

CITY OF ST. AUGUSTINE

City Commission Special Meeting
Monday, May 8, 2023

The City Commission met in formal session Monday, May 8, 2023 at 3:30 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
Cory Sakryd, Deputy General Services Director
Melissa Wissel, Communications Director
Jennifer Michaux, Police Chief
Colleen Kuhn, Recording Secretary

2. General Public Comments

The Commissioners heard from the following member of the public:

Dana Michael Micallef (showed video/archived)

Public comment was closed.

3. Discussion regarding the affordable housing feasibility study and public charette.

David Birchim, Assistant City Manager, introduced Jeff Huber and Greg Burke to review the results of the charette with the Commission.

Jeff Huber, from Brooks and Scarpa, said the charette was held on March 27th and approximately 40-50 people attended. He reviewed the presentation and highlighted the following ideas and considerations:

- 1/5 of County renters were cost burdened; many would be first-time homebuyers.
- Affordable housing build costs were \$175 per square foot at a minimum.
- The goal was to build at least 400 units of mixed-income housing; up to 15 units per acre.
- Retrofitting of North Holmes Boulevard required transportation and infrastructure solutions.
- Site programming could include:
 - Child and elder care
 - commercial space
 - community center
 - preschool
 - art gallery/studios
 - biking and walking paths
 - transportation hub
 - emergency and resiliency hub
- Maximum height was 35-feet making it three stories or under.
- The site was 82 acres with over 48.4 acres being uplands.

- Possibly maintain an active coquina quarry.
- Avoid large scale parking lots.
- Address storm water management.

Mr. Huber explained the charette process, and outlined the Project options being considered:

- Bars and Courts Scheme
- Points and Lines Scheme
- Greensward Scheme

Mr. Huber noted that each option offered the possibility of 400 units. He said they would continue to gather feedback from the community and Commission and provide a final report at the June 12th Commission meeting.

Commissioner Springfield suggested posing questions to targeted groups of people who need this type of housing. He asked what percentage of the Average Median Income (AMI) would be recommended. He stated there was no guarantee that a St. Augustine resident would get to live at the property.

Mr. Huber said the AMI would be worked out with the financing package. He suggested there may be ways to write in covenants that would address St. Augustine residents living at the site.

Isabelle Lopez, City Attorney, said the ability to add covenants may depend upon what type of funding is used for the project.

Commissioner Horvath suggested that since this was City property, residents should have access to the housing.

Ms. Lopez said covenants would have expiration dates. She shared that she and Mr. Birchim were exploring how to make the housing market proof to address affordability indefinitely.

Commissioner Blonder asked if the Commission could get a breakdown of who, and how many individuals

participated in the charette, and what their concerns were. She said she would like to see mixed use for walking and biking and suggested there may be an opportunity for a Demonstration Project.

Commissioner Garris noted that a discussion of property restrictions needed to happen.

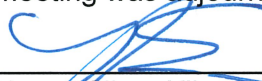
Commissioner Horvath said more time was needed to develop the three Schemes. She asked that the next presentation be scheduled for June 26th since she would not be at the June 12th meeting. She requested that amenities, affordability, and St. Augustine residents' access to housing be discussed further.

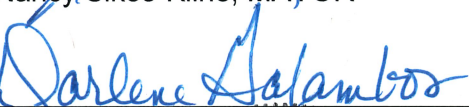
Mayor Sike-Kline said that interconnectivity was a concern and agreed that the Project should offer a direct benefit to City residents.

Mr. Birchim thanked the Commission for their feedback and said it would be incorporated into the June 26th presentation.

4. Adjournment

There being no further business, the meeting was adjourned at 4:23 P.M.¹


Nancy Sikes-Kline, MAYOR


Darlene Galambos, CITY CLERK



¹ Transcribed by Colleen Kuhn