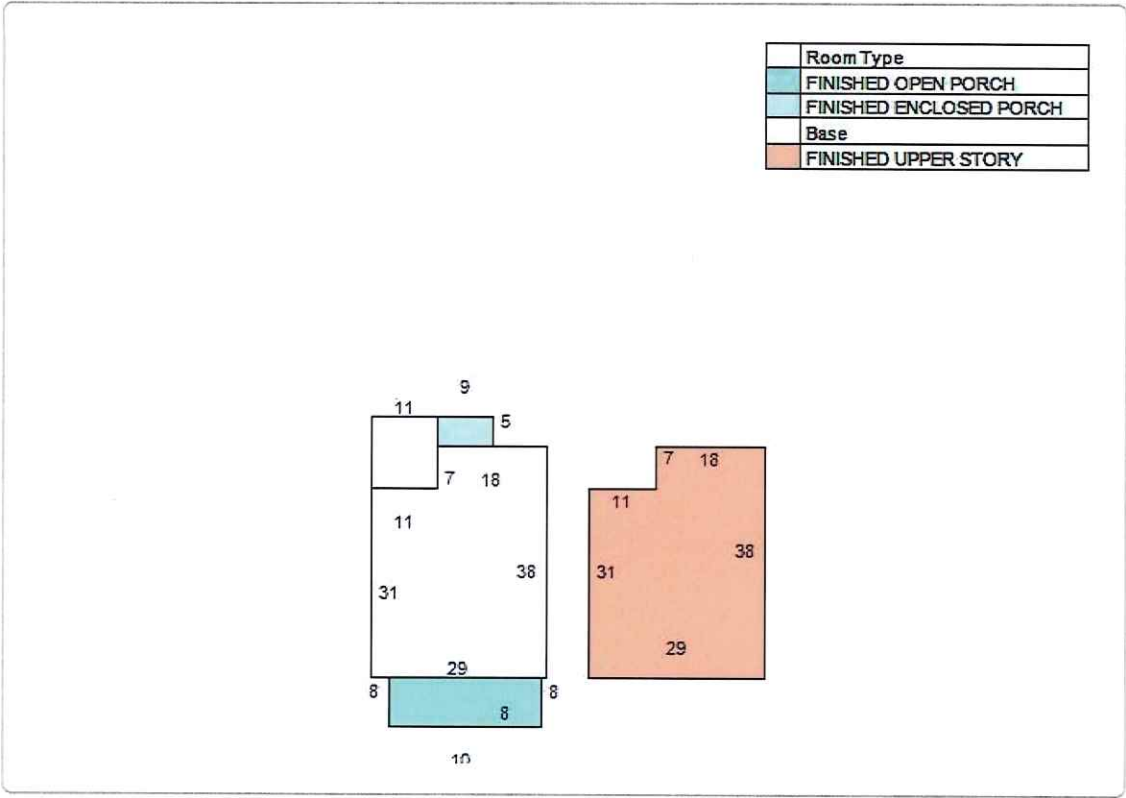
Building 2
 Building Value \$640,448
 Year Built 1915
 Actual Area 6174
 Conditioned Area 5648
 Use Churches
 Style 04
 Exterior Wall Concrete Stucco

Roof Cover Composite Shingle
 Roof Structure Wood Truss
 Interior Flooring Pine Wood
 Interior Wall Drywall
 Heating Type Air Duct
 Air Conditioning Central
 Bedrooms
 Baths

Description	Square Footage
ADDITION	190
BASE AREA	2729
OUTSIDE STAIRS	212
FINISHED UPPER STORY	2729
OUTSIDE STAIRS	153
OUTSIDE STAIRS	36
FINISHED OPEN PORCH	69
FINISHED OPEN PORCH	56
Total SqFt	6174

Sketch Information





Extra Feature Information

Code Description	Status	Value
Handicap Ramp (COM)		1739
Metal Fence - 6' (COM)		352
Concrete Paving - Under 8" (COM)		2160
4+ Passenger Elevator (Mix)		23750
Metal Fence - 4' (COM)		470

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	140	60	8276	SF	\$248,280

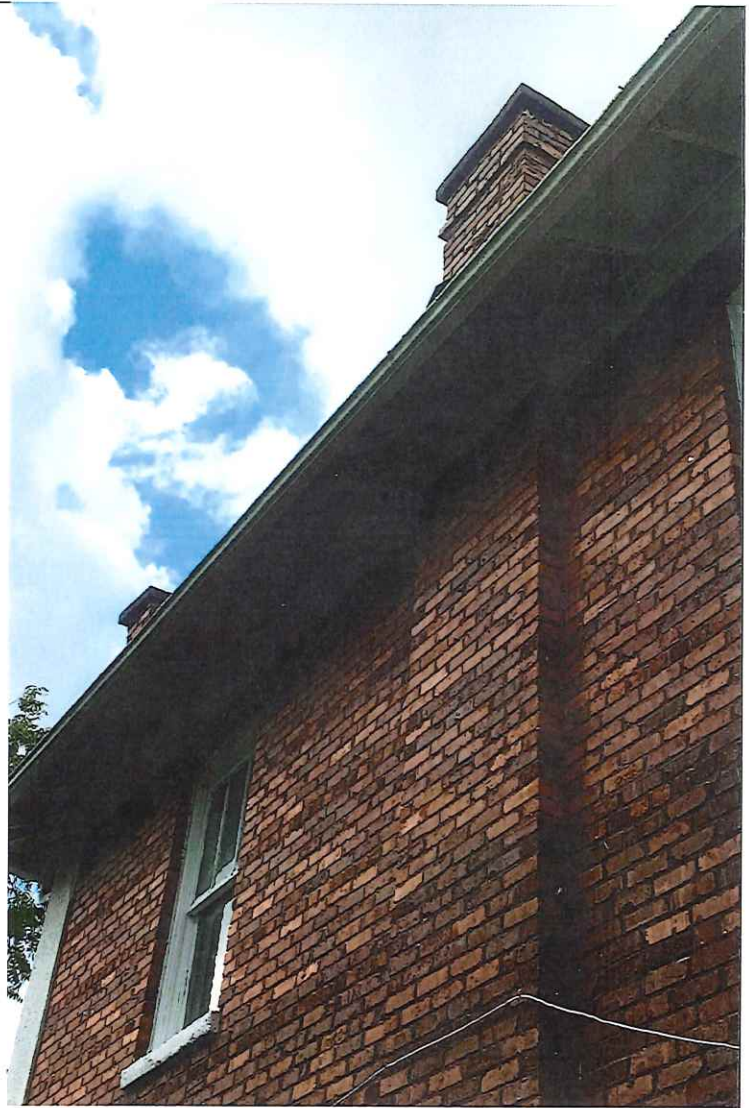
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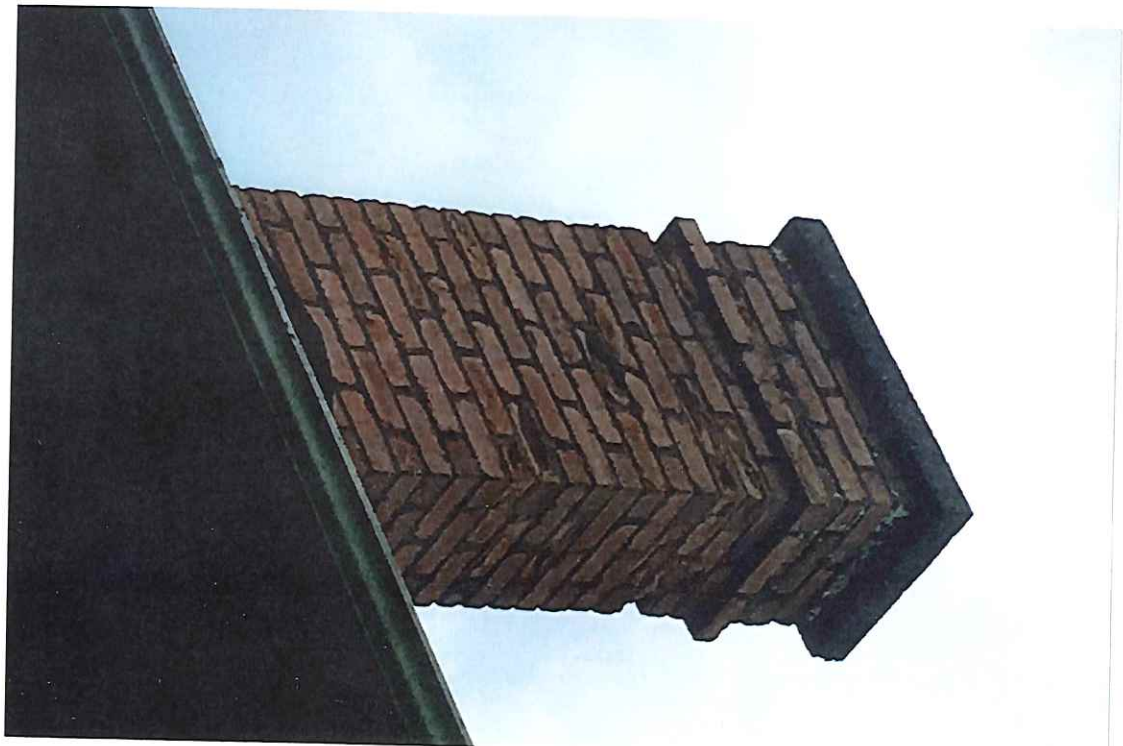
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 12/30/2025, 3:47:09 AM](#)

Contact Us

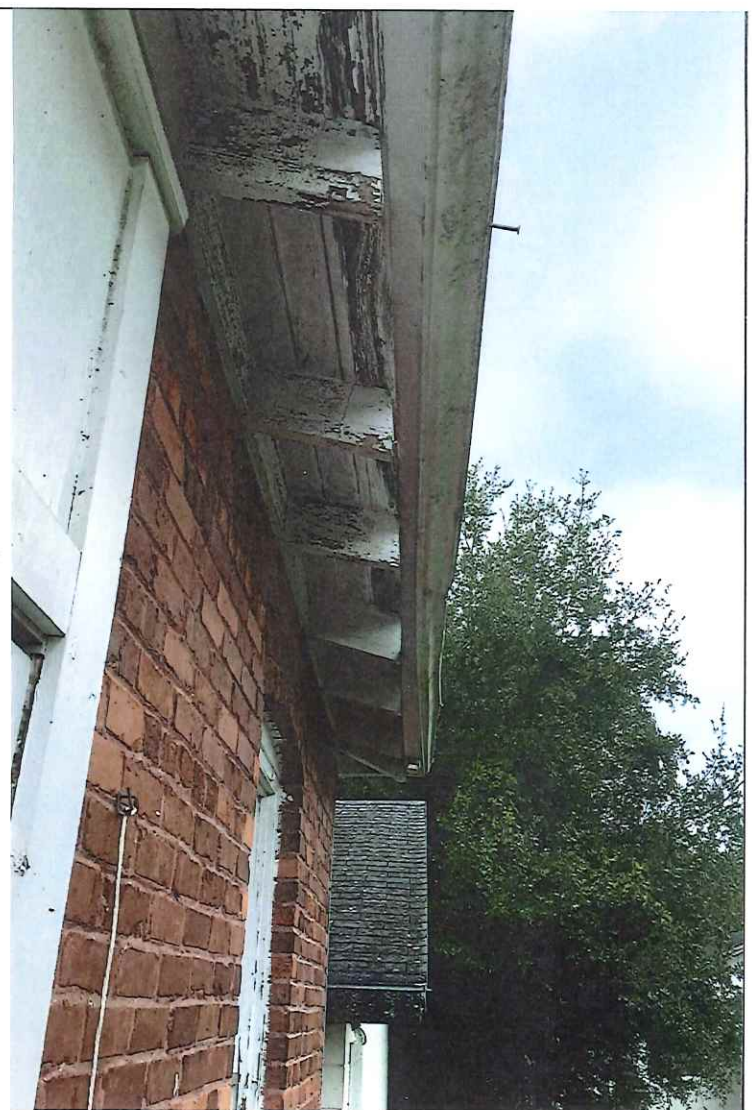






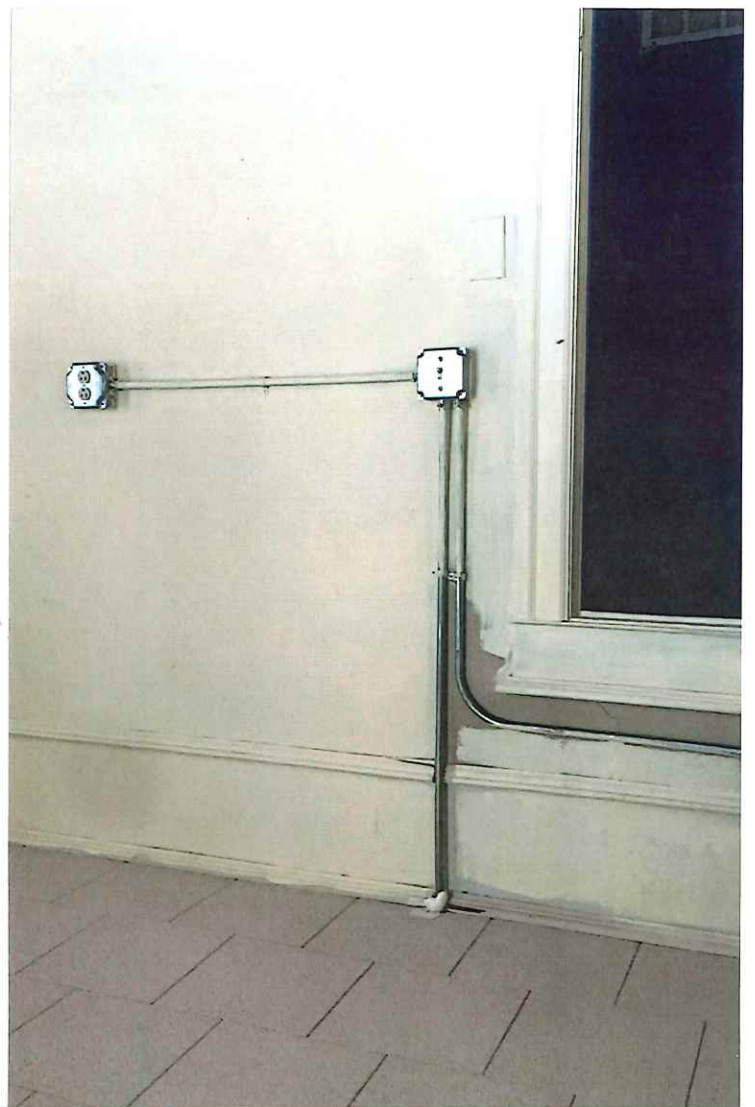






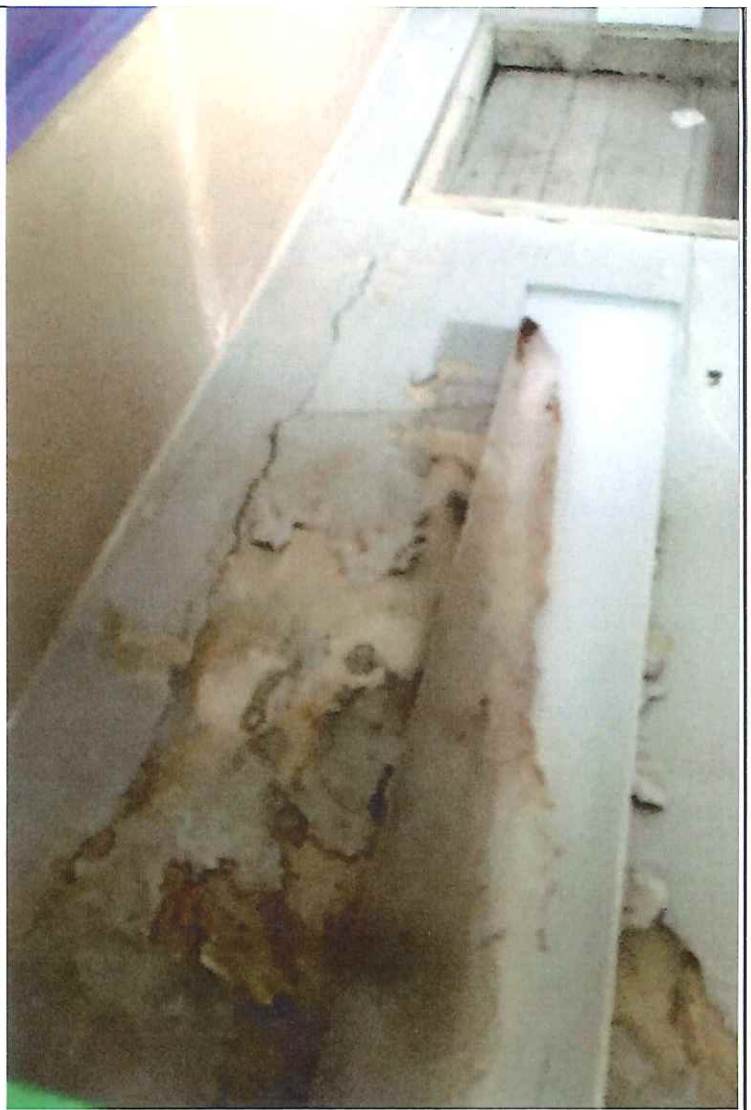
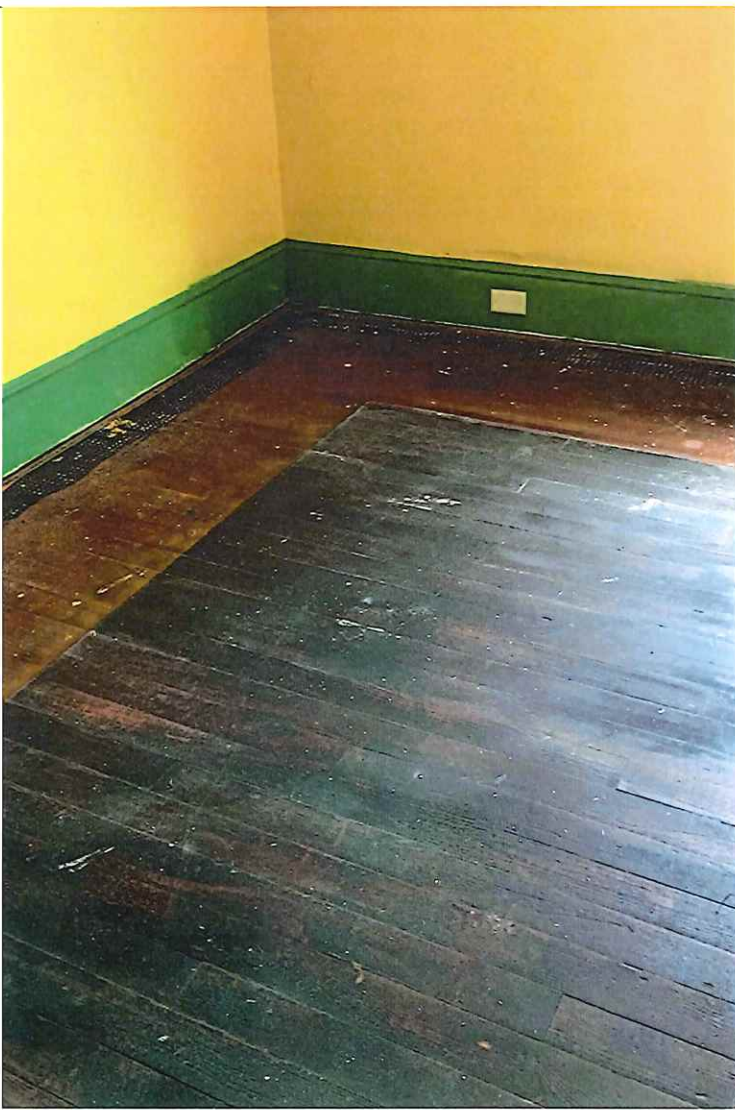


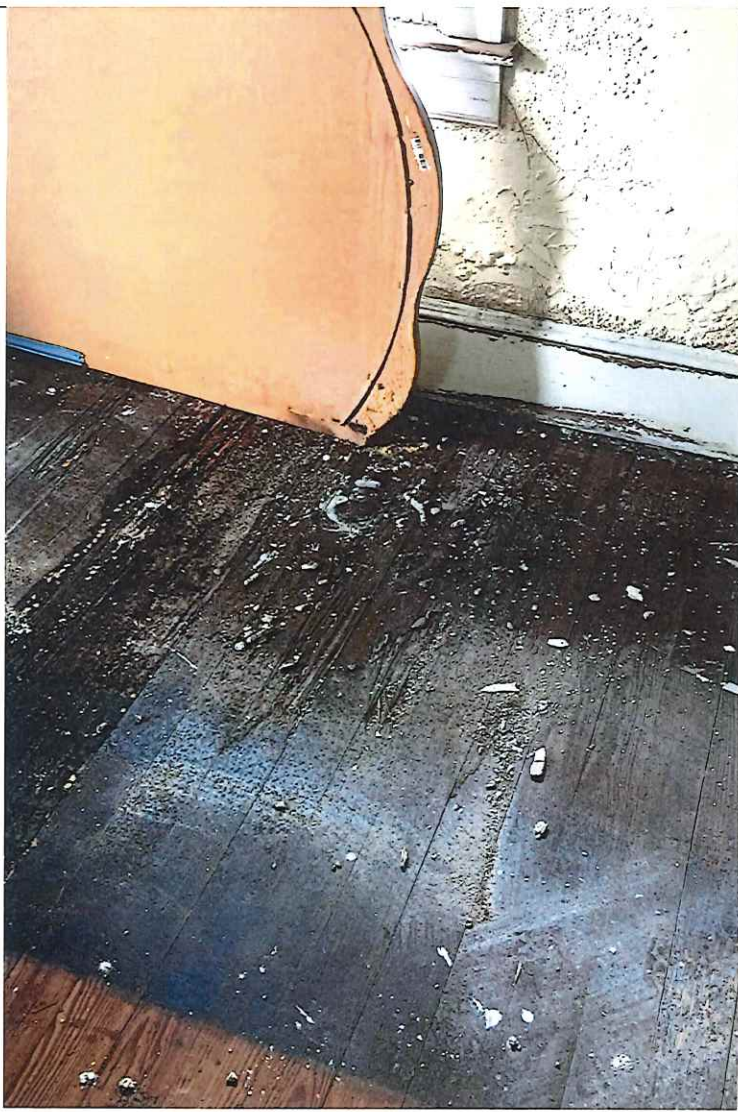






















OWNER'S AUTHORIZATION FOR AGENT

_____ is/are hereby authorized TO ACT ON BEHALF OF the owner(s) of those lands described within the attached application, and described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's:

(check all that apply)

- ☒ Historic Architectural Review Board
☒ Planning and Zoning Board
☒ CRA Institutional Rehabilitation Grant
☒ City Commission/CRA

Property located at: 89 St. Francis, St. Augustine, Florida 32084

By: _____

Signature of Owner

Michael L. Jeffery

Print Name of Owner

904-377-5368

Telephone

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, on this 17th day of August, 2025.

Notary Public: Karla D. Tandy

My Commission Expires: June 10, 2026

☒ Personally known to me -OR- ☐ Produced identification

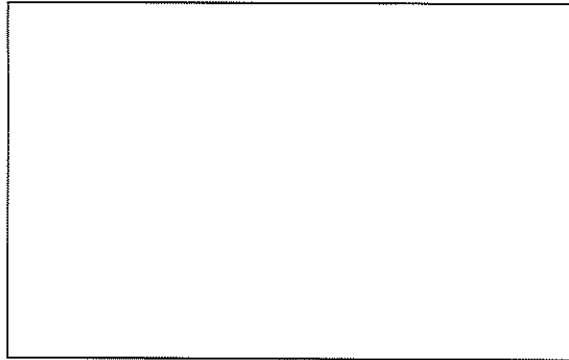
Type of identification produced: _____



KARLA D. TANDY
Commission # HH 269848
Expires June 10, 2026

This instrument was prepared under the direction and supervision of Isabelle C. Lopez, City Attorney, P.O. Box 210, St. Augustine, Florida 32085

EXEMPT PER F.S. 201.24



HISTORIC PRESERVATION COVENANT

THIS COVENANT ("COVENANT") is made the 17th day of August, 2025, by First Baptist Church (hereinafter referred to as "OWNER") and in favor of the **CITY OF ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY** (hereinafter referred to as "CRA") and the **CITY OF ST. AUGUSTINE, FLORIDA**, a municipal corporation organized and existing under and by virtue of the laws of the State of Florida (hereinafter referred to as "CITY") for the purpose of the restoration, renovation, or rehabilitation of a certain property located at 89 St. Francis Street St. Augustine, Florida, which has been approved for an institutional rehabilitation grant by the CRA and the CITY.

OWNER is the fee simple owner of the property more specifically described in **EXHIBIT "A"** attached hereto and incorporated herein (hereinafter referred to as "PROPERTY"). The PROPERTY is comprised essentially of grounds, collateral, appurtenances, and improvements. In consideration of the rehabilitation work funded by the CRA, the OWNER hereby agrees to the following conditions from the date of the recording of this instrument until SELECT years have passed.

1. The terms of this COVENANT run with title to the land and shall be binding on the current OWNER, transferees, and their heirs, successors, or assigns.
2. The OWNER agrees to assume the cost of the continued maintenance and repair of said PROPERTY so as to preserve the architectural and/or historical integrity of the same in order to protect and enhance those qualities that made the PROPERTY eligible for the CRA's institutional grant program.
3. The OWNER agrees that no visual or structural alterations will be made to the PROPERTY without the prior written permission of the City Manager or his or her designee. Nothing in this COVENANT shall prohibit the OWNER from developing the site in such a manner that will not threaten or damage the architectural resource, provided that permission for alteration of the site is obtained pursuant to this paragraph.
4. The OWNER agrees that the CRA or the CITY, its agents and designees, shall have the right to inspect the PROPERTY at all reasonable times in order to ascertain whether or not the conditions of this COVENANT are being observed.
5. In the event of the non-performance or violation of the maintenance provision of the COVENANT by the OWNER or any successor-in-interest during the term of the

COVENANT, the CRA or the CITY will report such violation to the City Manager who shall provide written notice to OWNER of the non-performance or violation. The OWNER shall have fourteen (14) days to reply in writing to the City Manager at the following address with a proposal to bring the PROPERTY into compliance:

**CITY OF ST. AUGUSTINE
ATTN: CITY MANAGER
P.O. Box 210
ST. AUGUSTINE, FLORIDA 32085**

The City Manager or designee may negotiate a mutually agreeable compliance plan. In the event that the OWNER and the City Manager cannot come to an agreement, or in the event that the OWNER will not or cannot bring the PROPERTY into compliance, the OWNER shall be required to repay the entire value of the work performed under this COVENANT. If the OWNER will not or cannot fulfill a demand of payment in the event of non-performance or violation, then the CRA or the CITY may, at its discretion, take any action allowed under the law, including foreclosure of the PROPERTY to recover the value of the work performed.

6. If the PROPERTY is damaged by accidental or natural causes during the COVENANT period, the OWNER shall inform the City Manager in writing of the damage to the PROPERTY within fourteen (14) days, including:
 - i) a general description of the nature and extent of the damage;
 - ii) an estimate of the cost of restoration or reconstruction work necessary to return the PROPERTY to the condition existing at the time of project completion, based on a written estimate of a licensed contractor who is competent to perform the type of work required based on the written description of the damage required in this paragraph; and
 - iii) a detailed timeline for completion of the work, including estimates of dates the permits applied for, and when major construction milestones will be complete.

The City Manager or his or her designee shall then have an additional fourteen (14) days to review the plan and notify the OWNER if he or she agrees with the estimate, proposed restoration plan and timeline. The OWNER shall complete the restoration or reconstruction work necessary to return the PROPERTY to the condition existing at the time of project completion on a time schedule agreed upon by the OWNER and the City Manager. If the OWNER does not perform the requirements of this paragraph, he or she shall be considered in breach of this COVENANT.

7. If accidental or natural causes destroy or severely damage the PROPERTY, including the historical integrity of the features, materials, appearance, workmanship, and environment, or architectural integrity which made the PROPERTY eligible for the CRA's institutional grant program, and the PROPERTY has been lost or so damaged that the OWNER believes that restoration is not feasible, the OWNER will notify the City Manager in writing of the loss within fourteen (14) days. The City Manager or his or her designee will evaluate the information provided and notify the OWNER within fourteen (14) days in writing of

its determination. If the City Manager agrees that natural causes have destroyed or severely damaged the PROPERTY to the extent that restoration is not feasible, the City Manager may include a release of COVENANT and any lien associated with this COVENANT, upon an affirmative vote by the City Commission or CRA. In such cases, no penalty or interest shall be assessed against the OWNER. If the City Manager or his or her designee does not agree that the PROPERTY is destroyed or so damaged that restoration is not feasible, then the OWNER shall proceed with the procedures described in Paragraph 6 herein.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment or architectural integrity which made the PROPERTY eligible for the CRA's institutional grant program have been lost or damaged deliberately or through gross negligence of the OWNER, City Manager or his or her designee shall notify the OWNER in writing. The OWNER shall have thirty (30) days to respond indicating any extenuating circumstances which show that the damage was not deliberate or due to gross negligence. If the OWNER cannot show such extenuating circumstances to the satisfaction of the City Manager or his or her designee, the OWNER shall, within the thirty (30) day period, develop a plan for restoration of the PROPERTY and a schedule for completion of the restoration. Upon approval by the City Manager or his or her designee, the OWNER shall complete the restoration work necessary to return the PROPERTY to the condition existing at the time of project completion on a time schedule agreed upon by the OWNER and the City Manager or his or her designee. If the OWNER does not complete the restoration work on the agreed upon time schedule, the City Manager or his or her designee will either provide an extension if he or she determines an extension is warranted, or shall make a determination that the OWNER is in breach of this COVENANT.

In the event that any suit or action is instituted by the CRA or the CITY for breach of this COVENANT, including without limitation to enforce any provision in this COVENANT, the CRA or the CITY shall be entitled to recover from the OWNER all fees, costs, and expenses of enforcing any right under or with respect to this COVENANT, including without limitation, all fees, costs, and expenses of appeals.

This COVENANT is governed by and construed under the law of the State of Florida. All disputes shall be resolved exclusively in either the state court in St. Johns County, Florida or in federal court in the United States Middle District of Florida, Jacksonville Division.

Nothing herein is intended to waive or limit the CITY nor the CRA's sovereign immunity protections.

* * * **SIGNATURES APPEAR ON THE FOLLOWING PAGE** * * *

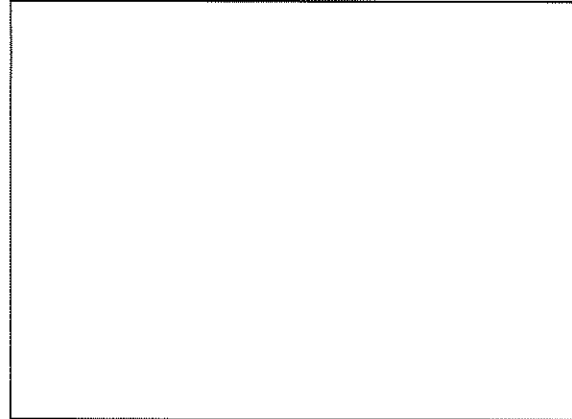
EXHIBIT "A"

LEGAL DESCRIPTION

This instrument was prepared under the direction and supervision of Isabelle C. Lopez, City Attorney, P.O. Box 210, St. Augustine, Florida 32085

**UNDER THE CITY OF ST. AUGUSTINE
INSTITUTIONAL GRANT PROGRAM**

EXEMPT PER F.S. 201.24



SECURITY AGREEMENT / MORTGAGE LIEN

THIS INDENTURE, made this 17th day of August, 2025, between The First Baptist Church of the City of St. Augustine, FL, whose mailing address is P.O. Box 96, St. Augustine, Florida 32085 and whose street address of the property described below is 189 St. Francis St., St. Augustine, FL 32084 hereinafter referred to as "OWNER" (OWNER refers to singular or plural as the context requires), and the **CITY OF ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY** (hereinafter referred to as "CRA") and the **CITY OF ST. AUGUSTINE, FLORIDA** (hereinafter referred to as "CITY").

WITNESSETH:

WHEREAS, the CITY through its St. Augustine Community Redevelopment Agency (CRA) has made available to OWNER under its Institutional Grant Program, funds to be used for rehabilitating historic institutionally-owned structures within the Lincolnville Community Redevelopment Area; and

WHEREAS, the parties hereto wish to preclude speculation and windfall profits from the sales of properties assisted with such funds.

NOW, THEREFORE, in consideration of the provision of financial assistance to the OWNER for building repairs and/or rehabilitation assistance on the property hereinafter described subject to the terms and conditions hereinafter provided, the OWNER has mortgaged, granted, and conveyed to CITY the land situate, lying and being in the County of St. Johns, City of St. Augustine, State of Florida, described in **EXHIBIT "A"** attached hereto and incorporated herein, hereinafter referred to as "PROPERTY", together with all improvements, replacements, and additions now or hereafter erected on the PROPERTY, and all easements, appurtenances, and fixtures now or hereafter a part of the PROPERTY, the said OWNER does hereby fully warrant the title to said PROPERTY and will defend the same against the lawful claims of all persons whomsoever.

SUBJECT, HOWEVER, to the following terms and conditions each of which the OWNER hereby accepts and agrees to:

1. CRA/CITY Institutional Grant Program funds, described in **EXHIBIT "B"** attached hereto and incorporated herein, have been provided to or for the benefit of the OWNER to assist in the rehabilitation of the PROPERTY, the receipt whereof is hereby acknowledged by OWNER.
2. OWNER agrees that OWNER uses and maintains in the usual course of business the PROPERTY for a period of at least **SELECT 20** years from the date of this document.
3. For a period of **SELECT 20** years from the date of this document, if the PROPERTY shall be sold, refinanced, or transferred, the OWNER shall repay to the CRA/CITY the financial assistance provided to OWNER under the CRA/CITY Institutional Rehabilitation Program immediately upon the sale, refinance, or transfer of the PROPERTY.
4. OWNER understands and agrees that this agreement shall be recorded in the office of the Clerk of the Circuit Court in and for St. Johns County, Florida, and its obligations thereof shall run with title to the PROPERTY and shall encumber and burden title to the PROPERTY.
5. THE OWNER UNDERSTANDS AND AGREES THAT THIS INSTRUMENT SHALL PLACE A MORTGAGE LIEN UPON OWNER PROPERTY DESCRIBED HEREIN ABOVE AND THIS AGREEMENT SHALL BE BINDING UPON THE HEIRS, DEVISEES, SUCCESSORS, AND ASSIGNS OF THE OWNER.
6. In any instance where OWNER endeavors to refinance existing or obtain new mortgage(s) that are being secured by the PROPERTY, this Security Agreement may NOT be subordinated, unless agreed to in writing by the CRA/CITY.
7. The OWNER further understands and agrees that any benefit received by OWNER as a result of false or misleading information submitted to CRA/CITY or its independent contractors shall be paid back to the CRA/CITY by the OWNER immediately upon discovery of same.
8. All obligations and conditions herein and within the related HISTORIC PRESERVATION COVENANT (COVENANT) recorded in the public records of St. Johns County that are applicable to OWNER are secured by this mortgage lien PROVIDED that if the OWNER shall meet or pay all obligations described herein and in the COVENANT and shall comply with all conditions and perform all agreements set forth herein and in the COVENANT, then this mortgage lien and the estate hereby created shall cease and be null and void after a period of **SELECT 20** years from the date of this document.

* * * **SIGNATURES APPEAR ON THE FOLLOWING PAGE** * * *

IN WITNESS WHEREOF, OWNER has executed this instrument under seal on the day and year first above written.

Signed, sealed and delivered
in the presence of:

June Floyd
Witness

Print: June Floyd

James Morgan
Witness

Print: JAMES MORGAN

First Baptist Church OWNER

Signature on behalf of Owner

Print: MICHAEL L. JEFFERSON

Title: Trustee

Date: 17 Aug 2025

STATE OF FLORIDA
COUNTY OF St Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Michael Jefferson, who is personally known to me or who has produced NID as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 17 day of Aug, 2025

Jaime D. Perkins
Notary Public, State of Florida

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CITY ATTORNEY



TO REIMBURSE THE CRA/CITY FOR THE NO-INTEREST LOAN AND TO CLEAR THE TITLE OF THIS LIEN, CONTACT CITY OF ST. AUGUSTINE HISTORIC PRESERVATION/COMMUNITY DEVELOPMENT. CASHIER CHECK OR MONEY ORDER SHOULD BE MADE PAYABLE TO CITY OF ST. AUGUSTINE, FLORIDA FOR REPAYMENT OF THE CITY OF ST. AUGUSTINE CRA INSTITUTIONAL GRANT PROGRAM LIEN.

EXHIBIT "A"

LEGAL DESCRIPTION

EXHIBIT "B"

INSTITUTIONAL GRANT PROGRAM FUNDS ALLOCATED

CITY OF ST. AUGUSTINE

RELEASE AND WAIVER

COMES NOW First Baptist Church of the City of St. Augustine ("OWNER"), whose mailing address is P.O. Box 96, St. Augustine, FL 32085, who for good and valuable consideration, including the mutual promises and covenants herein contained, the adequacy and receipt of which are hereby acknowledged, hereby releases and holds harmless the **CITY OF ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY** ("CRA") and the **CITY OF ST. AUGUSTINE, FLORIDA** ("CITY"), whose mailing address is P.O. Box 210, St. Augustine, Florida 32084, as follows:

The OWNER, for itself, its legal representatives, heirs, officials, agents, employees and assigns hereby authorizes the repair of the church building located on the OWNER'S property, as described in **EXHIBIT "A" – SCOPE OF WORK**, which is hereby incorporated by reference, and releases, waives and discharges the CITY, its officials, agents, contractors, and employees from all liability to the OWNER, its legal representatives, successors and assigns for all and any claims, including, but not limited to, torts, breach of contract, regulatory claims, wrongful death, and common law or statutory warranty claims, including reasonable attorney's fees and court costs at trial or appellate levels, to OWNER'S person or property, whether real or personal, whether caused by negligence or otherwise, arising out of the repairs described herein located on the OWNER'S property. No third-party beneficiaries are contemplated or created pursuant to the terms of this Agreement.

INDEMNIFICATION: OWNER agrees, to the extent allowed by law and except and to the extent caused by the City's gross negligence or intentional misconduct, to protect, defend, reimburse, indemnify and hold the CITY, its agents, employees and officers and each of them forever, free and harmless at all times from and against any and all claims, liability, expenses, losses, costs, fines and damages, including reasonable attorney fees, and causes of action of every kind and character by reason of any damage to property or the environment or bodily injury, including death, incurred or sustained by any other person or any governmental agency arising out of or incident to or in connection with the repairs described herein. OWNER recognizes the broad nature of this indemnification and hold harmless clause and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the CITY in support of this indemnification in accordance with laws of the State of Florida.

DUTY TO COOPERATE: OWNER agrees to timely and completely cooperate with CITY, its officials, agents, contractors, and employees, in all aspects of the scope of work, including but not limited to, providing access to the structure and property, complying with safety protocols and access restrictions on an active worksite, and completing any necessary ancillary documentation as a condition of the Institutional Rehabilitation Program. In addition, OWNER understands and agrees that onsite contractors and subcontractors are under the supervision and control of CITY, and any OWNER questions or concerns must be directed to CITY officials and not to the on-site contractor or subcontractors. OWNER'S cooperation is a key condition of OWNER'S participation in the Institutional Rehabilitation Program, and failure to cooperate may result in suspension or termination of OWNER'S eligibility in the program.

NO WARRANTY: The CITY does not make any representation nor extends any warranties of any kind, either express, implied, statutory, or otherwise, with respect to the subject matter of this Agreement.

NO WAIVER OF SOVEREIGN IMMUNITY: Notwithstanding anything to the contrary in the foregoing or within this Release and Waiver Agreement, the CITY shall not relinquish or waive any of its rights as a sovereign local government and the CITY reserves all rights and defenses under applicable sovereign immunity law.

OWNER further acknowledges that this Release and Waiver affects its legal rights and that OWNER freely, voluntarily and knowingly agrees to and executes this Release and Waiver after having received the opportunity to seek legal counsel for advice as to its legal rights and after its free and voluntary decision whether to seek legal counsel.

Signed, sealed and delivered
in the presence of:

Demetria L. Edwards
Witness

Print: Demetria L. Edwards

James Morgan
Witness

Print: JAMES MORGAN

First Baptist Church OWNER

[Signature]
Signature on behalf of Owner

Print: Michael L. Jefferson

Title: Trustee

Date: 17 Aug 2025

STATE OF FLORIDA
COUNTY OF St. Johns

☒ I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☐ physical presence or ☐ online notarization, Michael L. Jefferson, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 17th day of August, 2025

Karla D. Tandy
Notary Public, State of Florida

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CITY ATTORNEY



EXHIBIT "A"

SCOPE OF WORK



ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY
INSTITUTIONAL GRANT PROGRAM FOR REHABILITATION OF
HISTORIC, INSTITUTIONALLY OWNED STRUCTURES WITHIN
THE LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA

APPLICATION FOR CONSIDERATION

Date: 12/30 / 2025

Property Owner Name: BETHEL BAPTIST CHURCH

Tax ID/EIN: 85-8013230

Phone Number: 904.671.3112

Email: Reid.0327@yahoo.com

Property Address:

222 RIBERIA STREET ST AUGUSTINE FL 32084

Authorized Agent Name: RICHARD REID

Title: TRUSTEE

Phone Number: 904.671.3112

Email: Reid.0327@yahoo.com

Mailing Address (if different than property address): _____

**Please attach a letter of authorization if the property owner is delegating to an authorized agent the authority to submit this application.*

EXPLANATION OF REPAIRS/REHABILITATION REQUESTED

ROOF, ELECTRICAL, HVAAC, INTERIO AND EXTERIOR REPAIRS, FLOOD MITIGATION, PLUMBING, KITCHEN AND BATHROOM REPAIRS

**Please attach additional pages if needed. Please attach cost estimate and scope of work.*

EXPLANATION OF FUNDING CHALLENGES IF ANY

PARISHIONER BASE DOES NOT ACCUMULATE ENOUGH REVENUE TO COMPLETE THE NECESSARY REPAIRS

IF YOU HAVE APPLIED FOR OR BEEN APPROVED FOR ADDITIONAL GRANTS OR FUNDING, PLEASE PROVIDE THAT INFORMATION BELOW

Grant Amount Requested: \$ 1,000,000

Internal City Staff Use

Grant Cycle FY _____ Recommended Grant Award \$ _____ Approved: Yes _____ No _____

TO COMPLETE THE APPLICATION, PLEASE REVIEW INFORMATION BELOW, SIGN AND SUBMIT REQUIRED DOCUMENTS.

All related documents should be read and understood prior to submitting this application.

- ❖ ATTACH PROOF OF OWNERSHIP OF PROPERTY (I.E. PROPERTY DEED)
- ❖ ATTACH Division of Corporations Detail by Entity Page (INSTITUTION MUST BE IN ACTIVE STATUS)
- ❖ ATTACH AGENT'S AUTHORIZATION IF OWNER HAS AUTHORIZED AN AGENT TO ACT ON ITS BEHALF
- ❖ ATTACH CURRENT PHOTOGRAPHS OF THE STRUCTURE (INTERIOR AND EXTERIOR)
- ❖ ATTACH DOCUMENTATION AND PHOTOGRAPHS RELATED TO THE HISTORICAL BACKGROUND OF THE STRUCTURE FOR WHICH YOU ARE REQUESTING REHABILITATION ASSISTANCE

The Institutional Grant Program contains some key conditions and restrictions. These include:

- The project is a City/CRA controlled project. The City/CRA will procure contractor and direct the construction. No funds will be disbursed to the owner or its agent.
- A covenant and lien will be placed on the property for a period of time from a minimum of five (5) years to a maximum of twenty (20) years depending on the value of the grant(s) awarded. Multi-phased grants will require cumulative covenants and liens for each phase, if appropriated and budgeted by the City/CRA.
- The lien/grant award will not be required to be paid back if all the conditions of the program are met.
- The restored structure must continue to be preserved by the owner.
- The grant is for preservation and restoration of significant physical institutional structures that tell the story of St. Augustine and the Lincolnville neighborhood. It is not for religious operations.
- Failure to cooperate with the City/CRA during construction may lead to the suspension or termination of the grant and construction project.
- The City/CRA will review all applications with staff recommendations based on approved budget.
- Projects will be evaluated in terms of historic and/or cultural significance, endangerment, and quality of preservation treatment within the scope of work.
- If there are competitive projects, additional items that will be considered, including but not limited to educational benefits and opportunities for public access to the property.

INSTITUTIONAL PROPERTIES *(excerpt from the Lincolnville Community Redevelopment Area Plan)*

Lincolnville contains numerous historic churches and other institutionally owned structures. It is the intent that the Rehabilitation Program should provide funding to institutions that have difficulties securing alternate funding for historic building rehabilitation. Funds would be provided in the form of a grant whose implementation procedures would be similar to residential repair grants. Prior to grant approval, proposed scope of work and cost estimates¹⁶ will be submitted to staff for approval. The minimum level of rehabilitation would be the shell building without fixtures and interior finishes. Rehabilitation work¹⁷ should use the Secretary of Interior Standards for Rehabilitation as a guideline to repair where possible and replace with matching or compatible materials. All mechanical, electrical, and plumbing systems should also be up to code. Progress reports and final staff approval will be required before the final payment.

BY SIGNING BELOW, I HEREBY ACKNOWLEDGE THAT I UNDERSTAND ALL OF THE INFORMATION OUTLINED ABOVE, I HAVE ATTACHED ALL NECESSARY DOCUMENTS, AND SHOULD I BE SELECTED TO RECEIVE GRANT FUNDS I WILL BE REQUIRED TO EXECUTE A HISTORIC PRESERVATION COVENANT, A SECURITY AGREEMENT/MORTGAGE LIEN, AND A RELEASE & WAIVER, ALL OF WHICH I HAVE READ AND UNDERSTAND.

Signature: _____

¹⁶ To be performed by licensed contractor with historic preservation experience

¹⁷ To be performed by licensed contractor with historic preservation experience

77 14995

TAX DEED

(Sec. 194.24, F. S.)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

KNOW ALL MEN BY THESE PRESENTS: That whereas, the following Tax Certificates, to-wit:

Certificate Number
548Date Issued
May 28, 1971

was, ~~xxx~~ duly filed in the office of the Clerk of the Circuit Court of this County and application made for the issuance of a tax deed based thereon; and the applicant having paid or redeemed all other taxes on the lands hereinafter described required by law to be paid or redeemed, and the costs and expenses of this sale; and due notice of sale having been published as required by law, and no person entitled so to do having appeared to redeem said lands; such lands were on the 21st day of December 1977, offered for sale at the Courthouse door for cash to the highest bidder, and were then and there struck off and sold to Bethel Baptist Church he being the highest bidder for the same and having paid the sum of his bid.

NOW, THEREFORE, the County of ST. JOHNS, State of Florida, in consideration of the premises, and in consideration of the sum of (\$ 1,509.41) and 41/100 One thousand five hundred nine Dollars, being the amount paid upon the said tax certificate or certificates and for costs and charges, and in pursuance of the statutes in such cases made and provided, has given, granted, bargained and sold, and does hereby give, grant, bargain and sell, and convey to the said Bethel Baptist Church,

c/o Mrs. L. W. McMiller, 83 St. Francis St., St. Augustine, Florida 32084 and to his heirs and assigns forever, to their own proper use, benefit and behoof the following lands situated in the County and State aforesaid and described as follows:

Lot 11, Marsh lots West of Ribaria Street, DB/127 Pg. 404, Sec. 18, Twp. 7, Rge 30



containing _____ acres, more or less, provided, however, that said lands shall continue subject and liable for any unpaid general taxes of equal dignity with county taxes represented by the certificate or certificates above described.



IN TESTIMONY WHEREOF, by virtue of authority in me vested by law, and for and on behalf of the County of ST. JOHNS, State of Florida, I, the undersigned, as Clerk of the Circuit Court for the County and State aforesaid, have executed this deed and have hereunto set my official signature and seal, at St. Augustine, in the County of St. Johns, and State of Florida, this the 22 day of December A. D. 1977
Philip L. Lorton (SEAL)
Clerk of Circuit Court St. Johns County, Florida.

Signed, sealed and delivered in the presence of:

Helmer S. Kulp
Carl Emanuel

STATE OF FLORIDA
COUNTY OF ST. JOHNS

On this day of A. D. 19, before me a Notary Public
personally appeared OLIVER LANTON, Clerk of the Circuit Court in and for the State and
County aforesaid, to me known to be the person described in, and who executed the foregoing instru-
ment, and acknowledged the execution thereof to be his own free act and deed for the use and purposes
therein mentioned, as Clerk aforesaid.

Witness my hand and official seal date aforesaid.

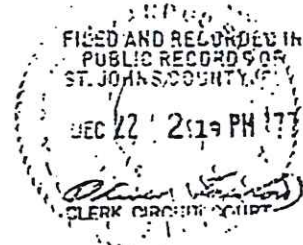


Marie Spaulding
Notary Public, State of Florida at Large

My Commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 29, 1978

COPY



Dec. 27 19 77
COPY to Tax Collector - RECEIVED BY: *P. M. H.*

1.65
4.80

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID2133200000

Location Address222 RIBERIA ST
SAINT AUGUSTINE 32084-0000

NeighborhoodMarsh Lots West of Iberia (COM) (625.03)

Tax Description*

MARSH LOTS WEST OF RIBERIA ST LOTS 9 10 & 11 DB132/552
DB149/295 & OR359/3 (T/D)
**The Description above is not to be used on legal documents.*

Property Use CodeChurches (7100)

SubdivisionMarsh Lots West of Iberia

Sec/Twp/Rng19-7-30

DistrictCity of St Augustine (District 452)

Millage Rate19.5552

Acreage0.280

HomesteadN



Owner Information

Owner NameBethel Baptist Church 100%

Mailing Address222 RIBERIA ST
SAINT AUGUSTINE, FL 32084-4815

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$246,606

Map



Valuation Information

Assessed Year	2026
Building Value	\$103,221.00
Extra Features Value	\$1,829.00
Total Land Value	\$302,500.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$407,550.00
Total Deferred	\$160,944.00
Assessed Value	\$246,606.00
Total Exemptions	\$246,606.00
Taxable Value	\$0.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$81,095	\$1,925	\$302,500	\$0
2024	\$79,423	\$2,051	\$302,500	\$0
2023	\$81,794	\$2,147	\$242,000	\$0
2022	\$70,943	\$1,467	\$96,800	\$0
2021	\$54,956	\$1,367	\$96,800	\$0
2020	\$57,953	\$1,487	\$96,800	\$0
2019	\$46,717	\$1,607	\$96,800	\$0
2018	\$31,691	\$402	\$96,800	\$0
2017	\$31,691	\$402	\$96,800	\$0
2016	\$31,691	\$402	\$96,800	\$0
2015	\$31,691	\$402	\$96,800	\$0

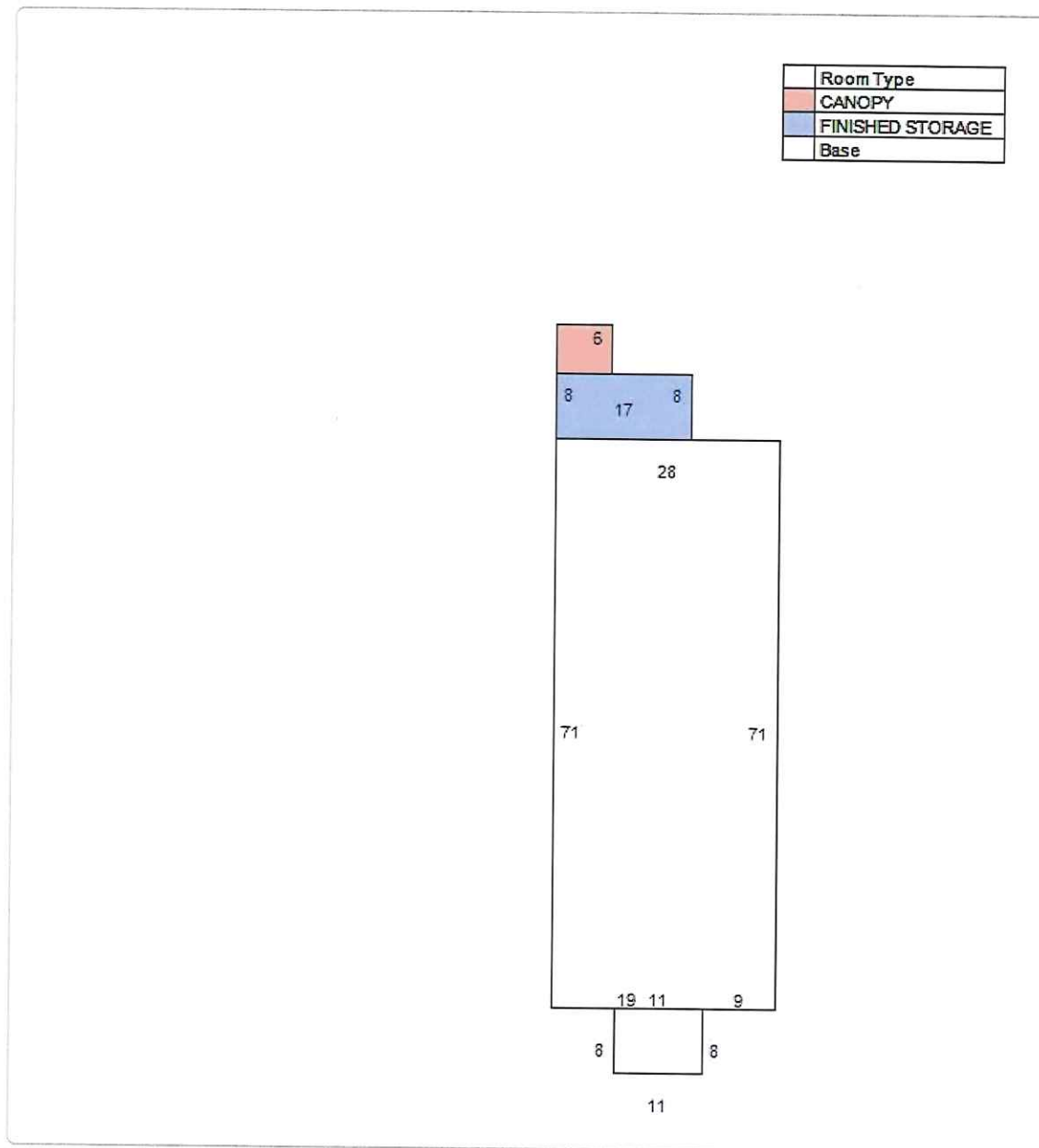
Building Information

Building 1
 Building Value \$103,221
 Year Built 1939
 Actual Area 2254
 Conditioned Area 2076
 Use Churches
 Style 04
 Exterior Wall Concrete Stucco

Roof Cover Modular Metal
 Roof Structure Wood Truss
 Interior Flooring Pine Wood
 Interior Wall
 Heating Type Forced Air
 Air Conditioning Window
 Bedrooms
 Baths

Description	Square Footage
BASE AREA	88
BASE AREA	1988
FINISHED STORAGE/UTILITY	136
UNFINISHED CANOPY	42
Total SqFt	2254

Sketch Information



Extra Feature Information

Code Description	Status	Value
Metal Fence - 4' (COM)		715
Handicap Ramp (COM)		1114

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	121	100	12100	SF	\$302,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/1/1977	\$0.00		359	2	U	I		BETHEL BAPTIST CHURCH

No data available for the following modules: Sales Questionnaire Form.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 12/29/2025, 3:56:20 AM](#)

Contact Us

Developed by
 **SCHNEIDER**
 GEOSPATIAL



Consumer's Certificate of Exemption

Issued Pursuant to Chapter 212, Florida Statutes

DR-14
R. 01/18

85-8013256554C-6	02/28/2025	02/28/2030	RELIGIOUS-PHYSICAL PLACE
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

BETHEL MISSIONARY BAPTIST CHURCH
222 RIBERIA ST
ST AUGUSTINE FL 32084-4815

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



Important Information for Exempt Organizations

DR-14
R. 01/18

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.

Bethel Missionary Baptist Church

Pastor and board of Trustees

Year 2025

Pastor

Rev Sidney Hardy Sr

Home: 904-355-5941

Mobile: 904-412-1986

Board of Trustees

Chairman Richard Reid

Marcie Storey

Audrey Willis

Fred Sparrow

Treasurer

Autherine Sparrow

Secretary

Deborah Reid

In God we Trust

Richard Reid Chairman

Contact Info: email

Reid_0327@yahoo.com

Phone

904-671-3112



Bethel Missionary Baptist Church

222 Riberia St

St. Augustine Fl. 32084

Phone 904 824 5304

Description and photos of work request:

Exhibit 1 Main front view of church

Exhibit 2 Northside of church view

Exhibit 3 Front Entry doors

Exhibit 4 Southside view of church

Exhibit 5 Obsolete Electrical Panel and damaged entry doors

Exhibit 6 Women Restroom

Exhibit 7 Men Restroom

Exhibit 8 Water heater and plumbing

Exhibit 9 Damaged dining room flooring and ceiling

Please note : We would also like to included having the church

Tented for termites

Bethel Baptist Church Trustee Chairman

Richard Reid





EXHIBIT 1





EXHIBIT 2



EXHIBIT 3

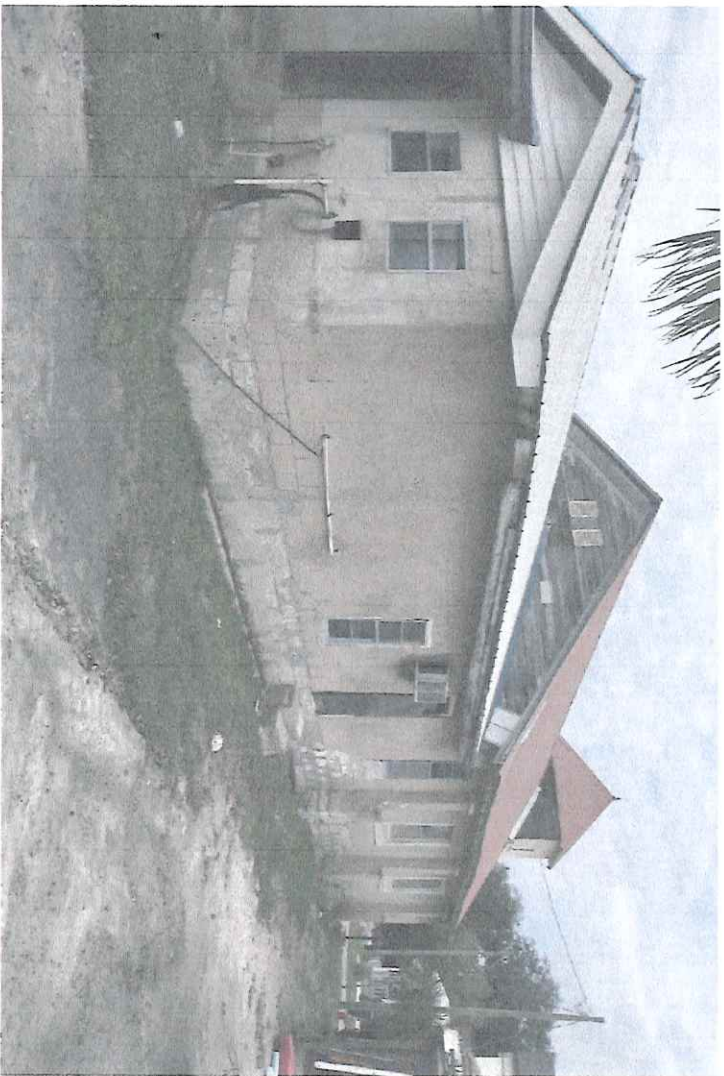


EXHIBIT 4

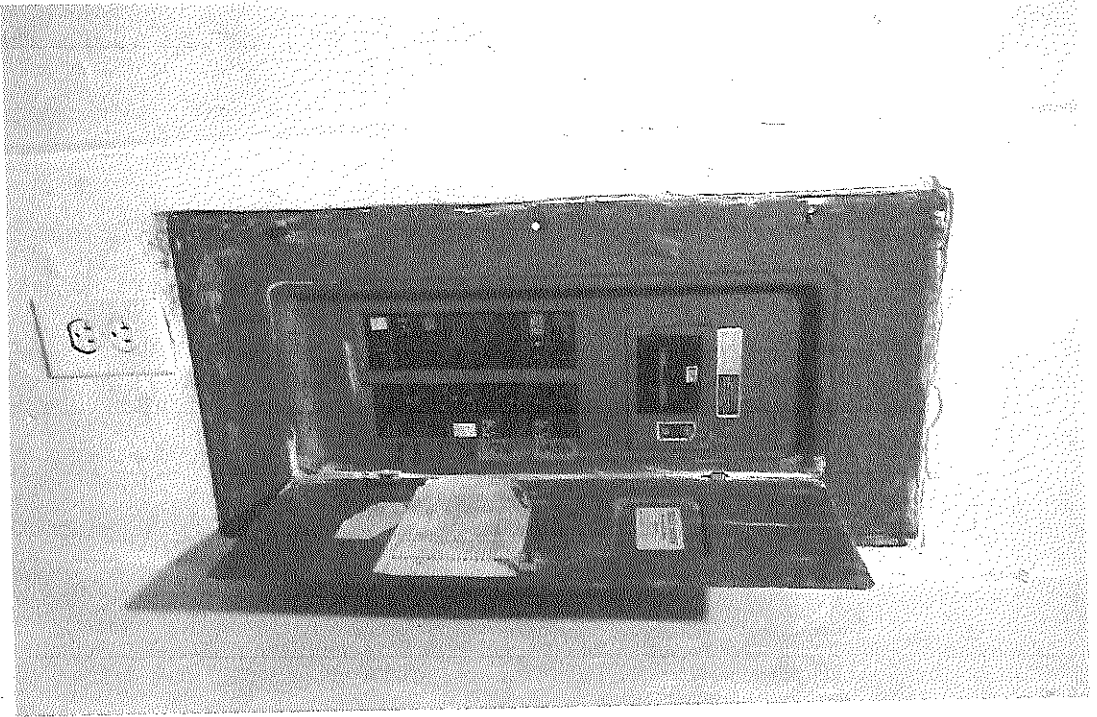


EXHIBIT 5





EXHIBIT 6

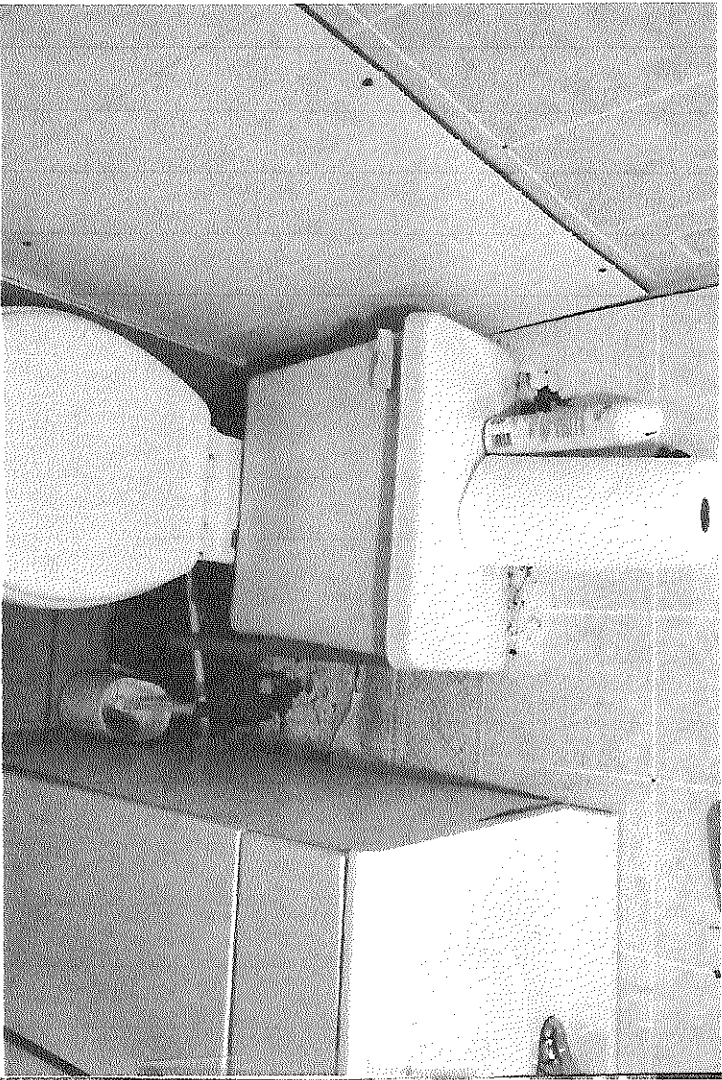


EXHIBIT 7



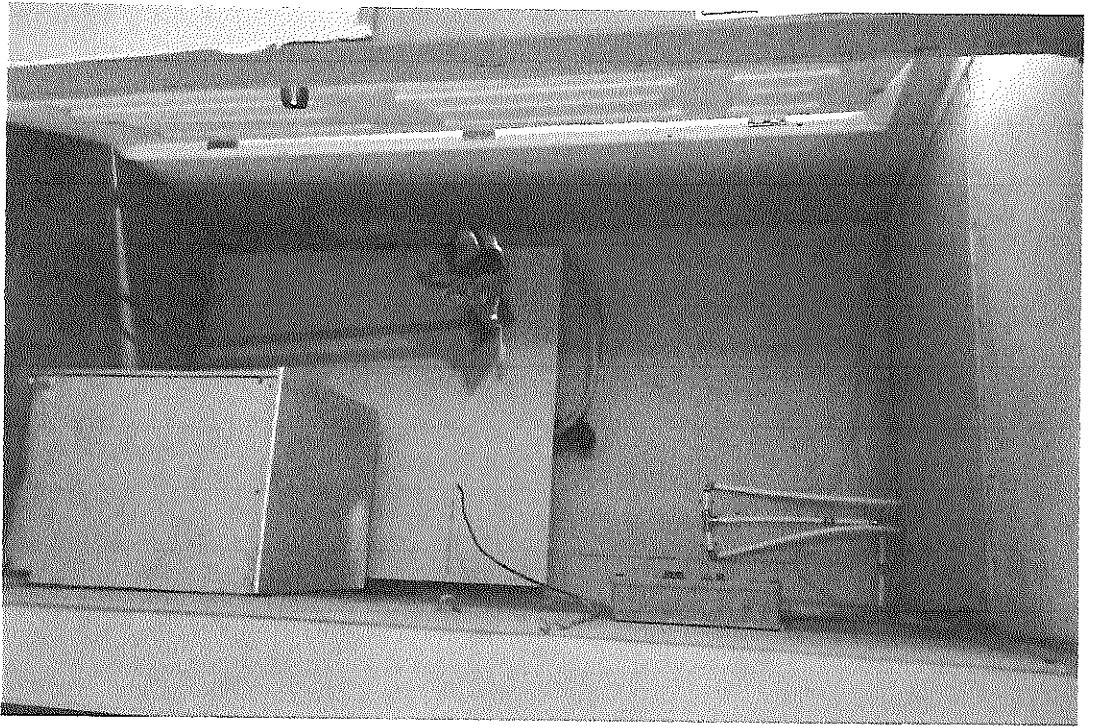


EXHIBIT 8

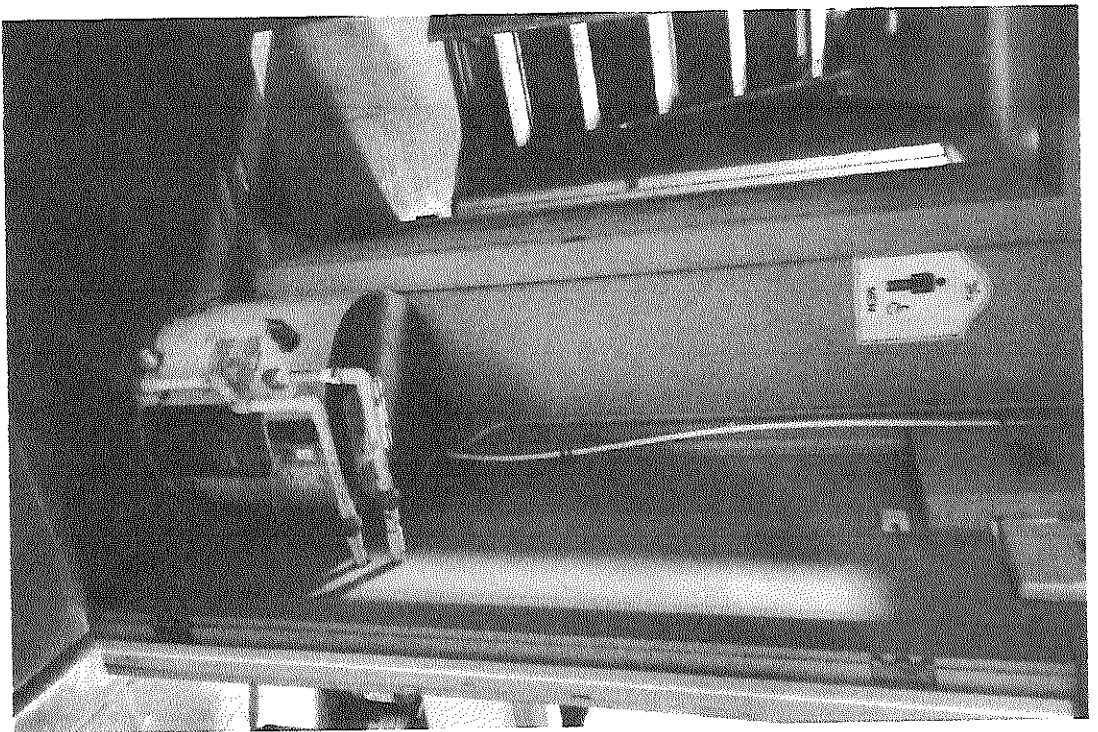
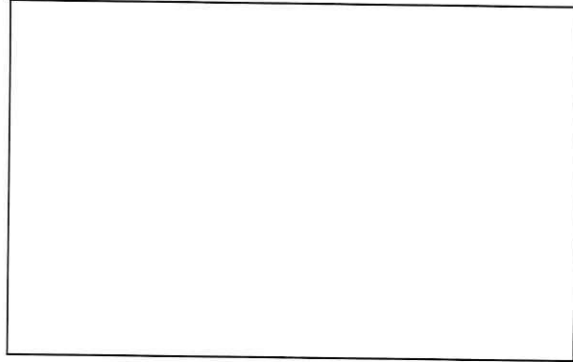




EXHIBIT 9

This instrument was prepared under the direction and supervision of Isabelle C. Lopez, City Attorney, P.O. Box 210, St. Augustine, Florida 32085

EXEMPT PER F.S. 201.24



HISTORIC PRESERVATION COVENANT

THIS COVENANT ("COVENANT") is made the 28 day of December, 2025, by BETHEL BAPTIST CHURCH (hereinafter referred to as "OWNER") and in favor of the CITY OF ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY (hereinafter referred to as "CRA") and the CITY OF ST. AUGUSTINE, FLORIDA, a municipal corporation organized and existing under and by virtue of the laws of the State of Florida (hereinafter referred to as "CITY") for the purpose of the restoration, renovation, or rehabilitation of a certain property located at 222 RIBERIA STREET St. Augustine, Florida, which has been approved for an institutional rehabilitation grant by the CRA and the CITY.

OWNER is the fee simple owner of the property more specifically described in EXHIBIT "A" attached hereto and incorporated herein (hereinafter referred to as "PROPERTY"). The PROPERTY is comprised essentially of grounds, collateral, appurtenances, and improvements. In consideration of the rehabilitation work funded by the CRA, the OWNER hereby agrees to the following conditions from the date of the recording of this instrument until twenty (20) years have passed.

1. The terms of this COVENANT run with title to the land and shall be binding on the current OWNER, transferees, and their heirs, successors, or assigns.
2. The OWNER agrees to assume the cost of the continued maintenance and repair of said PROPERTY so as to preserve the architectural and/or historical integrity of the same in order to protect and enhance those qualities that made the PROPERTY eligible for the CRA's institutional grant program.
3. The OWNER agrees that no visual or structural alterations will be made to the PROPERTY without the prior written permission of the City Manager or his or her designee. Nothing in this COVENANT shall prohibit the OWNER from developing the site in such a manner that will not threaten or damage the architectural resource, provided that permission for alteration of the site is obtained pursuant to this paragraph.
4. The OWNER agrees that the CRA or the CITY, its agents and designees, shall have the right to inspect the PROPERTY at all reasonable times in order to ascertain whether or not the conditions of this COVENANT are being observed.
5. In the event of the non-performance or violation of the maintenance provision of the COVENANT by the OWNER or any successor-in-interest during the term of the

COVENANT, the CRA or the CITY will report such violation to the City Manager who shall provide written notice to OWNER of the non-performance or violation. The OWNER shall have fourteen (14) days to reply in writing to the City Manager at the following address with a proposal to bring the PROPERTY into compliance:

**CITY OF ST. AUGUSTINE
ATTN: CITY MANAGER
P.O. Box 210
ST. AUGUSTINE, FLORIDA 32085**

The City Manager or designee may negotiate a mutually agreeable compliance plan. In the event that the OWNER and the City Manager cannot come to an agreement, or in the event that the OWNER will not or cannot bring the PROPERTY into compliance, the OWNER shall be required to repay the entire value of the work performed under this COVENANT. If the OWNER will not or cannot fulfill a demand of payment in the event of non-performance or violation, then the CRA or the CITY may, at its discretion, take any action allowed under the law, including foreclosure of the PROPERTY to recover the value of the work performed.

6. If the PROPERTY is damaged by accidental or natural causes during the COVENANT period, the OWNER shall inform the City Manager in writing of the damage to the PROPERTY within fourteen (14) days, including:
- i) a general description of the nature and extent of the damage;
 - ii) an estimate of the cost of restoration or reconstruction work necessary to return the PROPERTY to the condition existing at the time of project completion, based on a written estimate of a licensed contractor who is competent to perform the type of work required based on the written description of the damage required in this paragraph; and
 - iii) a detailed timeline for completion of the work, including estimates of dates the permits applied for, and when major construction milestones will be complete.

The City Manager or his or her designee shall then have an additional fourteen (14) days to review the plan and notify the OWNER if he or she agrees with the estimate, proposed restoration plan and timeline. The OWNER shall complete the restoration or reconstruction work necessary to return the PROPERTY to the condition existing at the time of project completion on a time schedule agreed upon by the OWNER and the City Manager. If the OWNER does not perform the requirements of this paragraph, he or she shall be considered in breach of this COVENANT.

7. If accidental or natural causes destroy or severely damage the PROPERTY, including the historical integrity of the features, materials, appearance, workmanship, and environment, or architectural integrity which made the PROPERTY eligible for the CRA's institutional grant program, and the PROPERTY has been lost or so damaged that the OWNER believes that restoration is not feasible, the OWNER will notify the City Manager in writing of the loss within fourteen (14) days. The City Manager or his or her designee will evaluate the information provided and notify the OWNER within fourteen (14) days in writing of

its determination. If the City Manager agrees that natural causes have destroyed or severely damaged the PROPERTY to the extent that restoration is not feasible, the City Manager may include a release of COVENANT and any lien associated with this COVENANT, upon an affirmative vote by the City Commission or CRA. In such cases, no penalty or interest shall be assessed against the OWNER. If the City Manager or his or her designee does not agree that the PROPERTY is destroyed or so damaged that restoration is not feasible, then the OWNER shall proceed with the procedures described in Paragraph 6 herein.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment or architectural integrity which made the PROPERTY eligible for the CRA's institutional grant program have been lost or damaged deliberately or through gross negligence of the OWNER, City Manager or his or her designee shall notify the OWNER in writing. The OWNER shall have thirty (30) days to respond indicating any extenuating circumstances which show that the damage was not deliberate or due to gross negligence. If the OWNER cannot show such extenuating circumstances to the satisfaction of the City Manager or his or her designee, the OWNER shall, within the thirty (30) day period, develop a plan for restoration of the PROPERTY and a schedule for completion of the restoration. Upon approval by the City Manager or his or her designee, the OWNER shall complete the restoration work necessary to return the PROPERTY to the condition existing at the time of project completion on a time schedule agreed upon by the OWNER and the City Manager or his or her designee. If the OWNER does not complete the restoration work on the agreed upon time schedule, the City Manager or his or her designee will either provide an extension if he or she determines an extension is warranted, or shall make a determination that the OWNER is in breach of this COVENANT.

In the event that any suit or action is instituted by the CRA or the CITY for breach of this COVENANT, including without limitation to enforce any provision in this COVENANT, the CRA or the CITY shall be entitled to recover from the OWNER all fees, costs, and expenses of enforcing any right under or with respect to this COVENANT, including without limitation, all fees, costs, and expenses of appeals.

This COVENANT is governed by and construed under the law of the State of Florida. All disputes shall be resolved exclusively in either the state court in St. Johns County, Florida or in federal court in the United States Middle District of Florida, Jacksonville Division.

Nothing herein is intended to waive or limit the CITY nor the CRA's sovereign immunity protections.

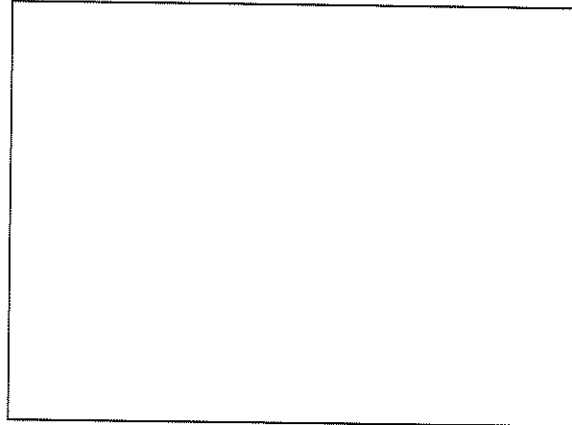
* * * **SIGNATURES APPEAR ON THE FOLLOWING PAGE** * * *

EXHIBIT "A"

LEGAL DESCRIPTION

This instrument was prepared under the direction and supervision of Isabelle C. Lopez, City Attorney, P.O. Box 210, St. Augustine, Florida 32085

**UNDER THE CITY OF ST. AUGUSTINE
INSTITUTIONAL GRANT PROGRAM
EXEMPT PER F.S. 201.24**



SECURITY AGREEMENT / MORTGAGE LIEN

THIS INDENTURE, made this 28 day of DECEMBER, 2025, between BETHEL BAPTIST CHURCH, whose mailing address is 222 RIBERIA STREET ST AUGUSTINE FL 32084 and whose street address of the property described below is 222 RIBVERIA STREET ST AUGUSTINE FL 32084 hereinafter referred to as "OWNER" (OWNER refers to singular or plural as the context requires), and the **CITY OF ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY** (hereinafter referred to as "CRA") and the **CITY OF ST. AUGUSTINE, FLORIDA** (hereinafter referred to as "CITY").

WITNESSETH:

WHEREAS, the CITY through its St. Augustine Community Redevelopment Agency (CRA) has made available to OWNER under its Institutional Grant Program, funds to be used for rehabilitating historic institutionally-owned structures within the Lincolnville Community Redevelopment Area; and

WHEREAS, the parties hereto wish to preclude speculation and windfall profits from the sales of properties assisted with such funds.

NOW, THEREFORE, in consideration of the provision of financial assistance to the OWNER for building repairs and/or rehabilitation assistance on the property hereinafter described subject to the terms and conditions hereinafter provided, the OWNER has mortgaged, granted, and conveyed to CITY the land situate, lying and being in the County of St. Johns, City of St. Augustine, State of Florida, described in **EXHIBIT "A"** attached hereto and incorporated herein, hereinafter referred to as "PROPERTY", together with all improvements, replacements, and additions now or hereafter erected on the PROPERTY, and all easements, appurtenances, and fixtures now or hereafter a part of the PROPERTY, the said OWNER does hereby fully warrant the title to said PROPERTY and will defend the same against the lawful claims of all persons whomsoever.

SUBJECT, HOWEVER, to the following terms and conditions each of which the OWNER hereby accepts and agrees to:

1. CRA/CITY Institutional Grant Program funds, described in **EXHIBIT "B"** attached hereto and incorporated herein, have been provided to or for the benefit of the OWNER to assist in the rehabilitation of the PROPERTY, the receipt whereof is hereby acknowledged by OWNER.
2. OWNER agrees that OWNER uses and maintains in the usual course of business the PROPERTY for a period of at least twenty (20) years from the date of this document.
3. For a period of twenty (20) years from the date of this document, if the PROPERTY shall be sold, refinanced, or transferred, the OWNER shall repay to the CRA/CITY the financial assistance provided to OWNER under the CRA/CITY Institutional Rehabilitation Program immediately upon the sale, refinance, or transfer of the PROPERTY.
4. OWNER understands and agrees that this agreement shall be recorded in the office of the Clerk of the Circuit Court in and for St. Johns County, Florida, and its obligations thereof shall run with title to the PROPERTY and shall encumber and burden title to the PROPERTY.
5. THE OWNER UNDERSTANDS AND AGREES THAT THIS INSTRUMENT SHALL PLACE A MORTGAGE LIEN UPON OWNER PROPERTY DESCRIBED HEREIN ABOVE AND THIS AGREEMENT SHALL BE BINDING UPON THE HEIRS, DEVISEES, SUCCESSORS, AND ASSIGNS OF THE OWNER.
6. In any instance where OWNER endeavors to refinance existing or obtain new mortgage(s) that are being secured by the PROPERTY, this Security Agreement may NOT be subordinated, unless agreed to in writing by the CRA/CITY.
7. The OWNER further understands and agrees that any benefit received by OWNER as a result of false or misleading information submitted to CRA/CITY or its independent contractors shall be paid back to the CRA/CITY by the OWNER immediately upon discovery of same.
8. All obligations and conditions herein and within the related HISTORIC PRESERVATION COVENANT (COVENANT) recorded in the public records of St. Johns County that are applicable to OWNER are secured by this mortgage lien PROVIDED that if the OWNER shall meet or pay all obligations described herein and in the COVENANT and shall comply with all conditions and perform all agreements set forth herein and in the COVENANT, then this mortgage lien and the estate hereby created shall cease and be null and void after a period of twenty (20) years from the date of this document.

*** * * SIGNATURES APPEAR ON THE FOLLOWING PAGE * * ***

IN WITNESS WHEREOF, OWNER has executed this instrument under seal on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Amanda Reese
Witness

Print: AMANDA REESE

J. H. Collins
Witness

Print: J. H. Collins

BETHEL BAPTIST CHURCH OWNER

Richard Reid
Signature on behalf of Owner

Print: RICHARD REID

Title: TRUSTEE

Date: 12/30/25

STATE OF FLORIDA
COUNTY OF St Johns

I HEREBY CERTIFY that on this day, ☒ physical presence or ☐ online notarization, Richard Reid,
who is personally known to me or who has produced NIA
as identification, who is the person described in and who executed the foregoing instrument
and who acknowledged before me that he/she executed the same for the uses and purposes
therein expressed.

Witness my hand and official seal, this 30th day of December, 2025.

Jaime D. Perkins
Notary Public, State of Florida

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CITY ATTORNEY



TO REIMBURSE THE CRA/CITY FOR THE NO-INTEREST LOAN AND TO CLEAR THE TITLE OF THIS LIEN, CONTACT CITY OF ST. AUGUSTINE HISTORIC PRESERVATION/COMMUNITY DEVELOPMENT. CASHIER CHECK OR MONEY ORDER SHOULD BE MADE PAYABLE TO CITY OF ST. AUGUSTINE, FLORIDA FOR REPAYMENT OF THE CITY OF ST. AUGUSTINE CRA INSTITUTIONAL GRANT PROGRAM LIEN.

EXHIBIT "A"

LEGAL DESCRIPTION

EXHIBIT "B"

INSTITUTIONAL GRANT PROGRAM FUNDS ALLOCATED

CITY OF ST. AUGUSTINE

RELEASE AND WAIVER

COMES NOW BETHEL BAPTIST CHURCH ("OWNER"), whose mailing address is 222 RIBERIA STREET ST AUGUSTINE FL 32084, who for good and valuable consideration, including the mutual promises and covenants herein contained, the adequacy and receipt of which are hereby acknowledged, hereby releases and holds harmless the **CITY OF ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY** ("CRA") and the **CITY OF ST. AUGUSTINE, FLORIDA** ("CITY"), whose mailing address is P.O. Box 210, St. Augustine, Florida 32084, as follows:

The OWNER, for itself, its legal representatives, heirs, officials, agents, employees and assigns hereby authorizes the repair of the church building located on the OWNER'S property, as described in **EXHIBIT "A" – SCOPE OF WORK**, which is hereby incorporated by reference, and releases, waives and discharges the CITY, its officials, agents, contractors, and employees from all liability to the OWNER, its legal representatives, successors and assigns for all and any claims, including, but not limited to, torts, breach of contract, regulatory claims, wrongful death, and common law or statutory warranty claims, including reasonable attorney's fees and court costs at trial or appellate levels, to OWNER'S person or property, whether real or personal, whether caused by negligence or otherwise, arising out of the repairs described herein located on the OWNER'S property. No third-party beneficiaries are contemplated or created pursuant to the terms of this Agreement.

INDEMNIFICATION: OWNER agrees, to the extent allowed by law and except and to the extent caused by the City's gross negligence or intentional misconduct, to protect, defend, reimburse, indemnify and hold the CITY, its agents, employees and officers and each of them forever, free and harmless at all times from and against any and all claims, liability, expenses, losses, costs, fines and damages, including reasonable attorney fees, and causes of action of every kind and character by reason of any damage to property or the environment or bodily injury, including death, incurred or sustained by any other person or any governmental agency arising out of or incident to or in connection with the repairs described herein. OWNER recognizes the broad nature of this indemnification and hold harmless clause and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the CITY in support of this indemnification in accordance with laws of the State of Florida.

DUTY TO COOPERATE: OWNER agrees to timely and completely cooperate with CITY, its officials, agents, contractors, and employees, in all aspects of the scope of work, including but not limited to, providing access to the structure and property, complying with safety protocols and access restrictions on an active worksite, and completing any necessary ancillary documentation as a condition of the Institutional Rehabilitation Program. In addition, OWNER understands and agrees that onsite contractors and subcontractors are under the supervision and control of CITY, and any OWNER questions or concerns must be directed to CITY officials and not to the on-site contractor or subcontractors. OWNER'S cooperation is a key condition of OWNER'S participation in the Institutional Rehabilitation Program, and failure to cooperate may result in suspension or termination of OWNER'S eligibility in the program.

NO WARRANTY: The CITY does not make any representation nor extends any warranties of any kind, either express, implied, statutory, or otherwise, with respect to the subject matter of this Agreement.

NO WAIVER OF SOVEREIGN IMMUNITY: Notwithstanding anything to the contrary in the foregoing or within this Release and Waiver Agreement, the CITY shall not relinquish or waive any of its rights as a sovereign local government and the CITY reserves all rights and defenses under applicable sovereign immunity law.

OWNER further acknowledges that this Release and Waiver affects its legal rights and that OWNER freely, voluntarily and knowingly agrees to and executes this Release and Waiver after having received the opportunity to seek legal counsel for advice as to its legal rights and after its free and voluntary decision whether to seek legal counsel.

Signed, sealed and delivered
in the presence of:

BETHEL BAPTIST CHURCH OWNER

Signature on behalf of Owner

Print: RICHARD REID

Title: TRUSTEE

Date: 12/28/2025

Amanda Reese
Witness

Print: AMANDA REESE

Witness

Print: Jill C. Collins

STATE OF FLORIDA
COUNTY OF St Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Richard Reid, who is personally known to me or who has produced N/A as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 30 day of 28-December, 2025

Jaimie D. Perkins

 Jaimie D. Perkins, State of Florida

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CITY ATTORNEY

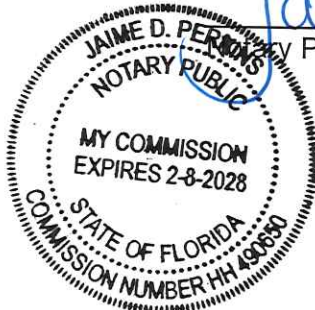


EXHIBIT "A"

SCOPE OF WORK



OWNER'S AUTHORIZATION FOR AGENT

_____ is/are hereby authorized TO ACT ON BEHALF OF the owner(s) of those lands described within the attached application, and described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's:

(check all that apply)

- ☒ Historic Architectural Review Board
- ☒ Planning and Zoning Board
- ☒ CRA Institutional Rehabilitation Grant
- ☒ City Commission/CRA

Property located at: 222 RIBERIA STREET

By: _____

[Signature]
Signature of Owner

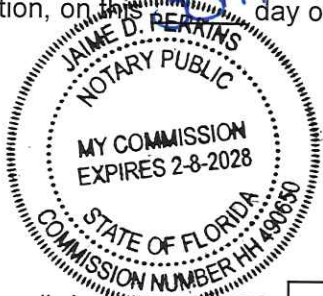
BETHEL BAPTIST CHURCH

Print Name of Owner

904.671.3112

Telephone

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, on this 3rd day of December, 2025



Notary Public: Jaime D. Perkins

My Commission Expires: 12/2/8/28

☒ Personally known to me -OR- ☐ Produced identification

Type of identification produced: N/A