

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, February 13, 2023

The City Commission met in formal session Monday, February 13, 2023, at 5:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Mayor Nancy Sikes-Kline, and the following were present:

1. Roll Call: Nancy Sikes-Kline, Mayor/City Commissioner
Roxanne Horvath, Vice Mayor/City Commissioner
Barbara Blonder, City Commissioner
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner

Also Present: John Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
David Birchim, Assistant City Manager
Reuben Franklin, Director, Public Works
Amy Skinner, Director, Planning and Building
Melissa Wissel, Director, Communications
Greg Johnson, Deputy Director of Financial Services
Jim Piggott, Director of General Services
Jennifer Michaux, Police Chief
Colleen Kuhn, Recording Secretary

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Britton of New Mt. Moriah Christian Ministry delivered the invocation, and Commissioner Horvath led the Pledge of Allegiance.

2. ADMINISTRATIVE ITEMS

Mayor Sikes-Kline asked for a moment of silence in recognition of the passing of former Mayor Greg Baker.

Mayor Sikes-Kline requested that the Certificate of Recognition 2023-02CR - 125th Anniversary of the Maria Jefferson Chapter of the National Society of the Daughters of the American Revolution be moved from the Consent Agenda to the Regular Agenda as Item 3.B.

2.A. Modification and Approval of Regular Agenda MOTION

Commissioner Horvath MOVED to approve the Regular Agenda as amended. The motion was SECONDED by Commissioner Blonder and APPROVED BY UNANIMOUS VOICE VOTE.

3. Special Presentations, Recognitions and Proclamations

3.A. Proclamation 2023-07: Declaring February 2023 to be designated as Black History Month. (C. Garris, Commissioner)

Commissioner Garris presented Arnette Chase and his family with Proclamation 2023-07 in recognition of Black History Month.

13.B Certificate of Recognition 2023-02CR - 125th Anniversary of the Maria Jefferson Chapter of the National Society of the Daughters of the American Revolution. (N. Sikes-Kline, Mayor)

Mayor Sikes-Kline presented a Certificate of Recognition to the Maria Jefferson Chapter of the Daughters of the American Revolution.

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Vicki Pepper
- Lauren Giber
- Pastor Delphine Sands
- Pastor Anthony Britton
- B.J. Kalaidi

Public comment was closed.

5. Consent Agenda

John Regan, City Manager, read the Consent Agenda.

CA.1. Preview of upcoming Commission meetings.

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON FEBRUARY 27, 2023:

- Ordinance 2023-08

CA.3. Reminder of Upcoming Meetings:

- February 27, 2023, 4:30pm, Presentation of the deAviles Award

- February 27, 2023, 5:00pm, Regular City Commission Meeting
- March 13, 2023, 5:00pm, Regular City Commission Meeting
- March 20, 2023, 1:00pm, Special City Commission Meeting
- March 27, 2023, 5:00pm, Regular City Commission Meeting

CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:

None.

CA.5. RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S):

None.

CA.6. PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING).

- Certificate of Recognition to St. Johns Housing Partnership recognizing their 25th year of service. (R. Horvath, Commissioner)
- Certificate of Recognition 2023-02CR - 125th Anniversary of the Maria Jefferson Chapter of the National Society of the Daughters of the American Revolution. (N. Sikes-Kline, Mayor)

CA.7. NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED:

- Proclamation 2023-04-Irish American Heritage Month (N. Sikes-Kline, Mayor)
- Certificate of Recognition 2023-01CR - 110th Anniversary of the founding of Delta Sigma Theta Sorority (N. Sikes-Kline, Mayor)

CA.8. Notification of presentation of the deAviles Award. (M. Wissel, Director Communications)

¹ Moved from Consent Agenda to Regular Agenda

CA.9. Nomination of Leslee Keys for the Adelaide Sanchez award. (*B. Blonder, Commissioner*)

CA.10. Approval of the design of the entry sign on Anastasia Island. (*J. Piggott, Director General Services*)

CA.11. Approval of Title VI document for the City's STAR circulator. (*R. Franklin, Director Public Works*)

CA.12. Invoice in the Baker Hostetler Ponce Associates/Maderia Subdivision matter of \$1,765.50 (*R. Franklin, Director Public Works*)

5.A. Additions, deletions or modifications to Consent Agenda

None.

5.B. Approval of Consent Agenda

The Consent Agenda was approved by Unanimous Voice Vote.

The Commission inquired about the nominating process for awards.

Melissa Wissel, Communications Director explained that a letter requesting a nomination was typically submitted by a Commissioner. She said that she could provide accompanying documentation if the Commission desired it.

The Commission requested that the procedure be modified going forward.

6. Appeals

None.

7. General Public Presentations, Items of Great Public Importance, and Other Items Requiring Public Hearings

7.A. General Public Presentations

None.

7.B. Items of Great Public Importance

None.

7.C. Other Items Requiring Public Hearing

None.

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

8.A.1. Ordinance 2023-06: Amends the Future Land Use Designation of a portion of 865 Fish Island Road south of State Road 312 from Public to Commercial Medium Intensity. (A. Skinner, Director Planning and Building)

Amy Skinner, Planning and Building Director presented Ordinances 2023-06 and 2023-07.

Public hearing was opened, and Commissioners heard comments from the following member of the public:

- B.J. Kalaidi

Public hearing was closed.

Ms. Skinner reviewed maps of the area and expectations for the property if the Ordinances were adopted.

Commissioner Horvath asked who owned the property and how it could be accessed.

Mr. Regan noted the property in question was owned by the City and included a Lift Station that served a development on Plantation Island Drive South.

David Birchim, Assistant City Manager said no easements would be needed.

MOTION

Commissioner Horvath MOVED to pass Ordinance 2023-06 on second reading and read by title only. The motion was SECONDED by Commissioner Blonder.

Isabelle Lopez, City Attorney read the title as follows:

ORDINANCE NO. 2023-06

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 2.32 ACRES OF PROPERTY LOCATED SOUTH OF STATE ROAD 312 BEING A PORTION OF 865 FISH ISLAND ROAD BETWEEN 700 PLANTATION ISLAND DRIVE SOUTH AND 950 PLANTATION ISLAND DRIVE SOUTH IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF PUBLIC TO A DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: None

MOTION APPROVED UNANIMOUSLY

8.A.2. Ordinance 2023-07: Amends the zoning of a portion of 865 Fish Island Road south of State Road 312 from Government Use District (GU) to Commercial Medium-Two (CM-2). (A. Skinner, Director Planning and Building)

Commissioners disclosed ex parte.

Public hearing was opened, and Commissioners heard comments from the following member of the public:

- B.J. Kalaidi

Public hearing was closed.

Mr. Birchim indicated that the Commission had considered the property for the purpose of affordable housing in January 2022; however, decided that the Holmes Boulevard Property would be best suited.

MOTION

Commissioner Horvath MOVED to pass Ordinance 2023-07 on second reading and read by title only. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-07

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 2.32 ACRES OF PROPERTY LOCATED SOUTH OF STATE ROAD 312 BEING A PORTION OF 865 FISH ISLAND ROAD BETWEEN 700 PLANTATION ISLAND DRIVE SOUTH AND 950 PLANTATION ISLAND DRIVE SOUTH IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF GOVERNMENT USE DISTRICT (GU) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: None

MOTION APPROVED UNANIMOUSLY

8.B. Ordinances – First Reading (only if required by law)

None.

- Amenities need to be identified
- no expiration date on affordable housing
- rentals, owner occupied, or a mix,
- range of income levels

Mr. Birchim shared that consultants had been retained to assist with the project and activities would include:

- The site being open to the public on Saturday, March 18th from 9 a.m. to 12:00 p.m.
- A Charrette, Interactive Design Process, scheduled for March 20th from 1:00 p.m. – 5:00 p.m.
- A final report to the Commission with conceptual site plans for approval
- A Request for Proposal

Commissioner Springfield asked if any of the units could be designated for seniors only.

Ms. Lopez explained there could be deed restrictions for people aged 55 and over.

Mr. Birchim confirmed a percentage of units would be accessible under the Americans with Disabilities Act (ADA). He indicated that a survey of the property had been completed, and an Environmental Engineer would investigate the classification of the wetlands. He said coquina had been mined at the site in the past, and may continue in the future.

Ms. Lopez explained that the Charrette would not be a Noticed Commission meeting, Commissioners would not be attending in their elected capacity, and that Commission participation would be limited.

10.B. Communications department presentation. (M. Wissel, Director Communications)

Melissa Wissel, Communications Director presented information on activities of the Communications Department to include:

- Providing reliable and relevant information regarding the City
- Emergency/Crisis Communications
- Citizen Awards
- Events/Programs
- Campaigns
- Graphic design
- Content Quality Control
- Website Management
- Citizen Survey beginning in March 2023
- Neighborhood grants
- Sister Cities
- Government engagement

Commissioner Springfield asked about the Department's approach to ADA compliance.

Ms. Wissel shared that about a third of Cindy Walker's time was spent on ADA compliance. She said they train City staff on ADA compliance processes.

Ms. Lopez said that the City was proactive in complying with the ADA across all departments.

Mayor Sikes-Kline expressed her interest in adding staff to the Communications Department in the upcoming budget cycle.

11. ITEMS BY CITY ATTORNEY

None.

12. ITEMS BY CITY CLERK

12.A. Notification of two term expirations on the Lincolnville Community Redevelopment Area Steering Committee. (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, reviewed term expirations for the Lincolnville Community Redevelopment Agency (LCRA) Steering Committee.

12.B. Request for appointments to the St. Augustine Audit Review Committee. (D. Galambos, City Clerk)

Ms. Galambos requested approval for two Audit Review Committee appointments. She noted both applicants were well qualified and would serve with the Mayor on the Committee.

MOTION

Commissioner Horvath MOVED to approve the Audit Review Committee appointments. The motion was SECONDED by Commissioner Blonder and APPROVED BY UNANIMOUS VOICE VOTE.

13. ITEMS BY CITY MANAGER

13.A. Presentation and discussion of the final report on the Sociable City Assessment. (J. Regan, City Manager)

Mr. Regan presented history, data, trends, and outcomes of the Sociable City Assessment. He noted a 2022 stakeholder engagement opportunity included 130 individuals representing 81 organizations looking at public safety, quality of life, mobility, social venues, and public space. He went on to discuss project goals which included preservation and advocacy of the social and economic value of downtown, identification of risk factors for crime, ensuring a peaceful coexistence, and enhanced communication between government and the business community.

The Commissioners and Police Chief Jennifer Michaux discussed the impacts of wedding venues on downtown bars, increased Driving Under the Influence (DUI) arrests in 2022, limited resources and slow response times, and the ability to get residents back into the downtown area.

Mr. Regan said that staff would develop a timeline and strategy for implementing the proposed plan and noted input would be obtained from the business community.

Ms. Lopez shared that there was legislation being proposed that would impact regulatory ordinances that should be considered.

14. Items by Mayor and Commissioners

Commissioner Garris asked that the church crosswalk issue be added to the Task Tracking list.

Commissioner Springfield provided a reminder of the upcoming Don Pedro Menendez birthday celebration.

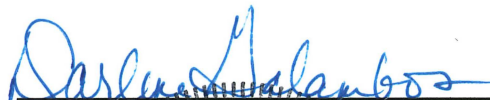
Commissioner Blonder provided a reminder of the Fort Mosaic Jazz and Blues Festival. She requested that the landscaping for Zora Neale Hurston Memorial Park be updated.

15. Adjournment

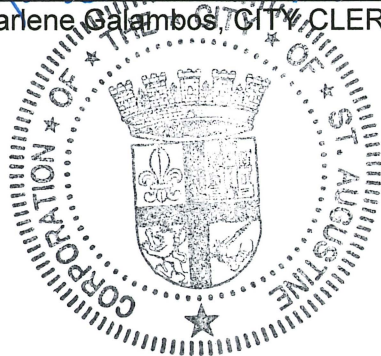
There being no further business, the meeting was adjourned at 7:38P.M.²



Nancy Sikes-Kline, MAYOR



Darlene Galambos, CITY CLERK



² Transcribed by Colleen Kuhn