

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, June 12, 2023

The City Commission met in formal session Monday, June 12, 2023, at 5:01 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
Barbara Blonder, City Commissioner
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner

Absent: Roxanne Horvath, Vice Mayor/City Commissioner (excused)

Also Present: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Amy Skinner, Director, Planning and Building
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Colleen Kuhn, Recording Secretary

INVOCATION AND PLEDGE OF ALLEGIANCE

Bob Growick, Elder Team Member with Awaken City Church, delivered the invocation, and Commissioner Horvath led the Pledge of Allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

MOTION

Commissioner Springfield **MOVED** to approve the Regular Agenda. The motion was **SECONDED** by Commissioner Garris and **APPROVED BY UNANIMOUS VOICE VOTE.**

3. Special Presentations, Recognitions and Proclamations

3.A. Proclamation 2023-18: Proclaims June 2023 as Brain Health Awareness

Month in the City of St. Augustine. (N. Sikes-Kline, Mayor)

Commissioner Springfield presented Proclamation 2023-18 to Ginny Bullard.

3.B. Proclamation 2023-22: Proclaims June 26, 2023 as Greek Landing Day in the City of St. Augustine. (N. Sikes-Kline, Mayor)

Commissioner Blonder presented Proclamation 2023-22 to Polly Hillier.

3.C. Proclamation 2023-25: Proclaims June 2023 as Pride Month in the City of St. Augustine. (N. Sikes-Kline, Mayor)

Mayor Sikes-Kline presented Proclamation 2023-25 to Sara Bloomberg.

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Elizabeth Smith
- Shawn Morrison
- Trish Becker
- Dwala Willis
- Jody Simon
- Nancy Murphy
- Arthur Culbert
- Chris Fulmer
- Samer Sami Rasmy Salama
- Lauren Giber
- Robert Nimmons
- Maureen Long
- B.J. Kalaidi

Public comment was closed.

5. Consent Agenda

David Birchim, 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 JULY 24, 2023:

NONE.

CA.3. Reminder of Upcoming Meetings:

- June 21, 2023, 9:00am-12:00pm, Special City Commission Meeting (Strategic Plan)
- June 26, 2023, 5:00pm, Regular City Commission Meeting
- July 10, 2023, 3:00pm, Special City Commission Meeting (Discussion of 2023 Budget Assumptions-Revenues)
- July 10, 2023, 5:00pm, Regular City Commission Meeting

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

- May 8, 2023, Regular City Commission Meeting

- May 8, 2023, Special City Commission Meeting

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).

NONE.

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

- Certificate of Recognition 2023-06CR: Celebrates the 150th Anniversary of the St. Paul African Methodist Episcopal Church. (N. Sikes-Kline, Mayor)

CA.8. Approval of St. Augustine Film Festival request to use Alcazar Room and City Seal for four-day weekend period in January 2024 for film screenings. (J. Regan, City Manager)

CA.9. Confirmation of nomination of Kay Burtin for the 2023 Order of La Florida award. (N. Sikes-Kline, Mayor)

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

None.

5.B. Approval of Consent Agenda

MOTION

Commissioner Springfield MOVED to approve the Consent Agenda. The motion was SECONDED by Mayor Sikes-Kline and APPROVED BY UNANIMOUS VOICE VOTE.

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 2023-10: Annexation of Approximately 14.79 acres of land South of the existing Shipyards Project, East of Arapaho Avenue and North and West of the San Sebastian River (A. Skinner, Planning and Building Director)

Amy Skinner, Planning and Building Director, presented Ordinances 2023-10, 2023-11, 2023-12, 2023-13, and 2023-14. She reviewed maps that outlined the areas covered in the Ordinances and noted that the Planning and Zoning Board (PZB) held public hearings and recommended the changes. She reminded the Commission that at First Reading they requested the development meet the City's minimum impervious surface ratio and stormwater requirements, and that native landscape be included.

Stefan Johansson, Principle, Windward Marina Group, expressed his appreciation of current and previous City staff, Elected Officials, and consultants for their work on the project.

Ellen Avery-Smith, Rogers Towers, P.A., provided a presentation and reviewed the changes made to the Planned Unit Development (PUD) as requested by the Commission.

Elijah George, Marquis Latimer & Halback, reviewed the landscape, greenspace, wetland impacts, and interconnectivity between the shipyards and the single-family community.

Ms. Smith requested that the Commission approve all five Ordinances.

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

The Commission disclosed ex parte on all Ordinances presented.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-10 on second reading. The motion was SECONDED by Mayor Sikes-Kline.

Isabelle Lopez, City Attorney, read the title as follows:

ORDINANCE NO. 2023-10

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 14.79 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING SOUTH OF THE EXISTING DEVELOPMENT REFERRED TO AS THE SHIPYARDS, EAST OF ARAPAHO AVENUE, NORTH AND WEST OF THE SAN SEBASTIAN RIVER AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE

OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Springfield, Sikes-Kline, Garris, Blonder

NAYES: None

MOTION APPROVED UNANIMOUSLY

8.A.2. Ordinance 2023-11: Amending Future Land Use Designation of Approximately 5,076 square feet from St. Johns County Mixed-Use District to City Residential Medium Use as part of the annexation to be incorporated into the Shipyards Project (A. Skinner, Planning and Building Director)

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

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-11 on second reading. The motion was SECONDED by Mayor Sikes-Kline.

Ms. Lopez read the title as follows:
ORDINANCE NO. 2023-11

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 5,076 SQUARE FEET OF PROPERTY LOCATED EAST OF ARAPAHO AVENUE AS A PORTION OF THE M. SOLANA GRANT WITHIN THE SHIPYARDS DEVELOPMENT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY MIXED-USE DISTRICT TO A CITY DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED

USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Springfield, Sikes-Kline, Garris, Blonder

NAYES: None

MOTION APPROVED UNANIMOUSLY

8.A.3. Ordinance 2023-12: Amending the Zoning Category of Approximately 5,076 square feet from St. Johns County Open Rural (OR) to City Residential General Office (RGO) as part of the annexation to be incorporated into the Shipyards Project (A. Skinner, Planning and Building, Director)

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

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-12 on second reading. The motion was SECONDED by Mayor Sikes-Kline.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-12

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 5,076 SQUARE FEET OF PROPERTY LOCATED EAST OF ARAPAHO AVENUE AS A PORTION OF THE M. SOLANA GRANT WITHIN THE SHIPYARDS DEVELOPMENT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF ST. JOHNS COUNTY OPEN RURAL (OR) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE (RGO); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR

SEVERANCE OF INVALID PROVISIONS;
AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Springfield, Sikes-Kline, Garris,
Blonder

NAYES: None

MOTION APPROVED UNANIMOUSLY

8.A.4. Ordinance 2023-13: Amending the Future Land Use Designation of Approximately 13.70 acres from St. Johns County Mixed-Use District and City Residential Medium Density Mixed Use to City Residential Low Density as part of the annexation to be incorporated into the Shipyards Project (A. Skinner, Planning and Building, Director)

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

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-13 on second reading. The motion was SECONDED by Mayor Sikes-Kline.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-13

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 13.70 ACRES OF PROPERTY LOCATED EAST OF ARAPAHO AVENUE AS A PORTION OF THE M. SOLANA GRANT WITHIN THE SHIPYARDS DEVELOPMENT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY MIXED-USE DISTRICT AND CITY OF ST. AUGUSTINE RESIDENTIAL MEDIUM DENSITY MIXED USE TO A CITY DESIGNATION OF RESIDENTIAL LOW DENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES;

PROVIDING FOR SEVERANCE OF
INVALID PROVISIONS; AND PROVIDING
AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Springfield, Sikes-Kline, Garris,
Blonder

NAYES: None

MOTION APPROVED UNANIMOUSLY

8.A.5. Ordinance 2023-14: Amending the Zoning Category of Approximately 13.70 acres from St. Johns County Open Rural (OR) and City Residential General Office (RGO) to City Planned Unit Development (PUD) as part of the annexation to be incorporated into the Shipyards Project (A. Skinner, Planning and Building, Director)

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

Commissioner Blonder and the consultants discussed the requirement for native plants, the number of boat slips included in the PUD, and that the water was in a slow wake zone.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-14 on second reading. The motion was SECONDED by Mayor Sikes-Kline.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-14

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 13.70 ACRES OF PROPERTY LOCATED EAST OF ARAPAHO AVENUE AS A PORTION OF THE M. SOLANA GRANT WITHIN THE SHIPYARDS DEVELOPMENT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF ST. JOHNS COUNTY OPEN RURAL (OR) AND CITY OF ST. AUGUSTINE RESIDENTIAL

GENERAL OFFICE (RGO) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Springfield, Sikes-Kline, Garris, Blonder

NAYES: None

MOTION APPROVED UNANIMOUSLY

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

None.

8.C. Resolutions – Public Hearing (only if required by law)

None.

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

None.

9.B. Resolutions

9.B.1. Resolution 2023-06: Authorizes City Manager to execute a Construction and Maintenance Agreement for State Road A1A/Avenida Menendez pedestrian safety feature color coating. (R. Franklin, Director Public Works)

Reuben Franklin, Assistant City Manager presented Resolution 2023-06.

MOTION

Commissioner Springfield MOVED to pass Resolution 2023-06. The motion was SECONDED by Mayor Sikes-Kline

and APPROVED BY UNANIMOUS VOICE VOTE.¹

9.B.2. Resolution 2023-18: Determines the closing date for the 2023-2024 Nights of Lights Season to be Sunday, January 28, 2024. (M. Wissel, Director Communications)

Melissa Wissel, Communications Director, presented Resolution 2023-18.

MOTION

Commissioner Springfield MOVED to pass Resolution 2023-18. The motion was SECONDED by Commissioner Garris and APPROVED BY UNANIMOUS VOICE VOTE.

10. Staff Reports and Presentations

10.A. Presentation regarding donation of property at the corner of South Woodlawn Street and West King Street to St. Johns County. (R. Franklin, Director Public Works)

Mr. Franklin said that staff was requesting a transfer of ownership of the quarter acre parcel to St. John's County to facilitate improvements in the area.

MOTION

Commissioner Garris MOVED to approve the transfer of the property at the corner of South Woodlawn Street and West King Street to St. Johns County. The motion was SECONDED by Commissioner Blonder and APPROVED BY UNANIMOUS VOICE VOTE.

10.B. Budget discussion regarding Spanish and Sevilla Streets Capital Improvement Projects. (R. Franklin, Director Public Works)

Mr. Franklin presented information on two Capital Improvement Projects. He noted

¹ Commissioner Blonder was out of the room for the Motion.

that bids came in over budget and staff was requesting permission to reallocate money from the Sevilla Street Project to complete the Spanish Street Project.

MOTION

Mayor Sikes-Kline MOVED to move forward with staff's recommendation. The motion was SECONDED by Commissioner Springfield and APPROVED BY UNANIMOUS VOICE VOTE.

10.C. Staff report and update on Greyhound Bus stop. (M. Breidenstein, Assistant City Manager)

Meredith Breidenstein, Assistant City Manager, provided an update on the City's communications with Greyhound. She stated that Greyhound requested additional information to determine an appropriate location for a stop. She said she would bring the item back to the Commission in the future.

Mayor Sikes-Kline requested the location include facilities like restrooms to accommodate riders.

Commissioner Springfield noted the Sunshine Bus had stops at the airport Monday through Friday.

10.D. Discussion of 2023 Citizen Survey rollout. (M. Wissel, Director Communications)

Ms. Wissel provided an update on the 2023 Citizen's Survey. She indicated the National Community Survey would be used, and data would be gathered on the following:

- community livability
- resident needs
- impacts of governmental programs
- satisfaction with key services and programs

Ms. Wissel indicated the survey would include three phases:

- post cards sent to randomly selected residents inviting them to respond online
- follow up survey sent to the same households for completion by paper or online
- survey advertised on the City's website and open to all residents

Ms. Wissel and the Commission discussed whose signature should be on the survey, the phrasing of specific questions, and how the information would be used.

11. ITEMS BY CITY ATTORNEY

11.A. Legislative update. Informational Only No Presentation. (K. Traynor, Assistant City Attorney)

Ms. Lopez indicated the Governor had signed all the bills the City was following except for the Local Ordinance Bill and the budget.

Commissioner Blonder shared her concerns about Senate Bill 540.

Mayor Sikes-Kline noted that House Bill 111, regarding funding for sea level rise, had gone to the Governor for signature.

12. ITEMS BY CITY CLERK

None.

13. ITEMS BY CITY MANAGER

Mr. Birchim said the property at 13 Dolphin Drive had been sold and was earmarked for the development of the Middleton House Archeology Center. He shared that the Florida League of Cities was asking for a voting delegate from the City.

The Commission agreed that the Mayor should be the City's voting delegate.

14. Items by Mayor and Commissioners

14.A. Discussion of partnering with Compassionate USA Organization and use of St. Augustine City Seal. (N. Sikes-Kline, Mayor)

Mayor Sikes-Kline and the Commission discussed the City's relationship with Compassionate USA and their use of the City's Seal.

MOTION

Commissioner Blonder MOVED to approve the use of the City's Seal. The motion was SECONDED by Mayor Sikes-Kline and APPROVED BY UNANIMOUS VOICE VOTE.

Commissioner Garris proposed adding an afterschool program at the Galimore Center. She shared that she had spoken with Greg White, who ran a successful afterschool program on the west side of St. Augustine, about piloting a similar program at the Galimore Center.

Commissioner Blonder concurred with the idea of an afterschool pilot project.

Mr. Birchim stated he would provide the Commission with data on current usage of the Galimore Center during afterschool hours.

The Commission discussed how children would get to the Galimore Center for the afterschool program.

Commissioner Springfield asked the City Manager to investigate holding some Commission meetings at other City locations during the year.

Commissioner Blonder requested that staff develop a drainage study for the Fullerwood Neighborhood and proposed that it be funded through the City's budget process. She asked that a piece of property at Fish Island Road be protected for a conservation Easement.

The Commission confirmed their agreement with the conservation easement request posed by Commissioner Blonder.

Mr. Birchim stated the final Easement Agreement would be brought back to the Commission for final approval.

Mayor Sikes-Kline reminded the Commission to continue developing their budget ideas. She asked the City Attorney about the Lincolnville architectural guidelines.

Ms. Lopez said the draft architectural guidelines had not yet been codified. She said the guidelines would be bundled with the Architectural Guidelines for Historic Preservation (AGHP), required approval by the PZB, and would then come back to the Commission for consideration. She noted the concept was to have the Lincolnville area as a module of the AGHP.

Mayor Sikes-Kline asked how the draft 2022 architectural guidelines were made available to the public.

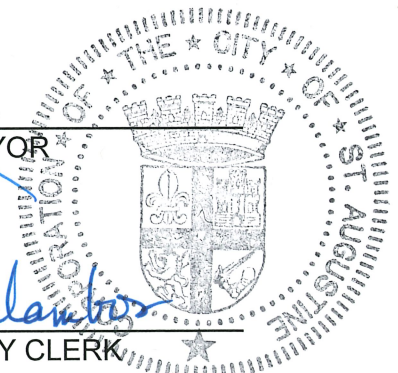
Mr. Birchim stated that the draft version was online on the Community Redevelopment Agency/City website and would come to the Commission at the July meeting. He noted they would be made widely available to the public after that.

15. Adjournment

There being no further business, the meeting was adjourned at 7:33 P.M.²


Nancy Sikes-Kline, MAYOR


Darlene Galambos, CITY CLERK



² Transcribed by Colleen Kuhn