

**1565-2015**  
**450 Years**

**CITY OF ST. AUGUSTINE CITY COMMISSION**  
**REGULAR MEETING AGENDA**  
**MONDAY, JANUARY 11, 2016 - 5:00 PM**  
**ALCAZAR ROOM**

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- 1. Call to Order.**  
Roll Call.  
Invocation and Pledge of Allegiance.
- 2. Administrative Items.**  
Regular Agenda – modification(s); motion to approve.
- 3. Special Presentations, Proclamations / Recognitions.**
  - 3.A.** Proclamation – 2016-01 – Arbor Day.  
*Receiving: Street Tree Advisory Committee - Chuck Lippi, Gina Burrell and Fremont Latimer accepting.*
  - 3.B.** Proclamation – 2016-03 – Florida Jewish History Month.  
*Receiving: Karen Stern.*
  - 3.C.** Special presentation to Vice Mayor Roxanne Horvath from the Scott Dailey Florida Institute of Government and the Florida League of Cities for the completion of the Advanced Institute for Elected Municipal Officials.
  - 3.D.** Special presentation of the Special Achievement Award for the Downtown Improvement District for Quality of Life and the 450<sup>th</sup> Commemoration for Culture, Historic Preservation or Adaptive Reuse from the Northeast Florida Regional Council. *Sponsored by Commissioner Horvath.*

4. **Public Comments for General Public Comments or Agenda Items not requiring a Separate Public Hearing.** (3 minutes per individual).
- ★5. **Consent Agenda** – modification(s); motion to approve. (**NOTE:** Items proposed by the City Manager for consideration by the City Commission are included on the “Consent Agenda.”).
6. **Appeals.**  
None.
7. **General Public Presentations.** – (Presentations (maximum of 10 minutes per presentation)). All presentations using video or power-point must be submitted to the City Clerk’s Office not less than 5 days prior to the Commission Meeting at which they will be presented. A Presentation Support Services Request (available on the City’s website) MUST accompany all presentations.  
The Form is available at:  
[http://www.staugustinegovernment.com/your\\_government/CC2014.cfm](http://www.staugustinegovernment.com/your_government/CC2014.cfm).
8. **Ordinances and Resolutions - Public Hearing Required.**
  - A. **Ordinances - First Reading.**
  - B. **Ordinances - Second Reading.**
    - 8.B.1. **Ordinance 2015-43:** Amending the Future Land Use Map designation for the property at 1 Nelmar Street from Commercial Medium Intensity to Residential Low Density. *D. Birchim, Director, Planning and Building.*
    - 8.B.2. **Ordinance 2015-44:** Rezoning the property at 1 Nelmar Street from Commercial Medium (CM-2) to Residential Single Family Two (RS-2). *D. Birchim, Director, Planning and Building.*
    - 8.B.3. **Ordinance 2015-46:** Amending the Future Land Use Map designation for 399 Riberia Street from Open Land to Recreation and Open Space for an 11 acre public park. *D. Birchim, Director, Planning and Building.*
    - 8.B.4. **Ordinance 2015-47:** Creating a definition of “**Undeveloped Conservation Park Lands**” and inclusion in the City Code. *D. Birchim, Director, Planning and Building.*
    - 8.B.5. **Ordinance 2015-48:** Amending the Future Land Use Map designation from Residential Low Density to Recreational and Open Space for the creation of public park between the intersections of Santa Monica Avenue and Altadena Avenue on Lew Boulevard. *D. Birchim, Director, Planning and Building.*

- 8.B.6. Ordinance 2015-49:** Amending the zoning designation for the property between the intersections of Santa Monica Avenue and Altadena Avenue on Lew Boulevard for the creation of public park. *D. Birchim, Director, Planning and Building.*

**9. Ordinances and Resolutions - No Public Hearing Required.**

**A. Ordinances – First Reading.**

- 9.A.1. Ordinance 2016-01:** Revisions to sewer use ordinance to correct a scrivener's error and provide public notification of industrial pre-treatment permits. *M. Graham, Director, Public Works.*

- 9.A.2. Ordinance 2016-02:** Revisions to the zoning code to provide for mini self-storage and climate controlled storage in certain zoning districts. *D. Birchim, Director, Planning and Building.*

**B. Resolutions**

- 9.B.1. Resolution – 2016-01:** Resolution opposing to the provisions of House Bill 803 and Senate Bill 1054 relating to citizen archaeology permits. *N. Sikes-Kline, Commissioner.*

**10. Staff Reports and Presentations.**

- 10.A.** Information regarding the National Citizen Survey (NCS) to capture opinions at random regarding strategic planning and resource allocation. *M. Litzinger, Director, Finance, Budget and Management.*

**11. Items by City Attorney (See Consent Agenda also).**

- 11.A.** Sunshine, Public Records and Ethics Minute. No Presentation. Information provided by the City Attorney's office as an on-going series to keep the Commission abreast of relevant developments.

**12. Items by City Clerk. (See Consent Agenda also).**

- 12.A.** Notification of term expirations and request for authorization to fill same for the St. Augustine Firefighters' Pension Fund Board of Trustees.

**13. Items by City Manager.**

**14. Items by Mayor and Commissioners.**

**15. Adjourn.**

**NOTICES:** In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. \*\*\*In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone 904-825-1007; 1-800-955-8771 (TDB) or 1-800-955-8770 (V) via Florida Relay Services. \*\*\*The City of St. Augustine encourages anyone wishing to present the invocation at city commission meetings to contact the City Clerk's office, to be placed on the rotation list, and encourages people of all religious affiliations or of no religious affiliation to present a non-denominational invocation to inspire us in the work of the City Commission.

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**CONSENT AGENDA – JANUARY 11, 2016**

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1. **Preview of upcoming Commission meetings.**
  - a) **The following ordinances are tentatively scheduled for 2<sup>nd</sup> reading on January 25, 2016:**  
**Ordinance 2016-01:** Revisions to sewer use ordinance to correct a scrivener's error and provide public notification of permit.  
  
**Ordinance 2016-02:** Revisions to the zoning code to provide for mini self-storage and climate controlled storage in certain zoning districts.
  - b) **Reminder of upcoming meetings:**
    - January 25, 2016 – City Commission meeting at 5 p.m.
2. **Approval of Minutes from prior commission meetings:**
  - July 27, 2015 - City Commission Meeting
  - September 14, 2015 – City Commission Meeting
  - September 28, 2015 – City Commission Meeting
  - November 19, 2015 - Special Commission Meeting
3. **Release of Lien for Unit Connection Fee Mortgage(s): None.**
4. **Proposed Proclamations, Certificates of Appreciation/Recognition. (Commission approval required).** (To be read at a subsequent meeting.)
  - 2016-04 - 150<sup>th</sup> Anniversary of the Sisters of St. Joseph  
**Notification of Proclamations/Certificates of Recognition issued:** None.
5. **Neighborhood Zoning Workbook information.** This workbook has been prepared by the Planning and Building Department and will be accessible on City's website when the new website is available. In the meantime, hard copies are available to the public for review in the office of Planning and Building as well as the City Manager's office. *D. Birchim, Director of Planning and Building.*
6. **Request approval of the nomination of the St. Augustine Garrison and Robert and Maria Alvarez as recipients for the Adelaide Sanchez Award.** *D. Galambos, City Clerk.*
7. **Notification of one (1) term vacancy on the Code Enforcement Adjustments and Appeals Board, appointment to be made during the January 25, 2016 Commission meeting.** *D. Galambos, City Clerk.*
8. **Notification of three (3) upcoming term expirations on the Lincolnville Community Redevelopment Area Steering Committee.** *D. Galambos, City Clerk.*
9. **Approval of invoices for legal costs:**

- A. Invoice dated December 3, 2015 from the Marks Gray Law Firm for services regarding Wendler v. City of St. Augustine in the amount of \$10,557.27. *I. Lopez, City Attorney.*
- B. Invoice dated December 2, 2015 from the Gunster Law Firm for services regarding Whetstone v. City of St. Augustine in the amount of \$735.15. *I. Lopez, City Attorney.*

*End of Consent Agenda*

## CITY OF ST. AUGUSTINE

Regular City Commission Meeting  
Monday, January 11, 2016

The City Commission met in formal session Monday, January 11, 2016 at 5:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Mayor Nancy Shaver, and the following were present:

**1. Roll Call:** Nancy Shaver, Mayor  
Roxanne Horvath, Vice Mayor  
Leanna S. A. Freeman, City Commissioner  
Nancy Sikes-Kline, City Commissioner  
Todd Neville, City Commissioner

John Regan, City Manager  
Timothy A. Burchfield, Assistant City Manager  
Isabelle Lopez, City Attorney  
Darlene Galambos, City Clerk  
David Birchim, Director, Planning and Building  
Jim Piggott, General Services Director  
Mark Litzinger, Comptroller  
Paul K. Williamson, Director, Public Affairs  
Dana Ste. Claire, Development Director, 450<sup>th</sup> Commemoration  
Denise May, Assistant City Attorney  
Loran Lueders, Police Chief  
James Costeira, Fire Chief  
Martha Graham, Director, Public Works  
Laurie Atkinson, Recording Secretary

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### **INVOCATION AND PLEDGE OF ALLEGIANCE**

Pastor Lois Turner, Pentecostal Fellowship Center Church, delivered the invocation, and Commissioner Horvath led the Pledge of Allegiance.

### **2. ADMINISTRATIVE ITEMS**

#### **2.A/ Modification of Agenda**

Commissioner Sikes-Kline requested that item 9b, a resolution opposing House Bill 803 and Senate Bill 1054 regarding Archeological finds, be moved to item 5a to allow experts in attendance to be available for questions.

### **MOTION**

Commissioner Neville **MOVED** to **APPROVE** the Agenda as amended. The motion was **SECONDED** by Commissioner Horvath and **PASSED UNANIMOUSLY BY VOICE VOTE.**

### **3./ Special Presentations, Proclamations, Recognitions:**

Mayor Shaver read and presented the following proclamations:

- **2016-01: Arbor Day**
- **2016-03: Florida Jewish History Month.**

**3.C. Special presentation from the Scott Dailey Florida Institute of Government and the Florida League of**

**Cities for the completion of the Advanced Institute for Elected Municipal Officials.**

Vice Mayor Roxanne Horvath was presented with a completion certificate for the Advanced Institute for Elected Municipal Officials.

**3.D. Special presentation of the Special Achievement Award for the Downtown Improvement District for Quality of Life and the 450th Commemoration for Culture, Historic Preservation or Adaptive Reuse from the Northeast Florida Regional Council. Sponsored by Commissioner Horvath.**

John Regan accepted the award on behalf of City Staff.

**4. General Public Comments (3 minutes per individual)**

Public comment was heard.<sup>1</sup>

**5. Consent Agenda**

**5.A/ Additions, deletions or modifications to Consent Agenda.<sup>2</sup>**

John Regan, City Manager, reviewed the Consent Agenda

**5.B/ Approval of Consent Agenda.**

**MOTION**

**Commissioner Horvath MOVED to approve the Consent Agenda. The motion was SECONDED by Commissioner Neville and APPROVED UNANIMOUSLY BY VOICE VOTE.**

**6. Appeals.**

(None)

**7. General Public Presentations (10 minutes per presentation)**

<sup>1</sup> Cards attached to original minutes.

<sup>2</sup> This Item was heard after Item 9.B.1/

(None)

**8. Ordinances and Resolutions – Public Hearing Required.**

**8.A/ Ordinances – First Reading**

(None)

**8.B/ Ordinances - Second Reading**

**8.B.1. Ordinance 2015-43: Amending the Future Land Use Map designation for the property at 1 Nelmar Street from Commercial Medium Intensity to Residential Low Density.**

David Birchim, Director, Planning and Building, presented Ordinance 2015-43.

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

Commissioner Sikes-Kline voiced concern regarding future property owners' possible reaction to a residential home so close to a busy intersection.

**MOTION**

**Commissioner Neville MOVED to place Ordinance 2015-43 on second reading, read by title only and passed. The motion was SECONDED by Commissioner Horvath.**

Isabelle Lopez read the title as follows:

**ORDINANCE NO. 2015-43**

**AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN, FUTURE LAND USE MAP TO RECLASSIFY A PARCEL OF LAND CONTAINING APPROXIMATELY 0.17 ACRES LOCATED NEAR THE INTERSECTION OF NELMAR AVENUE AND SAN MARCO AVENUE INCORPORATING THE EAST 58.5 FEET OF THE NORTH 31.5 FEET OF LOT 37**

AND THE EAST 58.5 FEET OF LOT 38 NELMAR TERRACE IN THE CITY OF ST. AUGUSTINE AND BEING MORE PARTICULARLY DESCRIBED HEREINAFTER FROM COMMERCIAL MEDIUM INTENSITY TO RESIDENTIAL LOW DENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS OF THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

**VOTE ON MOTION**

**AYES:** Neville, Horvath, Freeman,  
Sikes-Kline, Shaver

**NAYES:** None

**MOTION APPROVED UNANIMOUSLY**

**8.B.2. Ordinance 2015-44: Rezoning the property at 1 Nelmar Street from Commercial Medium (CM-2) to Residential Single Family Two (RS-2).**

David Birchim, presented Ordinance 2015-44.

Public hearing was opened.

B.J. Kalaidi felt that the property should remain CM-2 to bring in more revenue.

Public hearing was closed.

**MOTION**

**Commissioner Neville MOVED to place Ordinance 2015-44 on second reading, read by title only and passed. The motion was SECONDED by Commissioner Horvath.**

Isabelle Lopez read the title as follows:

ORDINANCE NO. 2015-44

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A PARCEL OF LAND CONTAINING APPROXIMATLY 0.17 ACRES LOCATED

NEAR THE INTERSECTION OF NELMAR AVENUE AND SAN MARCO AVENUE INCORPORATING THE EAST 58.5 FEET OF THE NORTH 31.5 FEET OF LOT 37 AND THE EAST 58.5 FEET OF LOT 38 NELMAR TERRACE IN THE CITY OF ST. AUGUSTINE AND BEING MORE PARTICULARLY DESCRIBED HEREINAFTER FROM COMMERCIAL MEDIUM-TWO (CM-2) TO RESIDENTIAL SINGLE FAMILY-TWO (RS-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS OF THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

**VOTE ON MOTION**

**AYES:** Neville, Horvath, Freeman,  
Sikes-Kline, Shaver

**NAYES:** None

**MOTION APPROVED UNANIMOUSLY**

**8.B.3. Ordinance 2015-46: Amending the Future Land Use Map designation for 399 Riberia Street from Open Land to Recreation and Open Space for an 11 acre public park.**

David Birchim, presented Ordinance 2015-46.

Public hearing was opened.

Ed Slavin spoke in favor of the Ordinance.

B.J. Kalaidi felt the LCRA funds should be used to develop the park rather than being used as general fund money.

Public hearing was closed.

Mayor Shaver spoke in favor of the Ordinance.

**MOTION**

**Commissioner Neville MOVED to place Ordinance 2015-46 on second reading,**

**read by title only and passed. The motion was SECONDED by Commissioner Sikes-Kline.**

Isabelle Lopez read the title as follows:

**ORDINANCE NO. 2015-46**

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN, FUTURE LAND USE MAP TO RECLASSIFY A PARCEL OF LAND CONTAINING APPROXIMATELY 11 ACRES LOCATED AT 399 RIBERIA STREET KNOWN AS RIBERIA POINTE, SOUTH OF THE CITY OF ST. AUGUSTINE SEWAGE TREATMENT PLANT IN ST. AUGUSTINE AND BEING MORE PARTICULARLY DESCRIBED HEREINAFTER FROM OPEN LAND TO RECREATION AND OPEN SPACE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS OF THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

**VOTE ON MOTION**

**AYES: Neville, Sikes-Kline, Horvath, Freeman, Shaver**

**NAYES: None**

**MOTION APPROVED UNANIMOUSLY**

**8.B.4. Ordinance 2015-47: Creating a definition of "Undeveloped Conservation Park Lands" and inclusion in the City Code.**

David Birchim, presented Ordinance 2015-47.

Public hearing was opened.

Ed Slavin spoke in support of the Ordinance.

Public hearing was closed.

John Regan stated that this motion was a profound event and thanked Mr. Birchim for his work on the project.

**MOTION**

**Commissioner Freeman MOVED to place Ordinance 2015-47 on second reading, read by title only and passed. The motion was SECONDED by Commissioner Horvath.**

Isabelle Lopez read the title as follows:

**ORDINANCE NO. 2015-47**

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING SECTION 11-27 OF THE CODE OF THE CITY OF ST. AUGUSTINE TO PROVIDE A DEFINITION FOR "UNDEVELOPED CONSERVATION PARK LANDS"; PROVIDING FOR INCLUSION IN CHAPTER 11, ENVIRONMENTAL PROTECTION, OF THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

**VOTE ON MOTION**

**AYES: Freeman, Horvath, Neville, Sikes-Kline, SHaver**

**NAYES: None**

**MOTION APPROVED UNANIMOUSLY**

**8.B.5. Ordinance 2015-48: Amending the Future Land Use Map designation from Residential Low Density to Recreational and Open Space for the creation of public park between the intersections of Santa Monica Avenue and Altadena Avenue on Lew Boulevard.**

David Birchim, presented Ordinance 2015-48.

Public hearing was opened.

B.J. Kalaidi felt that there needed to be a tax assessment of Lighthouse Neighborhood residents to support the park.

Ed Slavin spoke in opposition of a special assessment since the passive park would cost little to maintain. He was in favor of the Ordinance.

John Depreder spoke in favor of the Ordinance.

Mike Rollandelli spoke in favor of the Ordinance.

Public hearing was closed.

Commissioner Sikes-Kline thanked Commissioner Freeman and the Lighthouse Park Neighborhood for their efforts in bringing the proposed ordinance forward.

Commissioner Freeman stated that the greatest planning efforts were sometimes to choose not to develop land. She appreciated the support from the neighborhood and thanked Mr. Birchim for writing the ordinance.

#### **MOTION**

**Commissioner Freeman MOVED to place Ordinance 2015-48 on second reading, read by title only and passed. The motion was SECONDED by Commissioner Neville.**

Isabelle Lopez read the title as follows:

#### **ORDINANCE NO. 2015-48**

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN, FUTURE LAND USE MAP TO RECLASSIFY A PARCEL OF LAND CONTAINING APPROXIMATELY 0.4 ACRES LOCATED BETWEEN SANTA MONICA AVENUE

AND ALTADENA AVENUE ON LEW BOULEVARD ST. AUGUSTINE AND BEING MORE PARTICULARLY DESCRIBED HEREINAFTER FROM RESIDENTIAL LOW DENSITY TO RECREATION AND OPEN SPACE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS OF THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

#### **VOTE ON MOTION**

**AYES: Freeman, Neville, Horvath, Sikes-Kline, Shaver**

**NAYES: None**

**MOTION APPROVED UNANIMOUSLY**

**8.B.6. Ordinance 2015-49: Amending the zoning designation for the property between the intersections of Santa Monica Avenue and Altadena Avenue on Lew Boulevard for the creation of public park.**

David Birchim, presented Ordinance 2015-49.

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

#### **MOTION**

**Commissioner Freeman MOVED to place Ordinance 2015-43 on second reading, read by title only and passed. The motion was SECONDED by Commissioner Horvath.**

Isabelle Lopez read the title as follows:

#### **ORDINANCE NO. 2015-49**

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.4 ACRES OF PROPERTY LOCATED BETWEEN SANTA MONICA AVENUE AND ALTADENA AVENUE ON LEW

BOULEVARD IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL SINGLE FAMILY-ONE (RS-1) TO THE CLASSIFICATION OF GOVERNMENT USE (GU); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

**VOTE ON MOTION**

**AYES:** Freeman, Horvath, Neville,  
Sikes-Kline, Shaver

**NAYES:** None

**MOTION APPROVED UNANIMOUSLY**

**9. Ordinances and Resolutions - No Public Hearing Required**

**9.A/ Ordinances – First Reading**

**9.A.1. Ordinance 2016-01: Revisions to sewer use ordinance to correct a scrivener's error and provide public notification of industrial pre-treatment permits.**

Martha Graham, Director, Public Works, presented Ordinance 2016-01.

Mayor Shaver asked for an example of the minor discharges into the City's sewer system.

Ms.Graham referenced a commercial swimming pool discharging into the sewer system. She stated that the largest discharger was Grumman, and that if they discharged again the public would be notified, but most discharges were minor and should not require public notification.

**MOTION**

**Commissioner Sikes-Kline MOVED to place Ordinance 2016-01 on first reading, read by title only and passed. The motion was SECONDED by Commissioner Horvath.**

Isabelle Lopez read the title as follows:

**ORDINANCE NO. 2016-01**

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING CHAPTER 26, ARTICLE IV, SECTION 26-91 OF THE CODE OF THE CITY OF ST. AUGUSTINE RELATING TO WASTEWATER DISCHARGE PERMIT APPEALS; AMENDING CHAPTER 26, ARTICLE IV, SECTION 26-109 OF THE CODE OF THE CITY OF ST. AUGUSTINE RELATING TO WASTEWATER PRETREATMENT UPSETS, AFFIRMATIVE DEFENSE AND BYPASS; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE

**VOTE ON MOTION**

**AYES:** Sikes-Kline, Horvath, Neville  
Freeman, Shaver

**NAYES:** None

**MOTION APPROVED UNANIMOUSLY**

**9.A.2. Ordinance 2016-02: Revisions to the zoning code to provide for mini self-storage and climate controlled storage in certain zoning districts.**

David Birchim presented Ordinance 2016-02.

The Commission discussed parking requirements and current parking configurations for storage facilities.

Mr. Birchim stated that there was an application submitted for development of the outparcel at SR312 and A1A scheduled to be heard at the February Planning and Zoning Board meeting.

Commissioner Sikes-Kline noted that the proposed ordinance began with the

proposal of the referenced property's owner.

## **MOTION**

**Commissioner Horvath MOVED to place Ordinance 2016-02 on first reading, read by title only and passed. The motion was SECONDED by Commissioner Sikes-Kline.**

Isabelle Lopez read the title as follows:

### **ORDINANCE NO. 2016-02**

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING SECTION 28-2 OF THE CODE OF THE CITY OF ST. AUGUSTINE TO PROVIDE A DEFINITION FOR "SELF-STORAGE FACILITY"; AMENDING CODE SECTION 28-208 TO ALLOW FOR SELF-STORAGE FACILITY AS A PERMITTED USE BY EXCEPTION IN COMMERCIAL MEDIUM ONE (CM-1) ZONING CATEGORY; AMENDING CODE SECTION 28-209 TO ALLOW FOR SELF-STORAGE FACILITY AS A PERMITTED USE BY EXCEPTION IN COMMERCIAL MEDIUM TWO (CM-2) ZONING CATEGORY; AMENDING CODE SECTION 28-226 TO ALLOW FOR MINIWAREHOUSES AND SELF-STORAGE FACILITY AS A PERMITTED USE IN INDUSTRIAL AND WAREHOUSING (IW) ZONING CATEGORY; AMENDING SECTION 28-373(C) TO PROVIDE FOR REQUIRED OFF-STREET PARKING FOR SELF-STORAGE FACILITY; AMENDING SECTION 28-375(2) TO PROVIDE FOR REQUIRED OFF-STREET LOADING FOR MINI-WAREHOUSES AND SELF-STORAGE FACILITIES PROVIDING FOR INCLUSION IN CHAPTER 28, ZONING, OF THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

## **VOTE ON MOTION**

**AYES: Horvath, Sikes-Kline, Neville, Freeman, Shaver**

**NAYES: None**

**MOTION APPROVED UNANIMOUSLY**

## **9.B/ Resolutions**

**9.B.1/ Resolution opposing to the provisions of House Bill 803 and Senate Bill 1054 relating to citizen archaeology permits.<sup>3</sup>**

Commissioner Nancy Sikes-Kline, presented Resolution 2016-01.

## **MOTION**

**Commissioner Neville MOVED to pass Resolution 2016-01. The motion was SECONDED by Commissioner Horvath and APPROVED BY UNANIMOUS VOICE VOTE.**

## **10. Staff Reports and Presentations**

**10.A. Information regarding the National Citizen Survey (NCS) to capture opinions at random regarding strategic planning and resource allocation.**

Mark Litzinger, Director, Finance, Budget and Management explained the process for the survey.

Commissioner Sikes-Kline said that, as Commissioners, they were always looking for ways to receive input from constituents and the survey was a good, scientific and measurable method.

## **11. ITEMS BY CITY ATTORNEY**

**11.A/ Sunshine, Public Records and Ethics Minute.**

No presentation made, provided by the City Attorney's Office for information purposes.

<sup>33</sup> This item was heard prior to Item 5.A.1/

## 12. ITEMS BY CITY CLERK

### **12.A. Notification of term expirations and request for authorization to fill same for the St. Augustine Firefighters' Pension Fund Board of Trustees.**

Darlene Galambos, City Clerk requested confirmation of two re-appointments to the Fire Fighters' Pension Board. The current members and only applicants were as follows:

#### **MOTION**

**Commissioner Freeman MOVED to confirm re-appointment of the two applicants. The Motion was SECONDED by Commissioner Horvath and APPROVED UNANIMOUSLY BY VOICE VOTE.**

## 13. ITEMS BY CITY MANAGER

John Regan suggested an appreciation week or day to recognize members of the re-enactment and historical educational community.

Commissioner Freeman recommended dedicating a page on the website to recognizing members of the re-enactment and historical educational community.

Commander Steve Fricke updated the Commission on the status of light-saber vendors in the City.

There was further discussion regarding mobile vendors.

Denise May, Assistant City Attorney, responding to questions regarding golf carts not being permitted under the cab ordinance, stated that the taxi vendor was citing section 27-83(a) which addressed the safety requirements and maintenance of taxi cabs, which stated that motor vehicles operating as taxi cabs must meet several requirements, including having doors. She further clarified that golf carts

were considered low-speed vehicles and were addressed under separate Florida Statutes. She continued that, though the regulations were different, the closest business category such vehicles operate under was "Taxi," and staff licensed them as such.

Mayor Shaver confirmed that there were currently no issues regarding low speed vehicles in terms of complying with statute.

Ms. May responded affirmatively, and stated that the City would be receiving an inventory of what vehicles were using public roadways in order to make informed decisions.

There was further discussion regarding taxi standards wherein it was the consensus of the Commission that further discussions regarding traditional taxi-cab standards would be necessary.

## 14. Items by Mayor and Commissioners

Commissioner Sikes-Kline asked Mr. Birchim to explain the zoning workbook.

Mr. Birchim explained the process of the zoning workbooks.

Commissioner Sikes-Kline mentioned that there would be a tribute to Dr. Hayling scheduled for Thursday, January 14, 2016 in the rotunda at the Florida Capital at noon and encouraged the Commission to attend. She also advised that the archeology project on Charlotte Street was underway.

Commissioner Neville noted that the neighborhood workbook was on-schedule according to the strategic plan. He encouraged staff to continue work on mobility now that the zoning workbook had been accomplished.

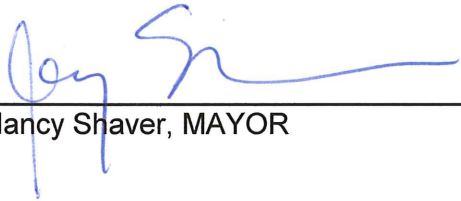
Mr. Regan stated that staff was ready to come forward with an outline of the Continuous Consultant Negotiation Act (CCNA) process for mobility.

Commissioner Neville cautioned the Commission regarding interactions with citizens in current litigation with the City.

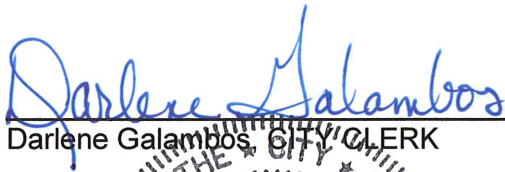
Mayor Shaver congratulated staff on the parks, zoning workbook, and efforts regarding mobility.

### 15. Adjournment

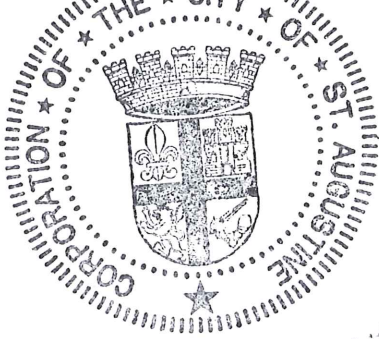
There being no further business, the meeting was adjourned at 10:41 P.M.<sup>4</sup>



Nancy Shaver, MAYOR



Darlene Galambos, CITY CLERK



<sup>4</sup> Transcribed by Candice Seymour