



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

**Monday, January 26, 2026, 3:00 PM  
ALCAZAR ROOM**

**AGENDA**

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**1. CALL TO ORDER**

- a. Roll Call

**2. ADMINISTRATIVE ITEMS**

- a. Approval of Prior Meeting Minutes (July 28, 2025)
- b. Approval of Prior Meeting Minutes (October 27, 2025)

**3. GENERAL PUBLIC COMMENT (3 minutes per individual)**

**4. DISCUSSION, PRESENTATIONS, & UPDATES**

- a. Institutional Rehabilitation Application Recommendation: Bethel Baptist Church  
**Jaime D. Perkins, Community Services Director**
- b. Institutional Rehabilitation Application Recommendation: First Baptist Church  
**Jaime D. Perkins, Community Services Director**
- c. Dr. Martin Luther King Jr. Ave Streetscape Project Update  
**Jaime D. Perkins, Community Services Director**
- d. Hayling Plaza Update and Interpretive Plaque Recommendation  
**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  
July 28, 2025

The Community Redevelopment Agency met in formal session Monday, July 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 Garis  
Jon DePreter

David Birchim, City Manager  
Isabelle Lopez, City Attorney  
Darlene Galambos, City Clerk  
Jaime D. Perkins, Director, Community Services  
Meredith Breidenstein, Assistant City Manager  
Reuben Franklin, Assistant City Manager  
Melissa Wissel, Director, Communications  
Jennifer Michaux, Police Chief  
Elyse Wiemann, Recording Secretary

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**2. ADMINISTRATIVE ITEMS**

**a. Approval of Prior Meeting Minutes  
(April 28, 2025)**

**b. Approval of Prior Meeting Minutes  
(May 12, 2025)**

**MOTION**

Jon DePreter MOVED to APPROVE the prior meeting minutes from April 28, 2025, and May 12, 2025. The motion was SECONDED by 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:

- Denise DeClair
- BJ Kalaidi
- Delphine Sands

**4. DISCUSSION, PRESENTATIONS, &  
UPDATES**

**a. CRA Preliminary Budget Review  
(WCCRA, LCRA, HACRA)**

Jaime D. Perkins, Community Services Director

Jaime D. Perkins, Community Services Director, reviewed the preliminary budgets for all three special districts within the City, which were West City Community Redevelopment Area (WCCRA), Lincolnville Redevelopment Area (LCRA), and the Historic Area Community Redevelopment Area (HACRA).

Ms. Sikes-Kline agreed with Ms. Kalaidi and requested for the budget charts to be made more reader friendly as the colors selected made it difficult to read.

The Agency discussed each of the following budgets.

**West City Community Redevelopment Area (WCCRA) budget:**

- Requested money to be allocated for Night of Lights (NOL) as asked for by local business owners in the WCCRA
- Could add lights on City properties, which could help the community
- Questioned if the City or County paid for the lights used during NOL

Mr. Birchim replied the City paid for the lights; however, the Tourist Development Council (TDC) reimbursed the City for most of the cost of the holiday lighting. He said the City had requested that they cover the entire cost through this current budget cycle and he noted that hopefully the Board of County Commissioners (BOCC) would fund the City with the \$140,000 for the lights downtown.

Mr. DePreter asked where the money would come from for lights to be added to West City.

Mr. Birchim replied that the money would come from the WCCRA budget.

Discussion continued:

- Felt funds could be better used to assist homeowners that were in need
- Understood City had beautiful building on the West side but did not feel partly lighting the buildings would be successful
- Use the budget to help make an impact on residents' homes

Ms. Perkins stated that she could bring back options for the agency to review. She said she could reallocate funds to achieve both objectives. She said the money in the different objectives had been divided

evenly; however, she could move \$10,000 to the Public Space Beautification and move more funds into Community Stabilization and have less in the other objectives, that way both options could be addressed.

Mayor Sikes-Kline asked what vision for Community Stabilization was, as there was not a Fix-It-Up Program.

Ms. Perkins replied that she wanted to present a plan to the Agency by the first of the year and try to offer some of the similar programs as Lincolnville to those residents in West City. She said there was a blueprint for the program, which should help make it easier to establish the criteria and guidelines. She said she had not anticipated having funds available this soon and thought the program could start small and gradually increase over time.

Ms. Sikes-Kline said if everyone was in support, Ms. Perkins would reallocate funds for the Fix-It-Up Program and for the NOL to highlight the streetscape of the City buildings.

Mr. DePreter asked who had requested the lights be added for the NOL season.

Ms. Sikes-Kline replied that the business community in West City had requested it to be included.

**Lincolnville Community Redevelopment Area (LCRA) Budget:**

- Thought it was a good idea to add the awning on the front door at the Galimore Center
- Requested percentages to be added to understand exactly where the funds were being spent and the main priorities
- Asked if there was a sidewalk project in Lincolnville or was the money notated allocated to specific sidewalks

Ms. Perkins replied there was not a specific sidewalk project identified;

however, some residents had been informing them of different sidewalks that needed to be updated due to various issues. She said the plan was to identify the critical areas for repair.

Mr. Springfield pointed out that Ms. Perkins had more roles other than the CRA within the City, and CRA should no longer be paying for all the department's expenses. He asked if that had been considered for this budget process.

Ms. Perkins replied in the affirmative.

Discussion Continued:

- Requested a graph of the growth of the Fix-It-Up program as it started off slow and had begun to flourish
- Had increased in program participation after conducting a workshop
- Thought the program was a success story and could serve as a model for the City
- Thanked Ms. Perkins for reserving line items within the budget to help preserve future CRA programming
- Commended CRA staff for making the LCRA 25<sup>th</sup> Anniversary Celebration successful
- Noted a street in need of sidewalk repairs was LaQuinta Street
- Felt the sidewalk repairs were much needed to help keep residents safe
- Asked for an update on the property acquisition and affordable housing program

Ms. Perkins replied that they had been instructed to put funds aside to acquire property in Lincolnville for an affordable housing program, to allow those who wanted to live in the area the opportunity to at an affordable rate. She said that program could range from renting or lead to homeownership. She said they had been working with Bill Lazar, St. Johns Housing Partnership as he was invested in these types of programs and had done this type of work throughout the county. She said the consulting fee was for the St.

Johns Housing Partnership and Mr. Lazar's team as they had been working together to develop map and other resources for the program.

Mr. DePreter asked if the purpose was to purchase property or partner with the non-profit.

Ms. Perkins replied that the idea was for the City to own the property and to have the St. Johns Housing Partnership help with property management.

**Historic Area Community  
Redevelopment Area (HACRA):**

- Pleased to see the sidewalks included in the budget as sidewalks were an important issue

Ms. Sikes-Kline felt there was a rather large budget for administrative line item between the three redevelopment areas totaling \$290,000. She said this was not a complaint, but she wanted to point it out.

Ms. Perkins replied that those funds were not only for staffing but for shared expenses. She said she would speak with Meredith Breidenstein, Assistance City Manager and Melissa Burns, Finance Director, both who assist with the budget process to see if there was a way to reduce the administrative cost.

Ms. Sikes-Kline clarified that it was not about reducing the budget but more about what exactly the money was being used for.

Mr. Springfield commented that Ms. Perkins served as the Project Manager on most projects with the CRA, which saved more money than hiring an outside contractor or project manager. He said with that in mind he thought the money was being well spent.

**b. MLK Streetscape Project Staff Update  
Jaime D. Perkins, Community Services  
Director**

Jaime D. Perkins provided a brief update on the Martin Luther King Avenue Streetscape (MLK) update and advised the plans were at 90% and close for construction bids. She said the projected cost for the project was estimated around seven million dollars and set aside currently was an estimated one million dollars. She said funds were the major challenge with the project. She said they applied for the RAISE grant but were denied. She said they were seeking other opportunities to assist with funding. She said the second part of the plan was to put the electricity from overhead to underground, and that would require easements along the MLK corridor, and most would be on private property as noted by Florida Power and Light (FPL). She said they were working with the landscape architect to make the area beautiful prior to approaching the residents to ask for permanent easements.

Barbara Blonder said she had requested in the past to have more shade trees along the sidewalks and throughout the City. She asked if that was part of this plan.

Ms. Perkins replied that there were some plantings along MLK and those were identified within the design documents. She said they were working on adding additional shade trees throughout the Lincolnville area.

#### **c. Downtown Landscape Masterplan Staff Update**

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

Jaime D. Perkins, Community Services Director, introduced Jeremy Marquis, Marquis, Latimer, & Halback Landscaping Architecture, the landscape consultants for the Downtown Landscape Masterplan.

Jeremy Marquis, Architect and Caeli Tolar, Project Manager from Marquis, Latimer & Halback Landscaping Architecture

provided a brief overview of the Downtown Landscape Masterplan.

Ms. Sikes-Kline questioned if the proposed plants were salt-tolerant as a lot of these locations held water.

Mr. Marquis replied in the affirmative. He said they worked hard to make sure the plants selected for the different areas were salt tolerant.

Mr. Springfield questioned the maintenance on trees in the middle of the roads, and the Iris' on St. George Street. He questioned if there would be an irrigation system.

Mr. Marquis replied that the Iris plants should not require a lot of maintenance; however, they had discussed doing structural pruning on the trees to ensure they were ready for hurricane season. He advised the maintenance was unable to be funded through the CRA but could through Capital Improvement. He said for the level one projects, which were the quick turnaround projects, they would update the irrigation onsite, but for the level two projects, those would be a full retro fit.

Ms. Blonder said she loved the emphasis on the native plants and that the concept of the native garden was developed by the Audubon Society. She said there were four species of plants repeated throughout the plan that were not native and thought those could be replaced with other native plants.

Mr. Marquis stated he understood and thought that was a fair observation. He pointed out that they were trying to use native plants; however, if it was not native, they wanted it to be a Florida friendly plant.

Mr. DePreter said his concerns with irrigation and saltwater intrusion had been addressed.

Ms. Sikes-Kline said she had not seen anything notating the Spanish Trail Ball,

which was on the southside of the Visitors Information Center(VIC).

Mr. Marquis said that area was not specified for landscape improvement; however, they would look at it in more detail.

Ms. Sikes-Kline said she felt a sidewalk could be added as a dirt path had been created due to pedestrian traffic.

Mr. Marquis advised that this could be added to the list as a hard-scape improvement area.

Mr. Springfield reiterated adding signage to the planting and the reasons for the native landscaping. He said Ms. Blonder had suggested that in the past and he felt it was a great idea.

Mr. Marquis said he was in support of that, and it could be a great educational opportunity.

#### **5. ITEMS BY CITY ATTORNEY**

(None)

#### **6. ITEMS BY CITY STAFF**

(None)

#### **7. ITEMS BY BOARD CHAIR AND BOARD MEMBERS**

Mr. Springfield thanked the staff for being proactive in limiting the state from taking away the rights of the CRA by adding the budgetary line item.

Ms. Sikes-Kline said there was one more anniversary celebration, which was for the HACRA. She said the HACRA was the oldest CRA as it was established in 2000. She encouraged everyone to keep an eye out for details and hoped everyone could attend.

#### **8. ADJOURNMENT**

There being no further business, the meeting was adjourned at 4:19 P.M.

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Nancy Sikes-Kline, Chairwoman

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Darlene Galambos, CITY CLERK

## CITY OF ST. AUGUSTINE

Community Redevelopment Agency  
Regular Meeting  
October 27, 2025

The Community Redevelopment Agency met in formal session Monday, October 27, 2025, at 3:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Chairwoman Nancy Shaver, and the following were present:

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

Also Present:

David Birchim, City Manager  
Isabelle Lopez, City Attorney  
Darlene Galambos, City Clerk  
Meredith Breidenstein, Assistant City Manager  
Reuben Franklin, Assistant City Manager  
Jaime D. Perkins, Director, Community Services  
Jill Collins, Neighborhood Services & CRA Administrative Coordinator  
Melissa Wissel, Director, Communications  
Jennifer Michaux, Police Chief  
Elyse Wiemann, Senior Recording Secretary

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### **2. ADMINISTRATIVE ITEMS**

**a. Approval of Prior Meeting Minutes  
(August 28, 2025)**

**b. Approval of Prior Meeting Minutes  
(September 11, 2025)**

#### **MOTION**

Jim Springfield moved to **APPROVE** the minutes from August 28, 2025, and September 11, 2025, as presented. The motion was **SECONDED** by Barbara Blonder and **APPROVED BY UNIMINAOUS VOICE VOTE.**

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

The Board heard from the following member of the public:

- BJ Kalaidi

### **4. DISCUSSION, PRESENTATIONS, & UPDATES**

Jaime D. Perkins explained that this was the beginning stages and an overview of Cordova Street and the Francis Field Improvement projects.

**a. Cordova Street Improvement Presentation**  
**Viviana Castro, Inspire Placemaking Collective**

Viviana Castro, Inspire Placemaking Collective, provided a brief overview of the



Cordova Street Improvement. She provided more information on the following items:

- Two community workshops were held, and input was gathered from the community
- Guiding principles were created: design for people first, celebrate local identity, green the street, and create spaces to gather, reflect, and move
- Wanted curbless streets as it had been successful in other areas in the City

Cynthia Garris said she liked the design but was concerned about the crosswalk. She said Cordova Street was busier than Hypolita Street and it had the same design. She felt it may not be the best fit for both vehicles and pedestrians.

Ms. Castro replied that, on the master plan, there were key intersections where chicanes were encouraged, and it helped to naturally slow vehicles to avoid hitting planters. She said decreasing the lane size to ten feet would help bring a bit of curvature helping to decrease the speed of vehicles.

Ms. Garris asked if signage would be added to make drivers aware of the slowdowns.

Ms. Castro replied that there should be.

Mr. Springfield commented that in order to have the tree canopy, it was important to have power underground. He asked if there had been any discussions regarding having power underground.

Ms. Castro replied there having underground utilities was the goal and was the only way this would be possible.

Ms. Perkins added that when the project entered design phase was when the discussion with Florida Power and Light would take place to identify that the utilities could be placed underground. She said the

concept showed that the transition would take place.

Mr. Springfield added that the power was above ground over Cordova Street but underground once you crossed onto St. George Street. He said the trees were important, and the history was as well. He said while learning more about the horse and carriages, he found out that pavers held water and horses could slip on them. He felt there needed to be an area where the horses could rest that was not pavers.

Jon DePreter said this was moving in a good direction and agreed that when leaving the Visitors Information Center (VIC) it was not pedestrian friendly and felt this should be. He said it was more of an expansion of what was taking place in the core of the City and he was very supportive of that. He said once people started to understand that Cordova Street was more pedestrian orientated it would help slow things down, and perception made a big difference. He questioned what a stormwater cell was.

Ms. Castro replied that a stormwater cell provided more space for roots to take hold and allowed more space to hold water around the roots of the trees, while allowing roots to expand. She understood that the City's resiliency department was working on that and she wanted to incorporate that into this project.

Ms. Blonder said she loved the design. She said she was concerned with how the roots might impair the stormwater cell similar to how roots impacted sewer systems. She asked if that was part of the design.

Ms. Castro said that was one of the goals with the cells. She said they helped provide space for the roots instead of forcing them to climb up. She pointed out these would be put lower to avoid them from taking over the pavers.

Ms. Blonder explained that for the past twenty-three years she had been utilizing all forms of transportation to commute to Flagler College and as a pedestrian, people entering and exiting the street was more of a traffic calming device as it helped to slow vehicles down now. She said she liked chicanes and as a cyclist she was in support of sharing the lane with the vehicles, but if she was in a hurry she would use an alternative street. She said overall, she felt the curbless environment would be beneficial.

Nancy Sikes-Kline said this reminded her a lot of "Transits Greenways" under former Mayor Len Weeks, which encouraged people to walk more. She said she loved the idea of the chicanes, slowing the traffic down, the creation of a sense of place; however, felt that we should be mindful that businesses were operating along that street. She agreed that moving the power underground was critical. She said one thing lacking was identifying how important aesthetics were and the components within the plan, she asked for that to be noted. She said to help keep people interested and keep people walking more, historic markers could be incorporated as focal points.

Ms. Castro explained in the eastern old town center area, coquina would be used as an aggregate with the concrete in contrast to the paver area. She said in the report there would be wayfinding and signage for people to understand the key markers along the street.

Ms. Sikes-Kline questioned the pavers versus the coquina. She said there were downtown design standards and asked if the pavers were included in those standards.

Ms. Castro replied the pavers were incorporated, and the tone would tie into the Model Land Company to reflect the historic Flagler era.

## **b. Francis Field Improvement Presentation**

### **Jeremy Marquis, Marquis, Latimer & Halback**

Jeremy Marquis, Marquis, Latimer & Halback, provided a brief overview of the Francis Field Improvements. He said the overall goals were for the field to be:

- Park
- Family oriented
- Improve daily activity
- Support community events and music
- Resiliency and hurricane preparedness

Mr. Springfield said the Ferris wheel could be controversial and out of proportion. He said having a park across from the parking garage was in the original design and should be one of the main entrances to the City. He stated the way it currently looked was not aesthetically pleasing and there was no park downtown. He said the only park near downtown was in north city and it was utilized daily. He felt there was a real need for a park for the community. He understood that events would need to be accounted for in the design and historically it was a professional baseball field, which he thought could also be incorporated. He said the design showed many trees allowing for a lot of shade, which would allow many other events to take place in the park and that was a benefit. He noted a dog park was not in the design and questioned if one was considered. He said he was very supportive of the plan.

Mr. Marquis replied that a dog park was considered and just north of the pickle ball courts, a dog park could be added.

Ms. Garriss was in support of the design but felt the Ferris wheel was a big concern and did not believe the City had the ability to maintain it and it was a liability. She suggested having a carousel there as it could be a better and more practical fit. She said with a carousel at this location, it could have better parking and bathroom

access. She said the addition of the trees would provide a better and more inviting experience for those visiting the park.

Ms. Blonder agreed she was not supportive of the Ferris wheel; however, though there were many people who wanted to have the carousel back. She was in support of having a downtown park that would be open and available to both locals and visitors alike, as it could be a benefit to the business community in many ways. She said many events that took place on the field had become part of the City's identity. She added there were new pickle ball courts in Eddie Vickers Park and the county was increasing inventory for pickle ball; therefore, she thought the green space could be used as a flex green space. She said overall this was a great idea.

Mr. DePreter thanked Mr. Marquis for the presentation and said the ability to use this area for stormwater was exciting as this was a vast amount of property. He said this area should be used in a resilient way and encouraged them to develop innovative solutions. He asked if the community stage would always remain.

Mr. Marquis replied that the idea was for the stage to be there the majority of the time unless it needed to be removed for certain events such as Sing Out Loud.

Mr. DePreter asked if the coordinators of Sing Out Loud had been consulted.

Mr. Marquis replied in the affirmative. He said they spoke to them because they had the largest infrastructure needs, which in return would help with the infrastructure needs of the smaller events.

Mr. DePreter added that he did not like the oval shape, as it made it have a feel more formal. He thought having more of a meandering feel would develop more of a central park feel, which was a classic park aesthetic. He said the area was flat and if

the grade could be adjusted, it might help make it feel more natural.

Ms. Sikes-Kline said there was a picnic area outside the municipal parking garage, she asked if the picnic area was being relocated to the park.

Isabelle Lopez, City Attorney, commented that the picnic area closest to Orange Street could not be moved as it was specific to school board tour groups, and had to remain.

Ms. Sikes-Kline said there was a lack of restrooms in the City and she felt this could be an opportunity to add more. She said signage should be added for a sense of arrival. She was not in favor at the Ferris wheel but was open to having a carousel as she knew the community missed the absence of that. She said she loved that the flexibility for events would remain and that an even better civic asset was being created.

**c. LCRA Fix-It-Up Residential Repair Program Staff Report**  
**Jill Collins, Neighborhood Services & CRA Administrative Coordinator**

Jill Collins, Neighborhood Services & CRA Administrative Coordinator, provided a brief financial update, an overview of the past fiscal year (FY) for the Fix-It-Up program, and what to expect during FY 2026.

Ms. Blonder said this was a wonderful program and helped keep people where they lived and beautified the neighborhood.

Ms. Sikes-Kline felt the program was accomplishing the vision and she appreciated all the efforts put into the program.

**d. WCCRA Residential Repair Program Proposal**

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

Jaime D. Perkins, Community Services Director, explained that the West City Community Redevelopment Area Plan was adopted in early 2025. She said in September, as requested, revisions to the budget were made to prioritize the Community Stabilization element of the plan and with that, the housing repair program was established, similar to the one in Lincolnville Community Redevelopment Area (LCRA). She said at this time the only difference to the program would be the name, which was Revive and Restore Residential Repair Program, and the grant awards would be \$25,000. She said with this award amount, the program would be able to assist at least five homeowners at the maximum award value or more if the full amount was not needed. She said the program would begin in January 2026.

Ms. Sikes-Kline said this was the primary reason the CRA was created statutorily, and it was exciting to be able to help at least five residents so quickly. She thanked Ms. Perkins for being very aggressive with the program and she was in full support.

Ms. Garriss was in support of the starting point for the award amount, and this would benefit so many residents in the WCCRA.

**MOTION**

**Ms. Garriss MOVED to APPROVE the WCCRA Residential Repair Program as proposed. The motion was SECONDED by Ms. Blonder**

Mr. DePreter asked if this was specific to Community Stabilization.

Ms. Perkins replied that the reason the Community Stabilization section was highlighted was because it was the justification to establish this program.

Mr. DePreter said he was in support of the program. He commented that on the King Street Streetscape Infrastructure Improvements, there was a notation that identified other streets that could be considered for improvements.

Mr. Springfield asked Ms. Perkins if she knew how the number of homes were in the WCCRA compared to LCRA.

Ms. Perkins replied that data had been collected and was available in the Findings of Necessity study; however, she did not have that information readily available but would provide that information as soon as possible.

Mr. Springfield said he assumed it was more than LCRA and a little over three years ago, there had been difficulty getting homeowners to apply for the program in Lincolnville; however, he commended Ms. Perkins for her development of the program and knew she would have many applications for the WCCRA program. He said he was in support.

Ms. Perkins commented there was already a wait list for the program.

Ms. Blonder said there was already a great program model and it was being implemented into a very similar area. She said many were concerned with gentrification and this was a way to get ahead of it.

**VOTE ON MOTION:**

**AYES: Garriss, Blonder, DePreter, Springfield, Sikes-Kline**

**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**

Ms. Blonder announced that the 25<sup>th</sup> Anniversary Celebration for the Historic Area Community Redevelopment Area (HACRA) would be taking place on Thursday, October 30, 2025.

Ms. Garris commented on Wednesday, October 29, 2025, that the ribbon cutting for the Day Center would take place.

## **8. ADJOURNMENT**

There being no further business, the meeting was adjourned at 4:13 P.M.<sup>1</sup>

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Nancy Sikes-Kline, CHAIRWOMAN

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Darlene Galambos, CITY CLERK

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<sup>1</sup> Transcribed by Elyse Wiemann



## CITY OF ST. AUGUSTINE

### MEMORANDUM

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

DATE: January 15, 2026

RE: Agenda Item for January 26, 2026 Community Redevelopment Agency Meeting;  
Institutional Rehabilitation Application Recommendation: Bethel Baptist Church

The Community Redevelopment Agency (CRA) accepts applications for the Lincolnville Community Redevelopment Area (LCRA) Institutional Rehabilitation Grant Program between October 1 and December 31 of each calendar year. In December of 2025, staff received an application from Bethel Baptist Church, requesting funds to complete a historic preservation rehabilitation project. The estimated grant request and cost for restoration is \$1,000,000.

Funding is not currently available to complete this project; however, funds may be available to initiate the architectural design phase. Staff intend to coordinate with the applicant to identify alternative funding opportunities, place the project on the waitlist, and prepare the appropriate budget recommendations for consideration in the upcoming fiscal year.

This is an action item. This matter requires the CRA to make a motion and participate in a formal vote. Your attention to this matter is appreciated. I am available for any questions you may have. Please feel free to contact me by phone at 904.209.4254 or by email at [jperkins@CityStAug.com](mailto:jperkins@CityStAug.com).

Respectfully Submitted,

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

Jaime D. Perkins  
Director, Community Services

Attachments: Institutional Rehabilitation Application

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





CITY OF ST AUGUSTINE  
**COMMUNITY  
REDEVELOPMENT  
AGENCY**



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: 12/28/2025 / 2025 / 2025

Property Owner Name: BETHEL BAPTIST CHURCH Tax ID/EIN: 85-8013236

Phone Number: 904.671.3112 Email: Reid-0327@yanco.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@yanco.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 EXTERION 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 estimates<sup>16</sup> will be submitted to staff for approval. The minimum level of rehabilitation would be the shell building without fixtures and interior finishes. Rehabilitation work<sup>17</sup> 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.

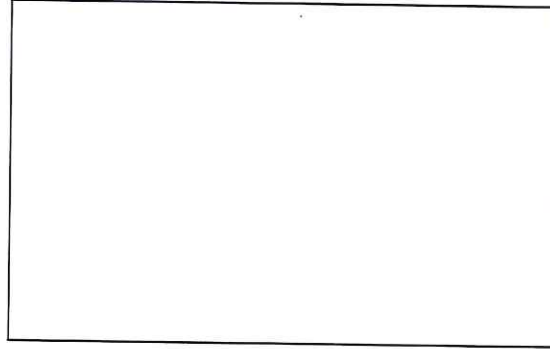
Signature: \_\_\_\_\_

<sup>16</sup> To be performed by licensed contractor with historic preservation experience  
<sup>17</sup> To be performed by licensed contractor with historic preservation experience



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.

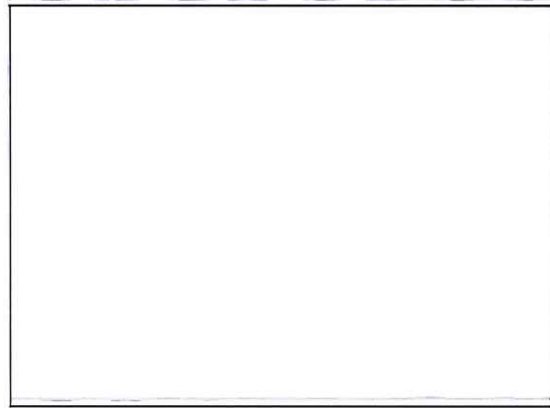
\* \* \* *SIGNATURES APPEAR ON THE FOLLOWING PAGE* \* \* \*





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 RIBERIA 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. C. Collins  
Witness

Print: J. C. Collins

BETHEL BAPTIST CHURCH OWNER

[Signature]  
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, 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 30th day of December, 2025.

Jaine 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:

Amanda Reese  
Witness

Print: AMANDA REESE

[Signature]  
Witness

Print: Jill C. Collins

BETHEL BAPTIST CHURCH OWNER

[Signature]  
Signature on behalf of Owner

Print: RICHARD REID

Title: TRUSTEE

Date: 12/28/2025

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, 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 December, 2025

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 3<sup>rd</sup> 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



# 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



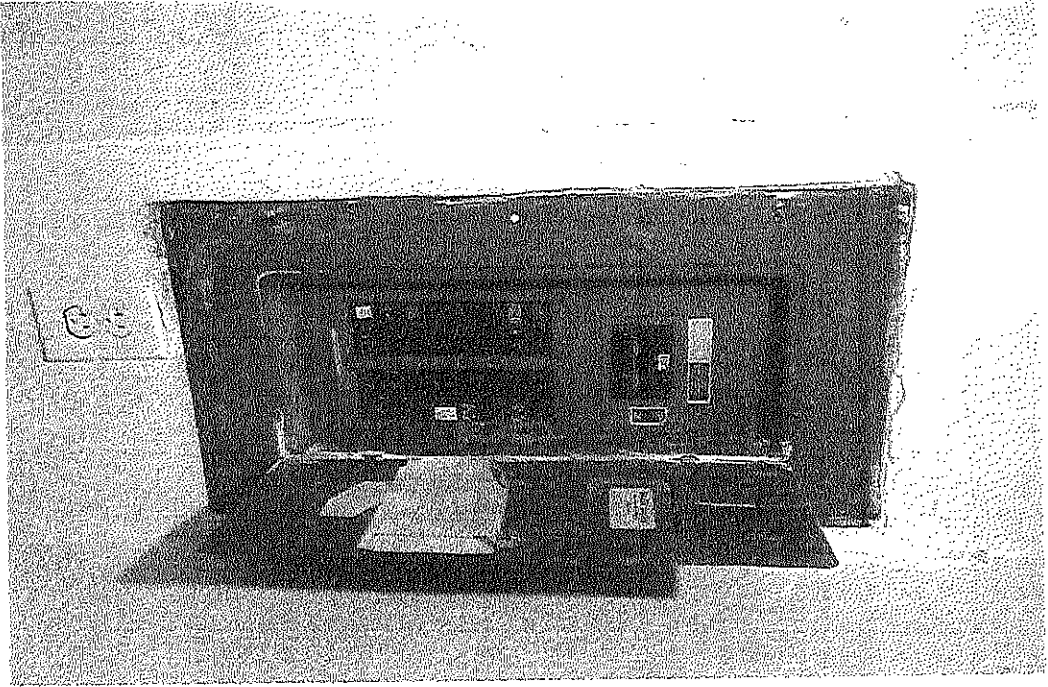
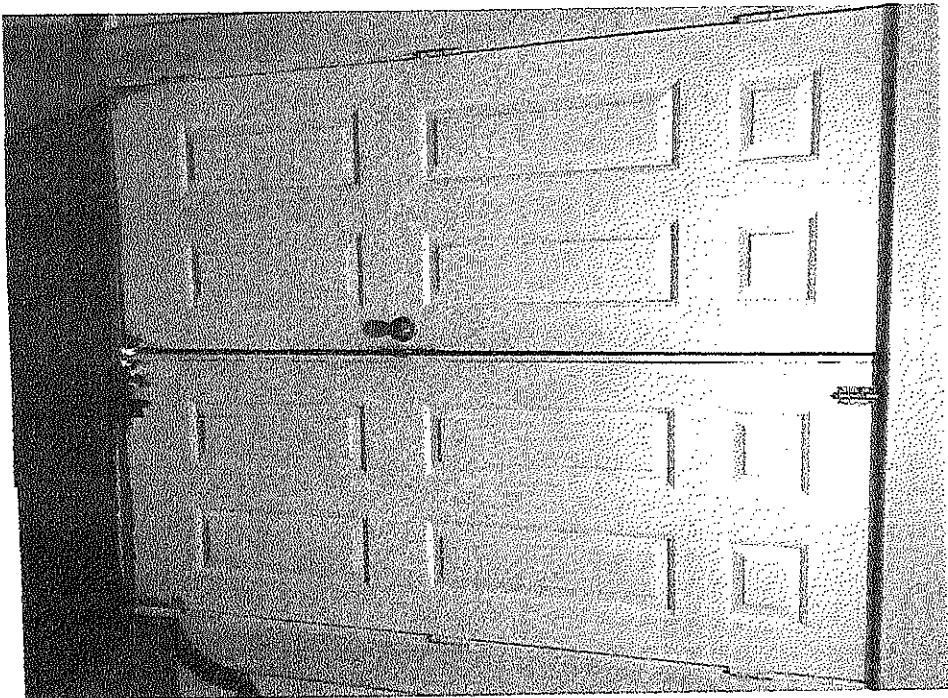


EXHIBIT 5



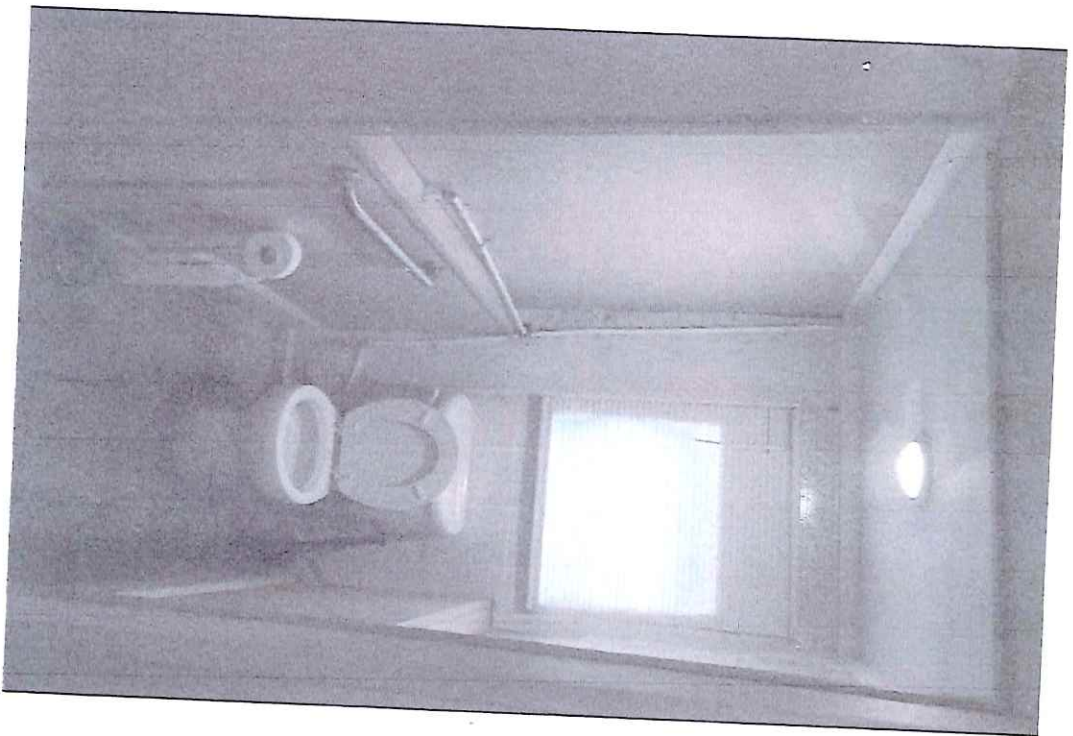


EXHIBIT 6

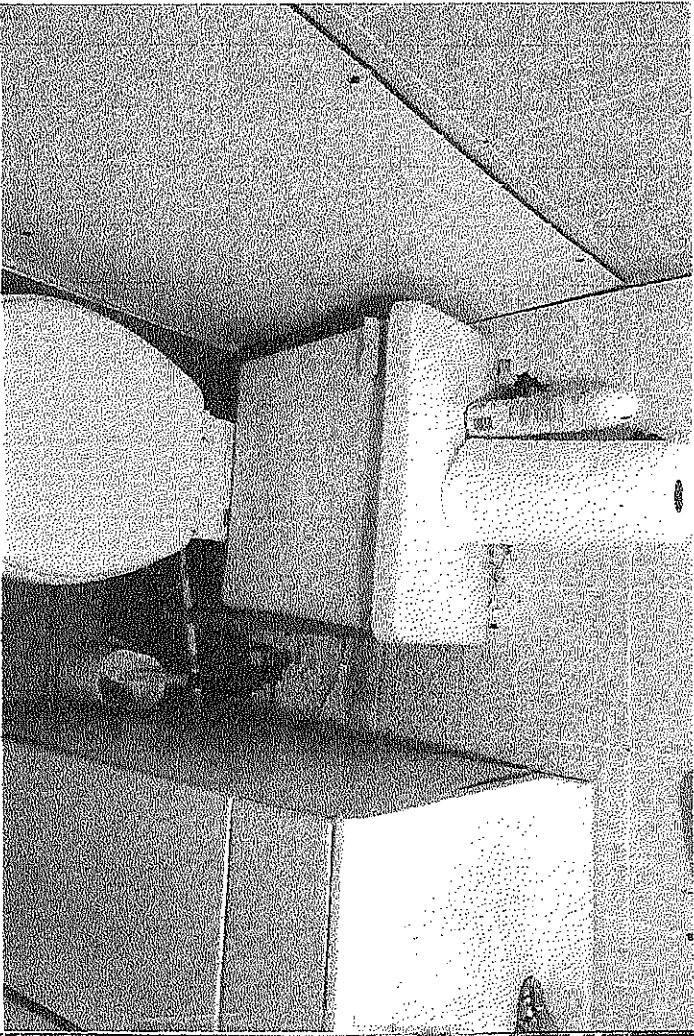


EXHIBIT 7



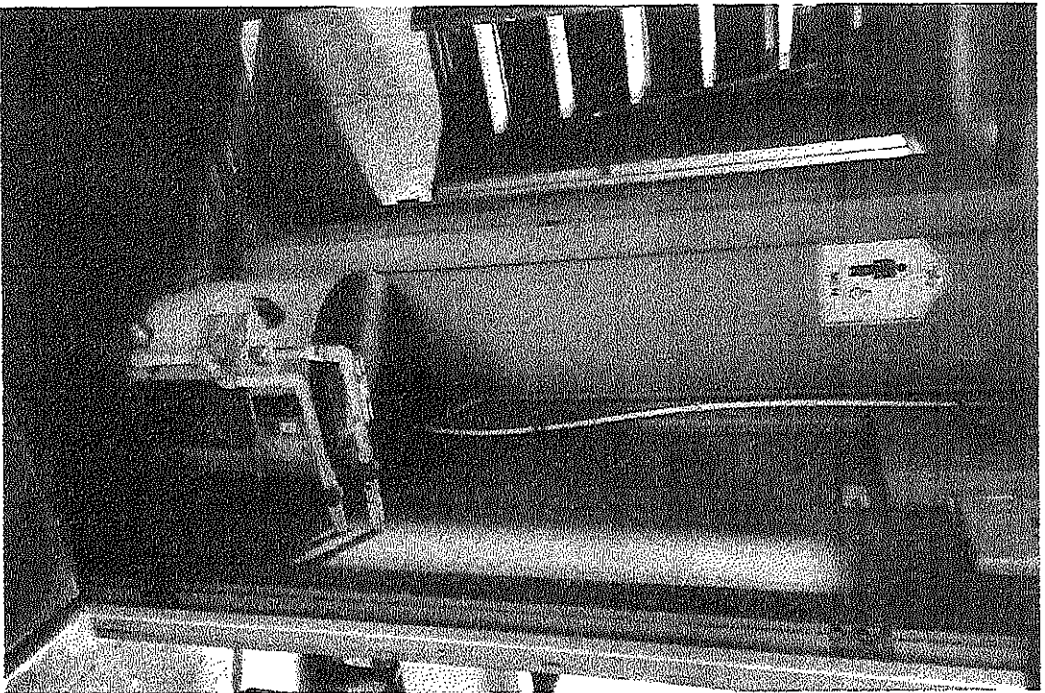
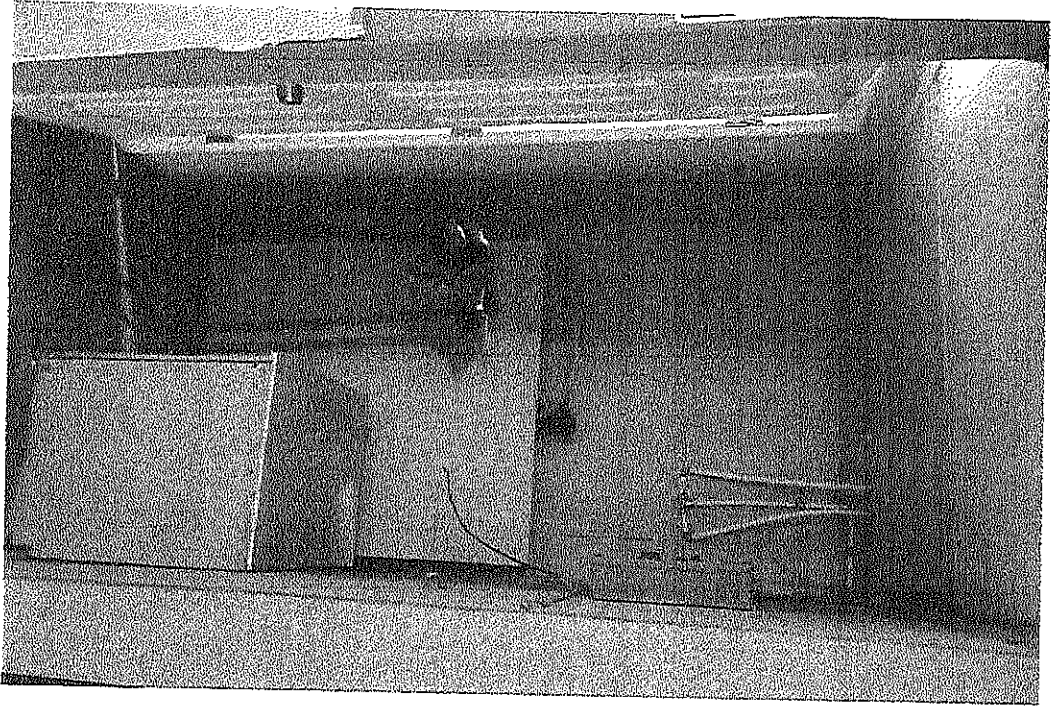


EXHIBIT 8



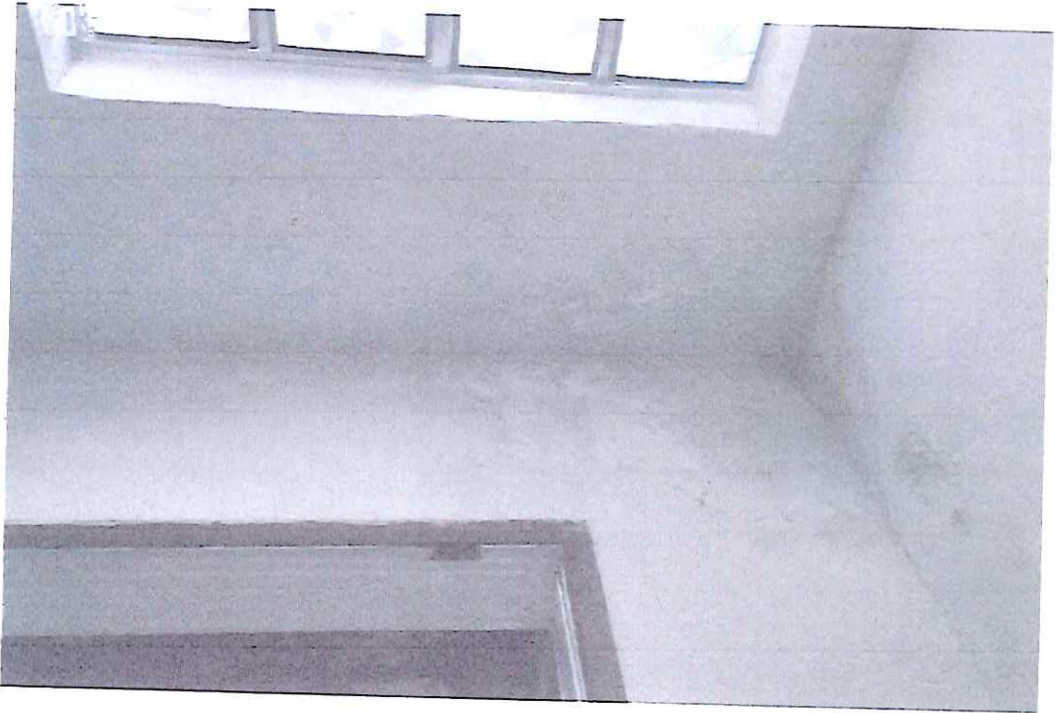


EXHIBIT 9



## CITY OF ST. AUGUSTINE

### MEMORANDUM

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

DATE: January 15, 2026

RE: Agenda Item for January 26, 2026 Community Redevelopment Agency Meeting;  
Institutional Rehabilitation Application Recommendation: First Baptist Church

The Community Redevelopment Agency (CRA) accepts applications for the Lincolnville Community Redevelopment Area (LCRA) Institutional Rehabilitation Grant Program between October 1 and December 31 of each calendar year. In October of 2025, staff received an application from First Baptist Church, requesting funds to complete a historic preservation rehabilitation project to the church parsonage. The estimated grant request and cost for restoration is \$850,000. The restoration of the parsonage was a part of the applicants' 2020 approved application.

Funding is not currently available to complete this project; however, funds may be available to initiate the architectural design phase. Staff intend to coordinate with the applicant to identify alternative funding opportunities, place the project on the waitlist, and prepare the appropriate budget recommendations for consideration in the upcoming fiscal year.

This is an action item. This matter requires the CRA to make a motion and participate in a formal vote. Your attention to this matter is appreciated. I am available for any questions you may have. Please feel free to contact me by phone at 904.209.4254 or by email at [jperkins@CityStAug.com](mailto:jperkins@CityStAug.com).

Respectfully Submitted,

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

Jaime D. Perkins  
Director, Community Services

Attachments: Institutional Rehabilitation Application

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





## ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY

INSTITUTIONAL GRANT PROGRAM FOR REHABILITATION OF  
HISTORIC, INSTITUTIONALLY-OWNED STRUCTURES WITHIN  
THE LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA



### APPLICATION

DATE: 10 / 6 / 2025

PROPERTY OWNER NAME: First Baptist Church of the City of St. Augustine, FL  
PHONE: (904) 824-6590 | EMAIL: meatball5493@gmail.com  
MAILING ADDRESS: P.O. Box 96, St. Augustine, FL 32085

AUTHORIZED AGENT NAME: Demetria Edwards  
PHONE: (904) 347-9663 | EMAIL: meatball5493@gmail.com  
MAILING ADDRESS: 103 Lincoln St., St. Augustine, FL 32084

★ A LETTER OF AUTHORIZATION MUST BE SUBMITTED IF THE PROPERTY OWNER IS DELEGATING TO AN AUTHORIZED AGENT THE AUTHORITY TO SUBMIT THIS APPLICATION.

PROPERTY ADDRESS: 89 St. Francis Street, St. Augustine, FL 32084

EXPLANATION OF REPAIRS/REHABILITATION REQUESTED AND THE ASSOCIATED FUNDING CHALLENGES, INCLUDING OTHER GRANTS APPLIED FOR OR RECEIVED (ATTACH ADDITIONAL PAGES IF NEEDED):

Repair bathroom and Kitchen at church emergency  
Shelter for family in need of shelter during difficult  
times. House is located on church property at 89 St. Benedict  
street.

- ❖ ATTACH PROOF OF OWNERSHIP OF PROPERTY (I.E. PROPERTY DEED)
- ❖ 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 construction project. The City/CRA will contract with the 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 five (5) years to 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 will not need 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 structures that tell the story of St. Augustine. 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.
- 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 include educational benefits and opportunities for public access to the property.

★ All related documents should be read and understood before submitting this application.

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**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 to also provide funding to institutions that have difficulties in securing alternate funding for historic building rehabilitation. Funds would be provided in the form of a grant whose implementation procedures would be similar as residential grants. Prior to grant approval, proposed scope of work and cost estimates<sup>16</sup> will be submitted to staff for approval. The minimum level of rehabilitation would be the shell building without fixtures and interior finishes. Rehabilitation work<sup>17</sup> 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.

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☒ I HEREBY ACKNOWLEDGE THAT SHOULD I BE SELECTED TO RECEIVE GRANT FUNDS I WILL BE REQUIRED TO EXECUTE AN HISTORIC PRESERVATION COVENANT, A SECURITY AGREEMENT/MORTGAGE LIEN, AND A RELEASE & WAIVER, ALL OF WHICH I HAVE READ AND UNDERSTAND.

SIGNATURE: \_\_\_\_\_

*L. Fernan Edwards*

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<sup>16</sup> To be performed by licensed contractor with historic preservation experience

<sup>17</sup> To be performed by licensed contractor with historic preservation experience



## OWNER'S AUTHORIZATION FOR AGENT

Trustee Board of First Baptist Church of St. Augustine, Florida, 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 Street, St. Augustine, Florida 32084

By: Trustee Board of First Baptist Church  
Signature of Owner

Signature of Owner	Printed Name of Owner	Telephone Number
	Michael Jefferson	(904) 377-5368
	Demetria Edwards	(904) 347-9663
	Callie Boles	(904) 824-2502
	Phyllis B. Wheeler	(904) 501-7264
	Paulette Preston	(904) 415-1634

Sworn to and subscribed before me on this 23<sup>rd</sup> day of September, 2019.

Notary Public: Karla D. Tandy

My Commission Expires: June 10, 2022



KARLA D. TANDY  
Commission # GG 222913  
Expires June 10, 2022  
Bonded Thru Budget Notary Services

# EXHIBIT "A"

ADDRESS - St. Francis Street

LOT EIGHTEEN (18), BLOCK H, DUMAS SUBDIVISION OF THE CITY OF ST. AUGUSTINE, FLORIDA, ACCORDING TO OFFICIAL MAP THEREOF DATED JANUARY 1, 1905, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR ST. JOHNS COUNTY, FLORIDA. EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED IN DEED BOOK 66, PAGE 96, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Parcel ID # 207650-0000



This instrument prepared with no  
opinion of title given or requested  
by: Michael A. Siragusa  
Upchurch Bailey and Upchurch  
Post Office Drawer 3007  
St. Augustine, FL 32085-3007  
File # 5-19-243

## WARRANTY DEED

THIS WARRANTY DEED, executed on \_\_\_\_\_, 2019, by and between:

MICHAEL L. JEFFERSON, DEMETRIA L. EDWARDS, PAULETTE PRESTON, PHYLLIS B. WHEELER, and CALLIE M. BOLES, as all of the acting Trustees, Directors, and Officers of THE FIRST BAPTIST CHURCH OF THE CITY OF ST. AUGUSTINE, FLORIDA, a Florida corporation (a/k/a "First Baptist Church Trustees"; a/k/a "First Baptist Church"; a/k/a "The First Baptist Church of the City of St. Augustine, Florida"; a/k/a "First Baptist Church of St. Augustine") whose mailing address is P.O. BOX 96, ST. AUGUSTINE, FL 32085 (collectively referred to as the "Grantor"), and

THE FIRST BAPTIST CHURCH OF THE CITY OF ST. AUGUSTINE, FLORIDA,  
a Florida corporation  
whose mailing address is P.O. BOX 96, ST. AUGUSTINE, FL 32085  
(the "Grantee").

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's successors and assigns forever, the following described real property (the "Property") lying and being in ST. JOHNS County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED AND INCORPORATED BY REFERENCE.

Subject to: taxes for the year 2019 and subsequent; and all covenants, restrictions and easements of record, if any.

NO DOCUMENTARY STAMP TAX IS DUE ON THIS DEED BECAUSE IT IS CORRECTIVE IN NATURE AND NO CONSIDERATION WAS PAID TO THE GRANTOR AS PER RULE 12B-4.014(3), FLORIDA ADMINISTRATIVE CODE.

Scrivener's Note: An affidavit is being recorded contemporaneously which confirms that "The First Baptist Church of the City of St. Augustine, Florida, a Florida corporation", is one and the same entity as "The First Baptist Church of the City of St. Augustine, Florida" and the "First Baptist Church of St. Augustine" referenced in OR Book 883, Page 443, in the public records of St. Johns County, Florida; and that the trustees of the church referenced as Grantors herein are valid.

and said Grantor does hereby fully warrant the title to the Property and will defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence:

Leonard Preston Sr. (sign)  
Witness #1: Leonard Preston Sr. (print)

Willie Adk (sign)  
Witness #2: Willie Anderson (print)

Michael L. Jefferson (sign)  
MICHAEL L. JEFFERSON, as acting Trustee, Director, and Officer of THE FIRST BAPTIST CHURCH OF THE CITY OF ST. AUGUSTINE, FLORIDA, duly organized and existing as a Florida non-profit corporation; a/k/a "First Baptist Church Trustees"; a/k/a "First Baptist Church"; a/k/a "The First Baptist Church of the City of St. Augustine, Florida"; a/k/a "First Baptist Church of St. Augustine"

Leonard Preston Sr. (sign)  
Witness #1: Leonard Preston Sr. (print)

Willie Adk (sign)  
Witness #2: Willie Anderson (print)

Demetria L. Edwards (sign)  
DEMETRIA L. EDWARDS, as acting Trustee, Director, and Officer of THE FIRST BAPTIST CHURCH OF THE CITY OF ST. AUGUSTINE, FLORIDA, duly organized and existing as a Florida non-profit corporation; a/k/a "First Baptist Church Trustees"; a/k/a "First Baptist Church"; a/k/a "The First Baptist Church of the City of St. Augustine, Florida"; a/k/a "First Baptist Church of St. Augustine"

Leonard Preston Sr. (sign)  
Witness #1: Leonard Preston Sr. (print)

Willie Adk (sign)  
Witness #2: Willie Anderson (print)

Paullette Preston (sign)  
PAULETTE PRESTON, as acting Trustee, Director and Officer of THE FIRST BAPTIST CHURCH OF THE CITY OF ST. AUGUSTINE, FLORIDA, duly organized and existing as a Florida non-profit corporation; a/k/a "First Baptist Church Trustees"; a/k/a "First Baptist Church"; a/k/a "The First Baptist Church of the City of St. Augustine, Florida"; a/k/a "First Baptist Church of St. Augustine"

Leonard Preston Sr. (sign)  
Witness #1: Leonard Preston Sr. (print)

Willie Anderson (sign)  
Witness #2: Willie Anderson (print)

Phyllis B. Wheeler (sign)  
PHYLLIS B. WHEELER, as acting Trustee and Director of THE FIRST BAPTIST CHURCH OF THE CITY OF ST. AUGUSTINE, FLORIDA, duly organized and existing as a Florida non-profit corporation; a/k/a "First Baptist Church Trustees"; a/k/a "First Baptist Church"; a/k/a "The First Baptist Church of the City of St. Augustine, Florida"; a/k/a "First Baptist Church of St. Augustine"

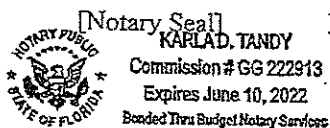
Leonard Preston Sr. (sign)  
Witness #1: Leonard Preston Sr. (print)

Willie Anderson (sign)  
Witness #2: Willie Anderson (print)

Callie M. Boles (sign)  
CALLIE M. BOLES, as acting Trustee and Director of THE FIRST BAPTIST CHURCH OF THE CITY OF ST. AUGUSTINE, FLORIDA, duly organized and existing as a Florida non-profit corporation; a/k/a "First Baptist Church Trustees"; a/k/a "First Baptist Church"; a/k/a "The First Baptist Church of the City of St. Augustine, Florida"; a/k/a "First Baptist Church of St. Augustine"

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT was acknowledged before me on September 23, 2019 by MICHAEL L. JEFFERSON, DEMETRIA L. EDWARDS, PAULETTE PRESTON, PHYLLIS B. WHEELER, and CALLIE M. BOLES, who are personally known to me or have produced Florida Driver's Licenses as identification.



Karla D. Tandy  
Notary Public

**First Baptist Church**  
P.O. Box 96  
89 St. Francis Street  
St. Augustine, Florida 32084

September 23, 2019

The First Baptist Church of the City of St. Augustine, Florida was organized and established in 1872 by Mrs. Hamie (Hannah) Williams-Jordan and is recognized as the first African American Baptist church organized in the City of St. Augustine, Florida a predominantly Catholic city during this era. The founders exhibited a great deal of perseverance in overcoming opposition in building First Baptist Church sanctuary. A few years later, a house was built next door to the sanctuary to serve as the parsonage.

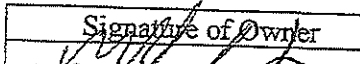

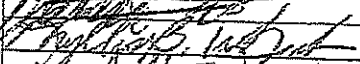
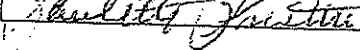
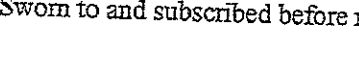
It is the desire of First Baptist Church membership to renovate and restore the parsonage to its original plan within the same parameters as the sanctuary regarding the following:

- Upgrade the sewer lines and plumbing;
- Replace the roof and gables to realign to the original design; Restore flooring and beams for stability according to code;
- Replace the air conditioning and heating unit; Upgrade all electrical wiring, lighting and outlets to meet the City of St. Augustine's building code requirements; and
- Restore exterior to its original format inclusive of curb appeal.

Again, the First Baptist membership takes into consideration that restoration of the parsonage will not only be an income driven asset for the church but will add to the economical income of the City of St. Augustine when restored to its original plan.

Respectfully Submitted,

Trustee Board of First Baptist Church of the City of St. Augustine, Florida

Signature of Owner	Printed Name of Owner	Telephone Number
	Michael Jefferson	(904) 377-5368
	Demetria Edwards	(904) 347-9663
	Callie Boles	(904) 824-2502
	Phyllis B. Wheeler	(904) 501-7264
	Paulette Preston	(904) 415-1634

Sworn to and subscribed before me on this 23<sup>rd</sup> day of September, 2019.

Notary Public: Karla D. Tandy  
My Commission Expires: June 10, 2022

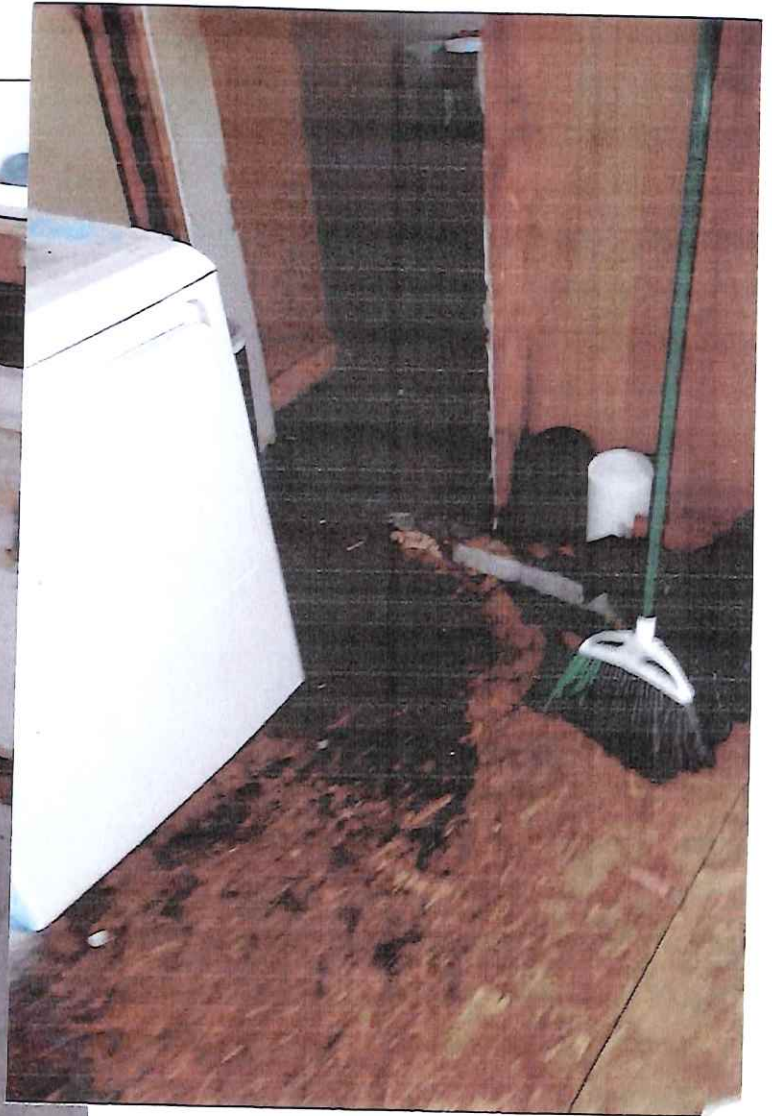


KARLA D. TANDY  
Commission # GG 222913  
Expires June 10, 2022  
Bonded thru Budget Notary Services

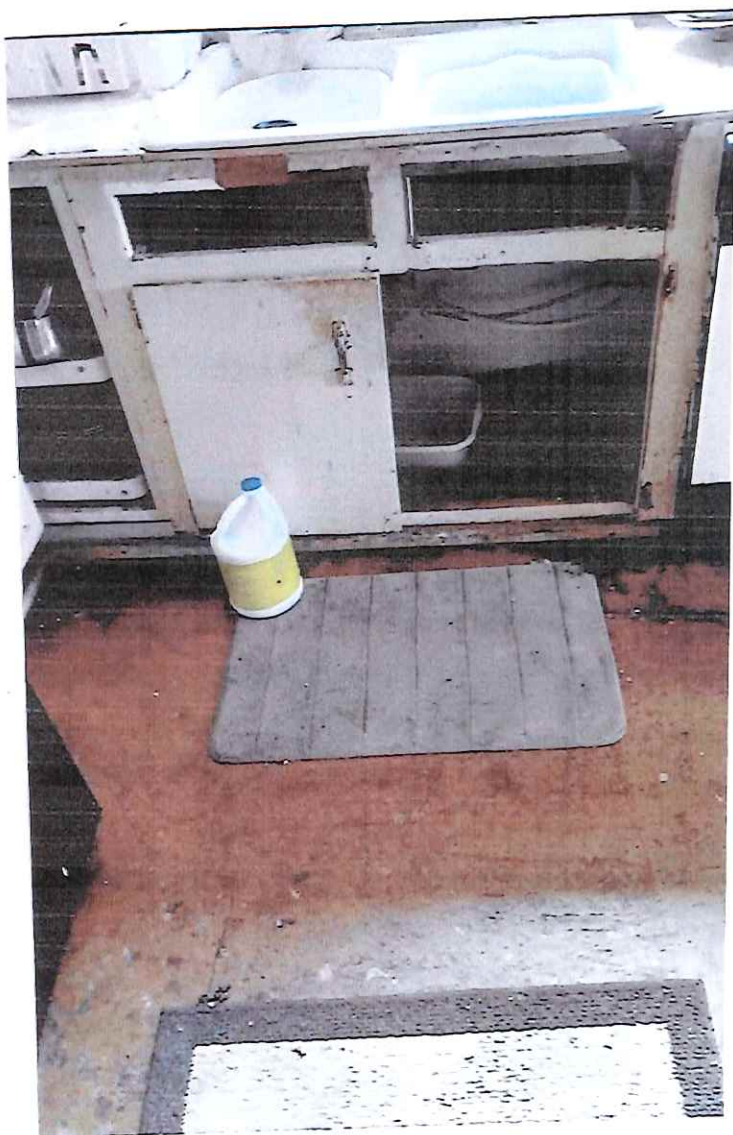
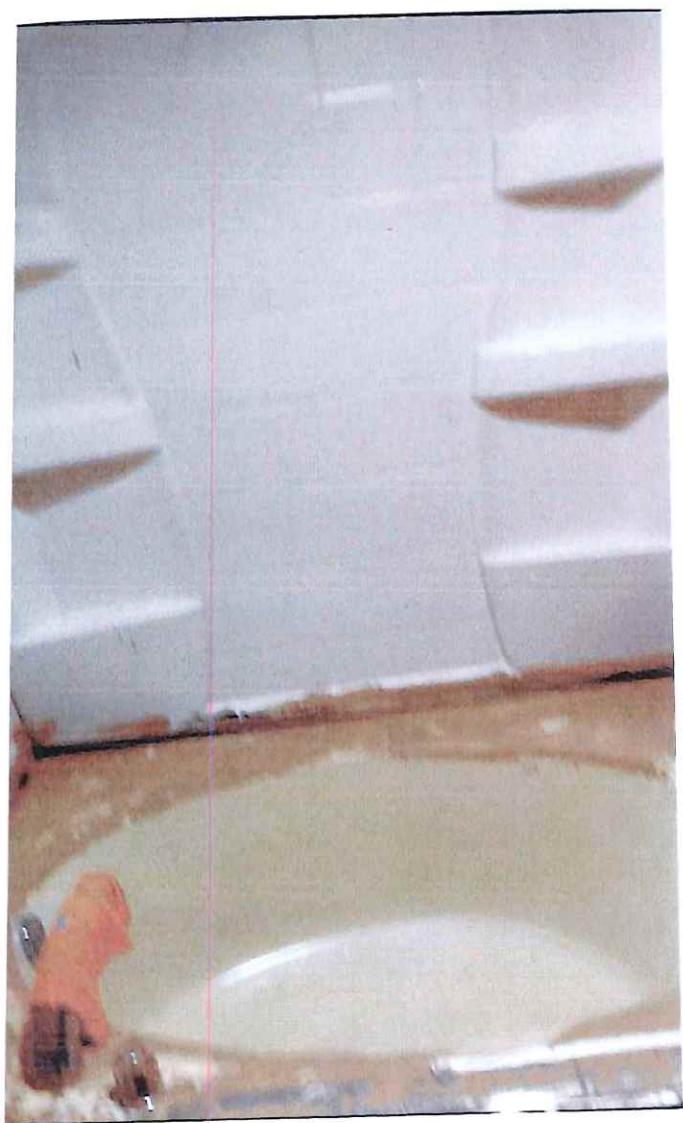


Bathroom & Kitchen is in bad condition

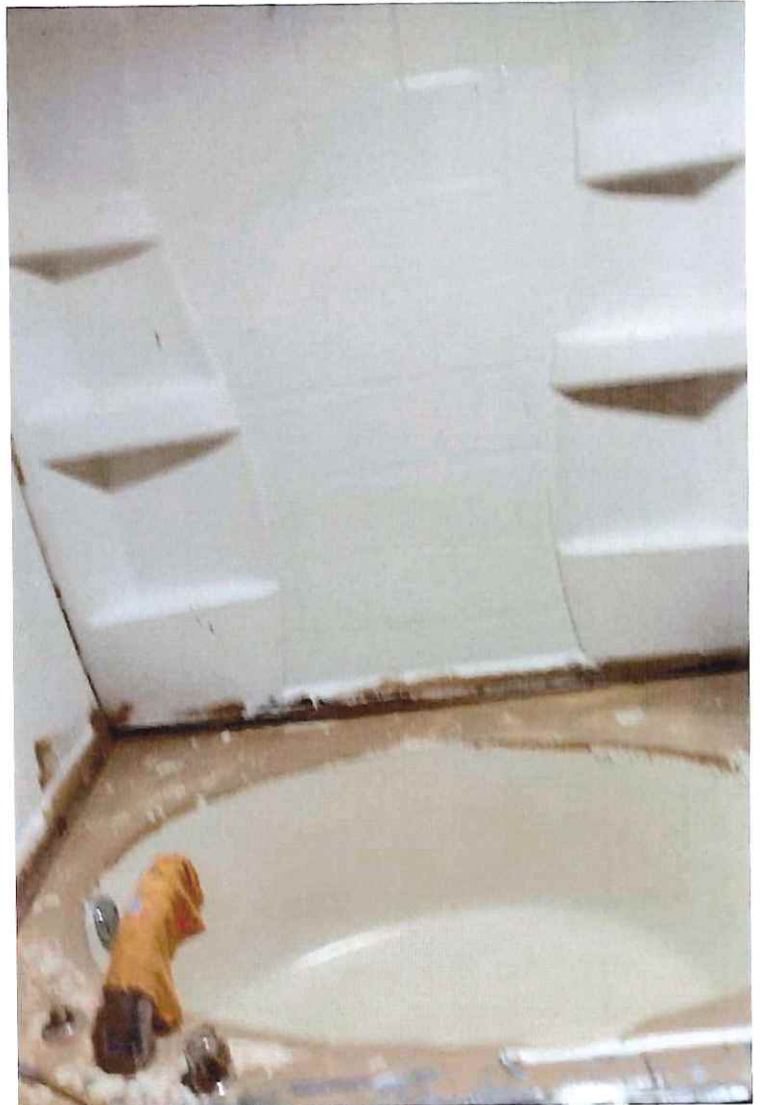


















## CITY OF ST. AUGUSTINE

### MEMORANDUM

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

DATE: January 15, 2026

RE: Agenda Item for January 26, 2026 Community Redevelopment Agency Meeting;  
Dr. Martin Luther King Jr. Ave Streetscape Project Update

Staff continue to make efforts to progress the MLK Streetscape Project. An update regarding the status of the project will be provided.

There is no action required on this item I am available for any questions you may have. Please feel free to contact me by phone at 904.209.4254 or by email at [jperkins@CityStAug.com](mailto:jperkins@CityStAug.com).

Respectfully Submitted,

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

Jaime D. Perkins  
Director, Community Services

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



## CITY OF ST. AUGUSTINE

### MEMORANDUM

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

DATE: January 15, 2026

RE: Agenda Item for January 26, 2026 Community Redevelopment Agency Meeting;  
Hayling Plaza Update and Interpretive Plaque Recommendation

The proposed Hayling Plaza at Dr. Robert B. Hayling Freedom Park is fully designed, and all required permits have been obtained. As the project advances to the construction phase, interpretive language for the commemorative plaque must be finalized. Staff requests that the CRA Board review the attached draft text and provide direction prior to finalization.

This is an action item. Staff request a vote or consensus to determine next steps. I am available for any questions you may have. Please feel free to contact me by phone at 904.209.4254 or by email at [jperkins@CityStAug.com](mailto:jperkins@CityStAug.com).

Respectfully Submitted,

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

Jaime D. Perkins  
Director, Community Services

Attachments: Interpretive Plaque Text

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

## **Dr. Robert B. Hayling, Jr.**

**1930–2015**

Dr. Robert B. Hayling, Jr. was a dentist, civil rights leader, and a central figure in the struggle for racial justice in St. Augustine, Florida. In the early 1960s, he emerged as one of the city's most courageous advocates for equality, confronting segregation, voter suppression, and racial violence in the nation's oldest city.

As president of the St. Augustine NAACP Youth Council and a leader of the Movement for Nonviolent Civil Disobedience, Dr. Hayling organized and sustained direct-action campaigns to dismantle segregation in public accommodations, employment, and civic life. These efforts included marches, sit-ins, and mass demonstrations that challenged discriminatory practices at restaurants, hotels, beaches, and public facilities.

Between 1963 and 1964, St. Augustine became a national focal point of the Civil Rights Movement. Peaceful demonstrators led by Dr. Hayling were met with arrests, intimidation, and mob violence, including attacks at the Monson Motor Lodge, Woolworth's lunch counter, and throughout the city's historic district. Images and reports from St. Augustine shocked the nation and revealed the brutal realities of segregation to a national audience.

Despite repeated threats to his life, economic retaliation, and physical danger, Dr. Hayling remained steadfast in his commitment to nonviolent protest and democratic principles. His leadership drew the attention of national civil rights organizations and leaders, including Dr. Martin Luther King, Jr., and helped create the moral urgency that led to the passage of the Civil Rights Act of 1964.

Dr. Hayling's activism transformed St. Augustine's place in American history. His legacy endures in the freedoms secured through the Civil Rights Movement and in the ongoing pursuit of justice, dignity, and equal opportunity. This park honors his life, his sacrifice, and his unwavering belief that ordinary citizens can bring about extraordinary change.



**Optional Quotation Inset (Recommended for Statue Plaque)**

*"We were not trying to create disorder. We were trying to create justice."*  
— Dr. Robert B. Hayling, Jr.

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**Florida Historical Marker—Style Attribution (Optional Footer)**

**Erected by the City of St. Augustine, funded by the Lincolnville Community  
Redevelopment Area**

in recognition of Dr. Robert B. Hayling, Jr.'s leadership in the Civil Rights Movement and his  
enduring impact on local and national history.