



**CITY OF ST. AUGUSTINE CITY COMMISSION
REGULAR MEETING AGENDA
MONDAY, DECEMBER 11, 2023 - 5:00 PM
ALCAZAR ROOM**

1. CALL TO ORDER

- ◆ Roll Call
- ◆ Invocation and Pledge of Allegiance

2. ADMINISTRATIVE ITEMS

- ◆ Modification and Approval of REGULAR AGENDA

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

4. PUBLIC COMMENTS FOR GENERAL PUBLIC COMMENTS OR FOR AGENDA ITEMS NOT REQUIRING A SEPARATE PUBLIC HEARING

- ◆ 3 minutes per individual

5. CONSENT AGENDA

6. APPEALS

7. GENERAL PUBLIC PRESENTATIONS, ITEMS OF GREAT PUBLIC IMPORTANCE, AND OTHER ITEMS REQUIRING PUBLIC HEARINGS

(PRESENTATIONS (MAXIMUM OF **10** MINUTES PER PRESENTATION)). PRESENTATIONS FOR COMMISSION MEETINGS MUST BE PRESENTED TO THE CITY MANAGER FOR APPROVAL NO LATER THAN TEN (10) WORKING DAYS PRIOR TO THE NEXT CITY COMMISSION MEETING. A PRESENTATION SUPPORT SERVICES REQUEST (AVAILABLE ON THE CITY'S WEBSITE) MUST ACCOMPANY ALL PRESENTATIONS.

7.A. General Public Presentations

- 7.A.1.** Annual report by Christina Parrish-Stone, Executive Director, St. Johns Cultural Council of the events and activities hosted St. Augustine Waterworks. *(C. Sakryd, Director General Services)*

7.B. Items of Great Public Importance

7.C. Other Items Requiring Public Hearing

8. ORDINANCES AND RESOLUTIONS - PUBLIC HEARING REQUIRED

8.A. Ordinances - Second Reading

8.A.1. Ordinance 2023-34: Creates Section 22-168 naming an unnamed alley in the Model Land Co. St. Augustine subdivision "Kelley's Alley". (*T. Grant, Director Public Works*)

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

8.B.1. PUBLIC HEARING REQUIRED: Ordinance 2023-32: Amends the St. Augustine Historic Area Community Redevelopment Agency's Redevelopment Plan and modifies the Agency's operational timeframe. (*R. Franklin, Assistant City Manager*)

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

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

9.B. Resolutions

10. STAFF REPORTS AND PRESENTATIONS

10.A. Landscaping concepts for the Zora Neale Hurston Park are presented for review and discussion. (*T. Grant, Director Public Works*)

11. ITEMS BY CITY ATTORNEY

11.A. 2024 pre-legislative session update. For Information Purposes Only, No Presentation. (*I. Lopez, City Attorney*)

12. ITEMS BY CITY CLERK

12.A. Review and discussion of the 2024 Commission Meeting and Holiday calendar. (*D. Galambos, City Clerk*)

12.B. Request for one re-appointment to the Code Enforcement Adjustment and Appeals Board (CEAAB), two openings remain resulting from two term expirations on December 27, 2023. (*D. Galambos, City Clerk*)

12.C. Request for two appointments to the St. Augustine Firefighters' Pension Trust Fund - Board of Trustees. (*D. Galambos, City Clerk*)

13. ITEMS BY CITY MANAGER

14. ITEMS BY MAYOR AND COMMISSIONERS

15. ADJOURN

NOTICES: In accordance with Florida Statute 286.0105: "if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose,

he or she 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. 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.

CONSENT AGENDA - DECEMBER 11, 2023

CA.1. Preview of upcoming Commission meetings.

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON JANUARY 8, 2024:

- Ordinance 2023-32 - Amends the St. Augustine Historic Area Community Redevelopment Plan

CA.3. Reminder of Upcoming Meetings:

- January 8, 2024, 5:00pm, Regular City Commission Meeting
- January 22, 2024, 3:30pm, Community Redevelopment Agency Meeting
- January 22, 2024, 5:00pm, Regular City Commission Meeting
- February 12, 2024, 5:00pm, Regular City Commission Meeting

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

- Regular City Commission Meeting, October 23, 2023
- Special City Commission Meeting, November 13, 2023
- Regular City Commission Meeting, November 13, 2023

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: NONE.

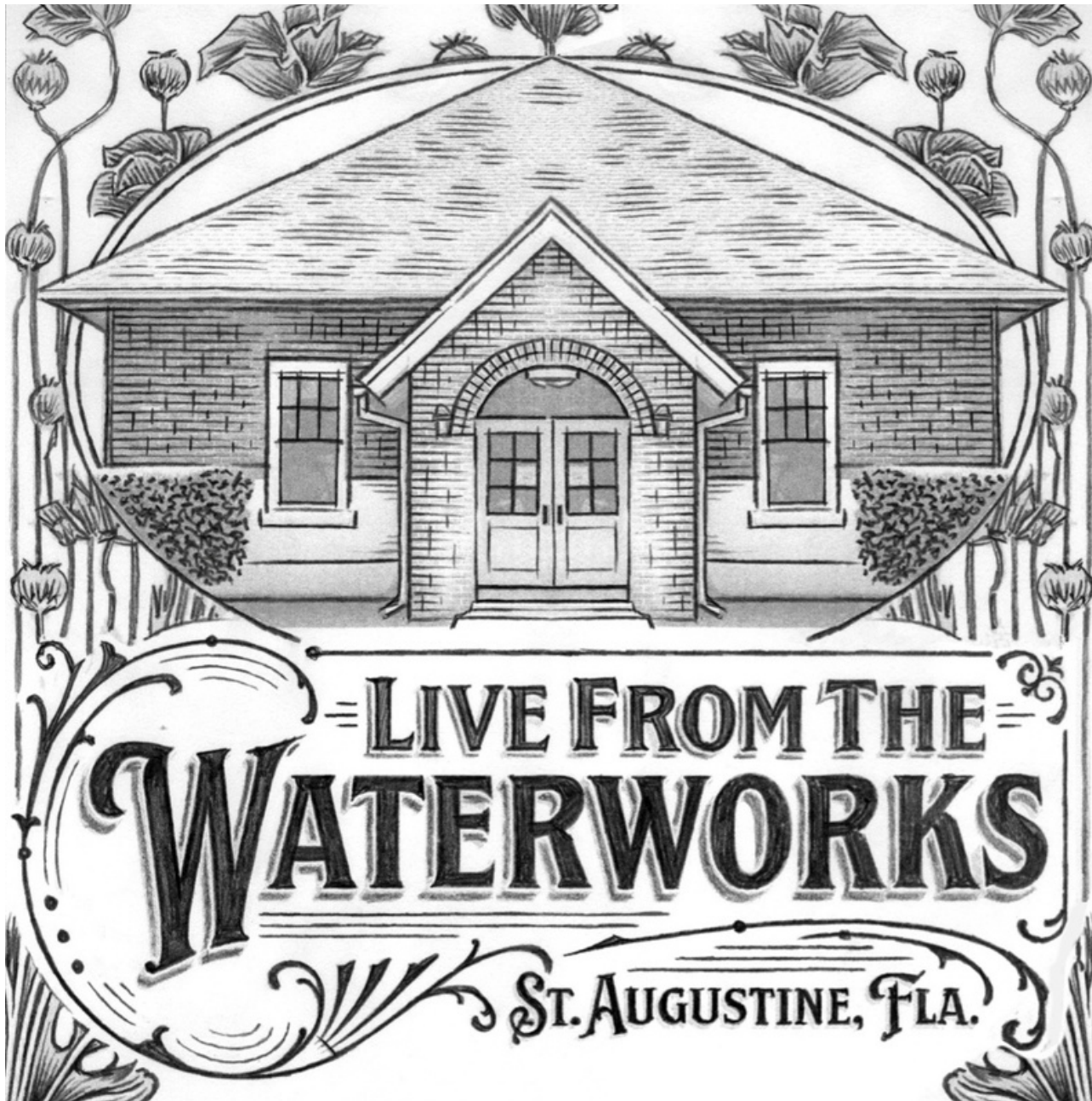
CA.8. Request by Reverb Church, St. Augustine, to use the City seal for students to wear at graduation. *(D. Galambos, City Clerk)*

CA.9. Approval of Memorandum of Understanding between the City and the Coastal Florida Police Benevolent Association modifying certain Articles to add one police officer for on call pay as part of the Safe Trak Team. *(D. Hayes, Director Human Resources)*

CA.10. Approval of the nomination of Roy Hunt for the 2024 deAviles award. *(N. Sikes-Kline, Mayor)*

CA.11. Approval to revise the American Rescue Plan Act (ARPA) spending plan. *(S. Slaughter, Director Utilities)*

End Consent Agenda



ANNUAL REPORT TO THE CITY OF SAINT AUGUSTINE

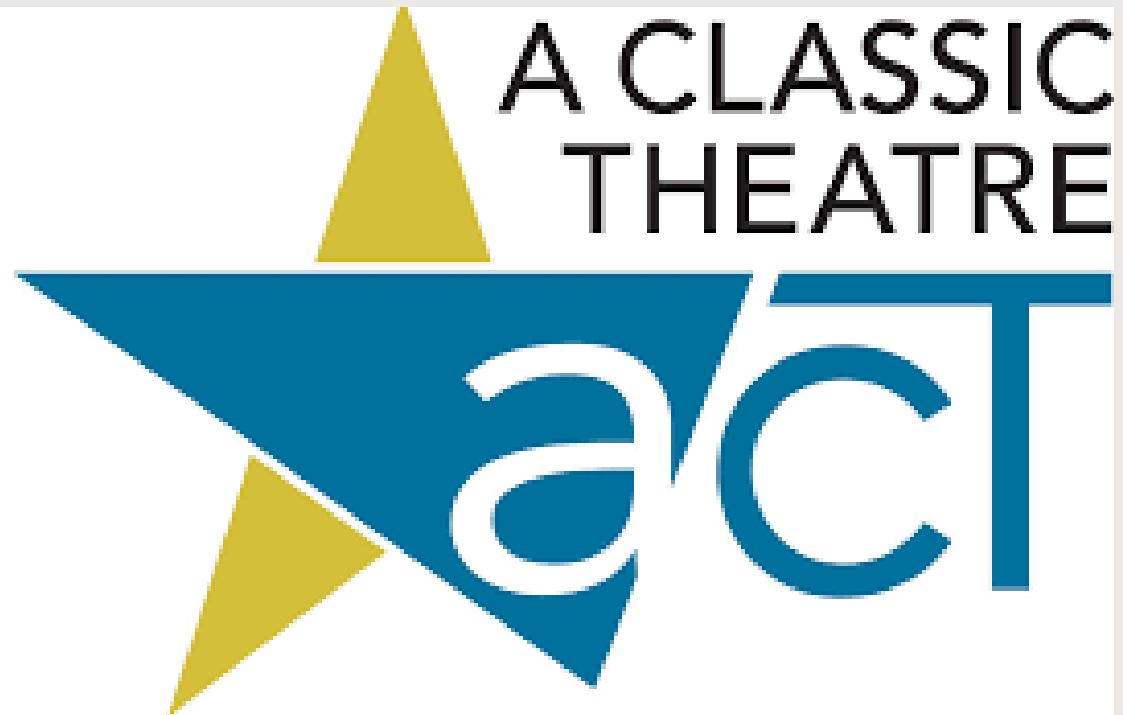
DECEMBER 11, 2023

The St. Johns Cultural Council
operates the St. Augustine
Waterworks pursuant to a lease
agreement with the
City of St. Augustine, approved
in February of 2022.

Since April 1, 2022, The Waterworks has
hosted more than 400 events and
served more than 12,000 visitors.
The St. Johns Cultural Council has
partnered with more than
150 organizations and performers
to present high quality arts, culture, heritage &
educational programming for the residents
and visitors of St. Augustine.

PRIMARY PARTNERS

Neighborhood Council
of St. Augustine



THE ST. JOHNS COUNTY MAIN LIBRARY

Friends of the Main Library St. Augustine Presents

THE GREEN BOOK IN ST. AUGUSTINE

With Regina Gayle Phillips

October 25th at 1:00 pm

Join us at The Waterworks at Lincolnville Museum & Cultural Center's Executive Director Regina Gayle Phillips describes the Green Book in St. Augustine, the focus of an upcoming exhibit at the museum.

Free Presentation at The Waterworks, 104 San Marco Ave.
(next door to the Main Library!)

For more information, call 904-837-6940 / www.sjcpls.org



►►► 2022 Outstanding Business or Media Partner



St. Johns Cultural Council

Florida Library Association

FRIENDS OF THE MAIN LIBRARY ST. AUGUSTINE PRESENTS

St. Johns County
Public Library System



AUTHOR TALK:

LARRY BAKER

PRESENTS

"HARRY AND SUE"

Friends of the Main Library St. Augustine is pleased to welcome nationally acclaimed author, Larry Baker. The national tour for his final novel, "Harry and Sue", will conclude at The Waterworks building located next to the Main Library. Books will be available for purchase at the event.

SEPTEMBER 26, 2023
7:00 PM - 8:00 PM
SEATING BEGINS AT 6:00PM

RESERVATION REQUIRED
WWW.SJCPLS.ORG

A CLASSIC THEATRE

THE IMMIGRANT MOTHERS AND SONS

SILENT SKY SYLVIA CHURCH AND STATE

SHORTS AND GIGGLES LIFESPAN OF A FACT



NEIGHBORHOOD COUNCIL OF ST. AUGUSTINE

FULLERWOOD

LANDS END

OLD CITY SOUTH

RAVENSWOOD

NEIGHBORHOOD COUNCIL CANDIDATE FORUM

CULTURAL COUNCIL EVENTS

BATIK

CERAMICS

KNITTING

PUNCH NEEDLE

SWEETGRASS BASKET SEWING

QUILTING

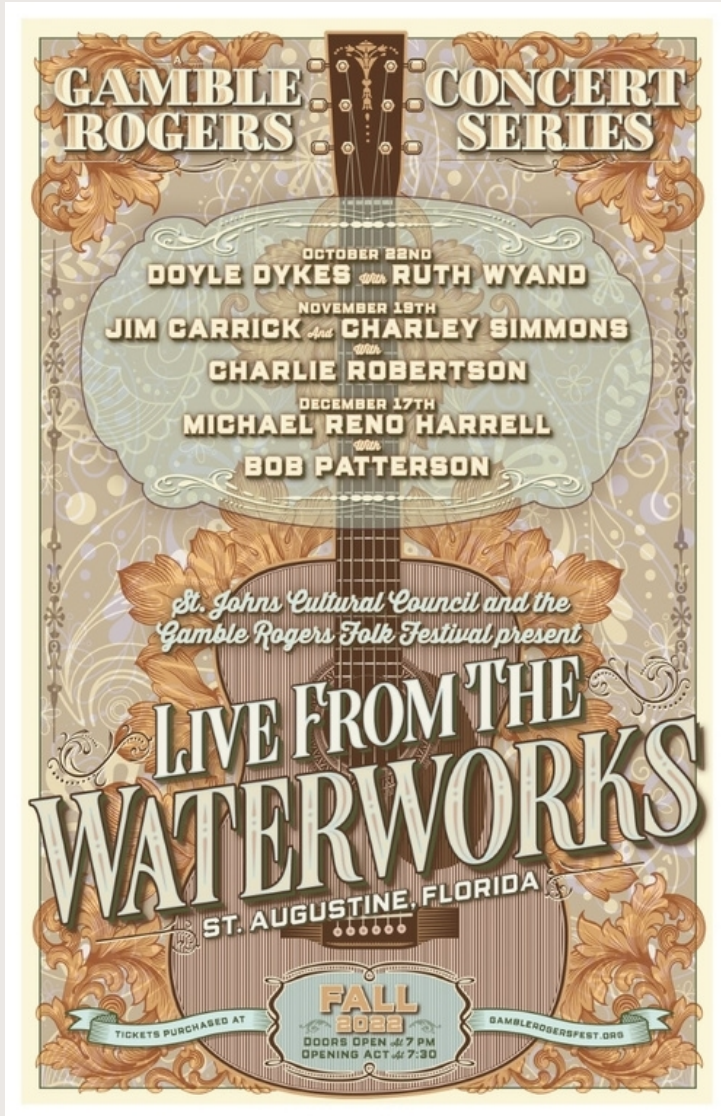
GRANT WORKSHOPS

MARKETING WORKSHOPS

RECOGNIZING OUTSTANDING WOMEN
IN THE ARTS

STATE OF THE ARTS GRANT AWARDS

LIVE FROM THE WATERWORKS: A GAMBLE ROGERS CONCERT SERIES



GAMBLE ROGERS CONCERT SERIES

OCTOBER 22ND
DOYLE DYKES *with* **RUTH WYAND**

NOVEMBER 19TH
JIM GARRICK *And* **CHARLEY SIMMONS**
With **CHARLIE ROBERTSON**

DECEMBER 17TH
MICHAEL RENO HARRELL
With **BOB PATTERSON**

*St. Johns Cultural Council and the
Gamble Rogers Folk Festival present*

**LIVE FROM THE
WATERWORKS**

ST. AUGUSTINE, FLORIDA

FALL 2022
TICKETS PURCHASED AT
DOORS OPEN at 7 PM
OPENING ACT at 7:30
GAMBLEROGERSFEST.ORG



JOHN PAUL WHITE

DEC 13
Gainesville, FL
Heartwood Soundstage

DEC 14
Sarasota, FL
Music Compound

DEC 15
Safety Harbor, FL
SHAMc

DEC 16
St Augustine, FL
The Waterworks

TICKETS AT JOHNPALWHITE.COM/TOUR

ST. AUGUSTINE MUSIC FESTIVAL STEINWAY GRAND PIANO



ORGANIZATIONAL PARTNERS

ALPHA KAPPA ALPHA SORORITY

ANCIENT CITY POETS

APEX THEATRE COMPANY

EMMA

FIRST COAST OPERA

FLAGLER COLLEGE

FORT MOSE HISTORICAL SOCIETY

MARJORIE KINNAN RAWLINGS SOCIETY

NATIONAL PARK SERVICE

ROMANZA

ST. AUGUSTINE FILM SOCIETY

ST. AUGUSTINE MUSIC FESTIVAL

ST. AUGUSTINE TALE TELLERS

MORE EVENT ORGANIZERS....

CHELSEA SADDLER ALBUM RELEASE

BAD ASS BOOK BABES

THREAD & BONE

PIANO RECITALS

ST JOHNS COUNTY CIVIC ROUNDTABLE

ST AUGUSTINE PIECEMAKERS

STORMWATER CONFERENCE

HER SONG

LEADERSHIP ST. JOHNS

JEWISH HISTORICAL SOCIETY

ST AUGUSTINE HISTORY FESTIVAL

EPICENTRE

TAG CHILDREN'S MUSEUM

COMING IN 2024....

DEREK COGHLAN

NEW JAZZ UNDERGROUND

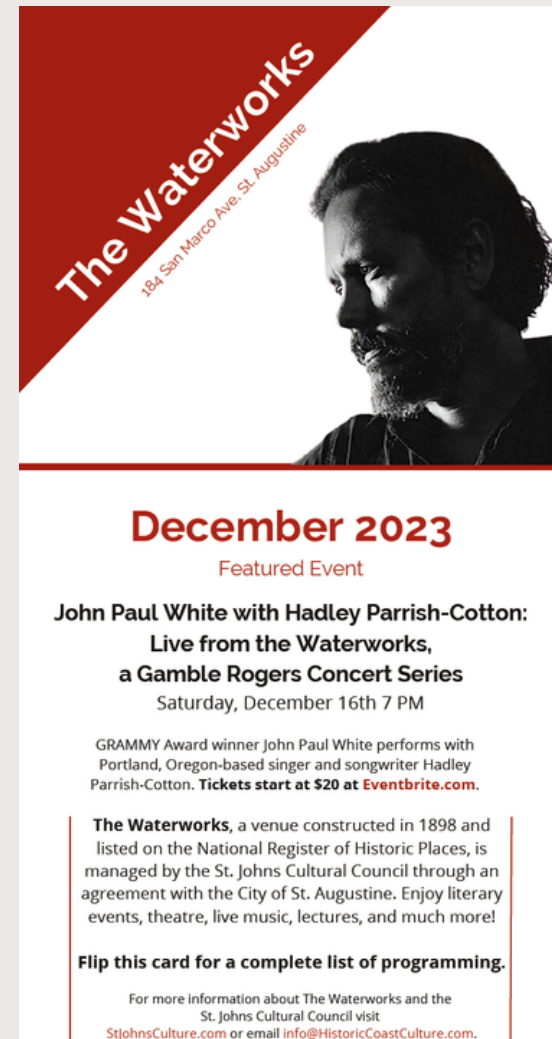
ST. AUGUSTINE HISTORICAL SOCIETY
CROSS AND SWORD

PATIENTS NOT PRISONERS

GARDEN CLUB OF ST. AUGUSTINE

EVENT & VENUE PROMOTION

- Monthly rack cards
- Weekly E-Newsletters
- Paid Social Media
- Google Ads
- Website
- Posters
- Radio
- Print



OUR VENUES



THE WATERWORKS

Visit



CULTURAL ARTS CENTER AT THE ST. AUGUSTINE BEACH HOTEL

Visit



STAFFING

The Cultural Council added two part time **Program Assistants** at lease origination to assist with events.

After a very busy first year, we hired a **Facilities Manager** who is dedicated to caring for the building and providing support to all who present programming there.

It would be impossible to present the volume and quality of programming without our offices in the building and this additional staff.

Our entire staff (3 full time, 3 part time) works many nights and weekends to insure the successful operation of this facility.

WATERWORKS IMPROVEMENTS

- Steinway grand piano
- Shades on all windows to allow for film and other presentations
- Sound system with speakers and wireless microphones
- Projectors
- Catering kitchen appliances and supplies
- 110 folding chairs, 12 six foot round tables, 12 eight foot rectangular tables, and 6 high tops
- Assorted table linens
- Audio visual carts
- Payment processing equipment
- Online reservation and ticketing systems

WATERWORKS IMPROVEMENTS

- Electrical and lighting for Nights of Lights
- Green Room furniture and fixtures
- Exterior signage
- Container landscaping
- Weekly janitorial service
- Public wifi
- All utilities & trash collection

COMING SOON:

State of the art overhead projector,
speakers and wireless microphone system

CONNECT WITH US

WWW.STJOHNSCULTURE.COM

@STJOHNSCULTURE
@HISTORICCOASTCULTURE

184 SAN MARCO AVENUE

SJCC@HISTORICCOASTCULTURE.COM



Happy Holidays

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

DATE: December 1, 2023

RE: Agenda Item for December 11, 2023, City Commission Meeting;
Create section of the code to provide for the naming of a previously unnamed alley lying in Model Land Co. St. Augustine Subdivision and bounded on the north by block D, to the south by block C, east of N. Ponce de Leon Blvd and west of Riberia Street

A second reading of Ordinance #2023-34 to City Code to create "Section 22-168 "Kelley's Alley named." A request to name an unnamed alley "Kelley's Alley" was received in honor of the requestor's daughter who was a longtime resident and tragically passed away Mother's Day 2021. Eighteen certified letters were mailed to the residents along the referenced alley requesting comments. A total of one response was received in favor.

Please place this on the agenda for Commission consideration and let me know if you have any questions or concerns regarding this agenda item.



Todd Grant, P.G.
Public Works Director

cc: City Attorney & Department Heads

Attachment:
-Ordinance #2023-34

Business Impact Estimate

Proposed ordinance's title/reference: **ORDINANCE 2023-34: AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, CREATING CHAPTER 22, ARTICLE IV, SECTION 22-168 OF THE CODE OF ST. AUGUSTINE TO PROVIDE FOR THE NAMING OF A PREVIOUSLY UNNAMED ALLEY LAYING IN MODEL LAND CO. ST. AUGUSTINE SUBDIVISION AND BOUNDED ON THE NORTH BY BLOCK D, TO THE SOUTH BY BLOCK C. EAST OF N. PONCE DE LEON BLVD. AND WEST OF RIBERIA STREET, AS "KELLEY'S ALLEY"; 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.**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of St. Augustine is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of St. Augustine hereby publishes the following information:

¹ See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **NAMES A PREVIOUSLY UNNAMED ALLEY TO "KELLEY'S ALLEY" IN HONOR OF THE REQUESTOR'S DAUGHTER WHO WAS A LONGTIME RESIDENT AND WHO TRAGICALLY PASSED AWAY MOTHER'S DAY 2021. IT IS IN THE BEST INTEREST OF THE GENERAL WELFARE TO ADOPT THIS AMENDMENT.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of St. Augustine, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur: **NONE.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: **NONE.**

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs. **APPROXIMATELY \$103.36 TO ADVERTISE FIRST AND SECOND READINGS IN THE LOCAL NEWSPAPER.**

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NONE.**

4. Additional information the governing body deems useful (if any): **NONE**

ORDINANCE NO. 2023-34

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, CREATING CHAPTER 22, ARTICLE IV, SECTION 22-168 OF THE CODE OF ST. AUGUSTINE, TO PROVIDE FOR THE NAMING OF A PREVIOUSLY UNNAMED ALLEY LYING IN MODEL LAND CO. ST. AUGUSTINE SUBDIVISION AND BOUNDED ON THE NORTH BY BLOCK D, TO THE SOUTH BY BLOCK C, EAST OF N. PONCE DE LEON BLVD AND WEST OF RIBERIA STREET, AS "KELLEY'S ALLEY"; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERENCE OF INVALID PROVISIONS: AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the residents along the unnamed alley lying in Model Land Co. St. Augustine Subdivision and bounded on the north by block D, to the south by block C, east of N. Ponce de Leon Blvd and west of Riberia Street, expressed the desire to name the alley as "Kelley's Alley"; to honor a longtime resident of who tragically passed away Mother's Day 2021; and;

WHEREAS, the City of St. Augustine desires to recognize the previously unnamed alley as Kelley's Alley;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Creating Chapter 22, Article IV, Section 22-168. Chapter 22, Article IV, Section 22-168 of the Code of the City of St. Augustine is hereby created, to read as follows:

"Sec. 22-168. Kelley's Alley named.

The following described unnamed alley located in the city:

alley lying in Model Land Co. St. Augustine Subdivision and bounded on the north by block D, to the south by block C, east of N. Ponce de Leon Blvd and

west of Riberia Street, is hereby designated and named Kelley's Alley."

Section 2. Inclusion in Code. The provisions of this ordinance shall become and be made part of the Code of the City of St. Augustine and the sections of this ordinance may be renumbered or re-lettered and the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 3. Conflict with other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase, word, or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 5. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to s. 166.041(4), Florida Statutes.

.....

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____ 2023.

ATTEST:

Nancy Sikes-Kline,
Mayor-Commissioner

Darlene Galambos, City Clerk

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, A.I.C.P.
City Manager

DATE: November 30, 2023

RE: Agenda Item for December 11, 2023, Commission Meeting;
Adoption of Ordinance 2023-32 amending the City of St. Augustine Historic Area
Transportation and Parking Community Redevelopment Plan. First Reading and
Public Hearing

The Neighborhood Services and Community Redevelopment Agency Manager is asking that this item be placed on the December 11, 2023, City Commission Meeting Agenda under Ordinances and Resolutions- Public Hearing Required, to be presented by Reuben Franklin, Assistant City Manager.

Attached please find a draft of Ordinance 2023-32 inclusive of "Exhibit A", the Historic Area Community Redevelopment Area (HACRA) Plan Amendment. I am also including the Business Impact Estimate, which as of October 1, 2023, per state statute is required to be published prior to advertising the aforementioned ordinance. During the Monday, November 13, 2023, Community Redevelopment Agency (CRA) Special Meeting, the CRA Board unanimously adopted Resolution 2023-38 recommending the HACRA Plan Amendment to the St. Augustine City Commission for formal adoption by Ordinance.

Recommendation | Action Item:

Staff recommends that the Mayor and Commissioners open a duly noticed public hearing and allow first reading of Ordinance 2023-32 and refer Ordinance 2023-32 to second reading, public hearing, and adoption during the Monday, January 8, 2024, regular meeting of the St. Augustine City Commission.

Your attention to this matter is appreciated. I am available to answer any questions you may have.

Regards,



Jaime D. Perkins
Neighborhood Services & CRA Manager

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

Attachments:
Business Impact Estimate, Ordinance 2032-32, "Exhibit A"- HACRA Plan Amendment



Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of section 166.041(4), Florida Statutes. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the City has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by section 166.041(4), Florida Statute will be provided in the “Business Impact Estimate” section below. In addition, even if one or more exemptions are identified, the City may nevertheless choose to provide information concerning the proposed ordinance in the “Business Impact Estimate” section below. This Business Impact Estimate Form may be revised following its initial posting.

Proposed Ordinance Title/Reference:

Ordinance No. 2023-32. An ordinance of the City Commission of the City of St. Augustine, St. Johns County, Florida, pertaining to the City of St. Augustine Community Redevelopment Agency, adjusting the Community Redevelopment Agency’s operational timeframe; modifying the St. Augustine Historic Area Community Redevelopment Plan and extending the time certain in the redevelopment plan; providing for severability; providing for repeal of ordinances or parts of ordinances in conflict herewith; providing for an effective date.

Applicable Exemptions:

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:

Note: The City’s provision of information in the Business Impact Estimate section below, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City’s failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Section 166.041(4), Florida Statute, Sec. 166.0411, Fla. Stat., or any other relevant provision of law.

Business Impact Estimate:

- 1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

The 2024 St. Augustine Historic Area Community Redevelopment Plan serves the public health, safety, morals, and welfare of the City of St. Augustine as it amends and restates the 2000 St. Augustine Historic Area Transportation and Planning Community Redevelopment Area Community Redevelopment Plan. The 2024 Historic Area Community Redevelopment Plan continues to address statutory conditions identified in the original Plan by focusing on transportation and parking needs while concentrating on mobility and support of a multimodal transportation system. The five Strategic Goals of the Plan are mobility, parking, open space, redevelopment, and resiliency and all are intended to adhere to the benefit of residents, visitors, and those entities lying within the redevelopment area's geographic boundaries.

- 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of St. Augustine Historic Area Community Redevelopment Area, if any:**
- (a) An estimate of direct compliance costs that businesses may reasonably incur;**
 - (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and**
 - (c) An estimate of the [City's/Town's/Village's] regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

The 2024 St. Augustine Historic Area Community Redevelopment Plan implements public capital and infrastructure projects designed to improve the CRA geography, to address conditions of slum and blight, and to benefit CRA businesses. There are **a)** no compliance costs; **b)** no additional charges/fees; and **c)** no regulatory costs associated with the adoption of the Plan.

- 3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:**

All businesses located within the boundaries of the 2024 St. Augustine Historic Area Community Redevelopment Plan are intended to benefit from the Plan's scheduled public capital and infrastructure projects and implementation of the Plan's strategic goals.

- 4. Additional information the governing body determines may be useful (if any):**

Community Redevelopment Areas are established to promote economic development, reinvestment in communities, improve commercial corridors and promote business development. With more than 220 thriving CRA's in Florida, data shows that businesses within CRA boundaries are positively impacted.

ORDINANCE NO. 2023-32

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, PERTAINING TO THE CITY OF ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY, ADJUSTING THE COMMUNITY REDEVELOPMENT AGENCY'S OPERATIONAL TIMEFRAME; MODIFYING THE ST. AUGUSTINE HISTORIC AREA COMMUNITY REDEVELOPMENT PLAN AND EXTENDING THE TIME CERTAIN IN THE REDEVELOPMENT PLAN ; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida legislature enacted the Community Redevelopment Act of 1969 (Part III of Chapter 163, Florida Statutes), in order to provide certain redevelopment powers to eligible municipalities and counties; and

WHEREAS, by Resolution 2000-22 enacted by the City Commission on November 29, 2000, the City Commission made findings that statutory blight conditions existed and created the Historic Area Transportation and Parking Community Redevelopment Area of the City of St. Augustine, Florida; and

WHEREAS, by Ordinance 2000-45 enacted by the City Commission on December 28, 2000, the City Commission created the Historic Area Transportation and Parking Community Redevelopment Agency, naming the city commissioners as members of that Agency; and

WHEREAS, by Ordinance 2013-06 enacted by the City Commission on April 8, 2013, the City Commission renamed the Historic Area Transportation and Parking Community Redevelopment Agency to the St. Augustine Community Redevelopment Agency, and identified two separate designated areas, affirming and renaming the Historic Area and Transportation Planning Community Redevelopment Area and creating the Lincolnville Community Redevelopment Area; and

WHEREAS, the City Commission confirms its findings of the existence of parking and transportation blight within the City's Historic District; designated portions of the City's Historic District as the Historic Area Transportation and Planning Community Redevelopment Area and determined that the rehabilitation, conservation or redevelopment, or a combination thereof, of the Historic Area Transportation Planning Community Redevelopment Area is necessary in the interest of public health, safety, and welfare of the residents of the City; and

WHEREAS, the City Commission appointed itself to be the Community Redevelopment Agency to carry out the redevelopment of the Historic Area Transportation and Planning Community Redevelopment Area; and

WHEREAS, by Resolution No. 2000-27 enacted by the City Commission on December 11, 2000, the City Commission of the City of St. Augustine at a duly noticed public hearing adopted the Historic Area Transportation and Parking Community Redevelopment Area Plan; and

WHEREAS, by Ordinance No. 2000-46 on December 28, 2000, the City Commission provided for the funding of a Redevelopment Trust Fund for community redevelopment within the Historic Area Transportation and Parking Community Redevelopment Area in accordance with the Historic Area Transportation and Parking Community Redevelopment Plan (the "Plan"), including any amendments or modifications thereto, as provided in Section 163.387, Florida Statutes; and

WHEREAS, in 2019, the Florida Legislature created section 163.3755 of the Redevelopment Act which provides that a community redevelopment agency in existence on October 1, 2019, shall terminate on the expiration date provided in the agency's charter on October 1, 2019, or on September 30, 2039, whichever is earlier, unless the governing body of the municipality that created the community redevelopment agency approves its continued existence by a majority vote of the members of the governing body; and

WHEREAS, in 2022, the City of St. Augustine sought to further address documented conditions of blight present in the Historic District and retained Inspire Placemaking Collective to prepare an update to the Historic Area and Transportation Planning Community Redevelopment Plan and extend the operational timeframe of said Plan; and

WHEREAS, the *2024 Historic Area Community Redevelopment Plan* was updated to reflect the existing CRA conditions, and additional capital projects and redevelopment programming through the CRA's modified operational timeframe of January 8, 2054, which is not later than 30 years after the fiscal year in which the Historic Area and Transportation Planning Community Redevelopment Plan is to be amended; and

WHEREAS, the *2024 Historic Area Community Redevelopment Plan* was presented to the St. Augustine Community Redevelopment Agency at its October 23, 2023, meeting to solicit public input and comment from the Community Redevelopment Agency; and

WHEREAS, the St. Augustine Community Redevelopment Agency recommended approval and provided direction to CRA Administration to initiate the adoption process of the *2024 Historic Area Community Redevelopment Plan*; and

WHEREAS, the *2024 Historic Area Community Redevelopment Plan* was presented to the St. Augustine Planning and Zoning Board, that acts as the City's Local Planning Agency (LPA), at its November 7, 2023, meeting for review and a determination of consistency with the City's adopted Comprehensive Plan; and

WHEREAS, the St. Augustine Planning and Zoning Board determined that the proposed *2024 Historic Area Community Redevelopment Plan* is consistent with the Goals, Objectives and Policies of the City's adopted Comprehensive Plan; and

WHEREAS, the St. Augustine Community Redevelopment Agency reported to each taxing authority the proposed modification to extend the time certain set forth in the redevelopment plan consistent with Section 163.361(3)(a), Florida Statutes; and

WHEREAS, the St. Augustine City Commission has caused a public notice to be published and a notice mailed to each taxing authority as required by Section 163.346, Florida Statutes,

and a public hearing to be noticed, scheduled, and held as required by Section 163.361 (2), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS FOLLOWS:

SECTION 1. The operational timeframe of the St. Augustine Community Redevelopment Agency is hereby extended until the end of the fiscal year 2054-2055.

SECTION 2. That the St. Augustine Historic Area and Transportation Planning Community Redevelopment (CRA) Area, Plan, and Trust Fund shall be renamed to the St. Augustine Historic Area for ease of reference, and that there still exists a blighted area or areas in the St. Augustine Historic Area Community Redevelopment Area, to which the rehabilitation, conservation or redevelopment, or a combination thereof, is necessary in the interest of public health, safety, and welfare of the residents of the City.

SECTION 3. The *2024 Historic Area Community Redevelopment Plan* update has been completed in accordance with Chapter(s) 163.361 & 163.362, Florida Statutes.

SECTION 4. The *2024 Historic Area Community Redevelopment Plan* update identifies catalytic public investments, public improvements, and strategies to address the aforementioned conditions of blight and provides guidance and direction for the St. Augustine Community Redevelopment Agency activities and programs.

SECTION 5. The City Commission hereby finds, determines, and declares that the proposed *2024 Historic Area Community Redevelopment Plan* conforms to the adopted Comprehensive Plan of the City of St. Augustine as a whole.

SECTION 6. The City Commission does hereby adopt the St. Augustine Community Redevelopment Agency's updated *2024 Historic Area Community Redevelopment Plan* for the Historic Area Community Redevelopment Area and authorizes and directs the Community Redevelopment Agency to proceed with the implementation of the Plan.

SECTION 7. Upon adoption of the *2024 Historic Area Community Redevelopment Plan*, the time certain for completing all redevelopment financed by increment revenues for the Plan will extend through January 8, 2054, or no later than 30 years after the fiscal year in which the plan is amended, whichever is later, consistent with Section 163.362(10), Florida Statutes.

SECTION 8. This ordinance shall become effective immediately upon passage, pursuant to Section 166.041(5), Florida Statutes.

PASSED by the City Commission of St. Augustine, Florida, this _____ day of _____, 2024.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

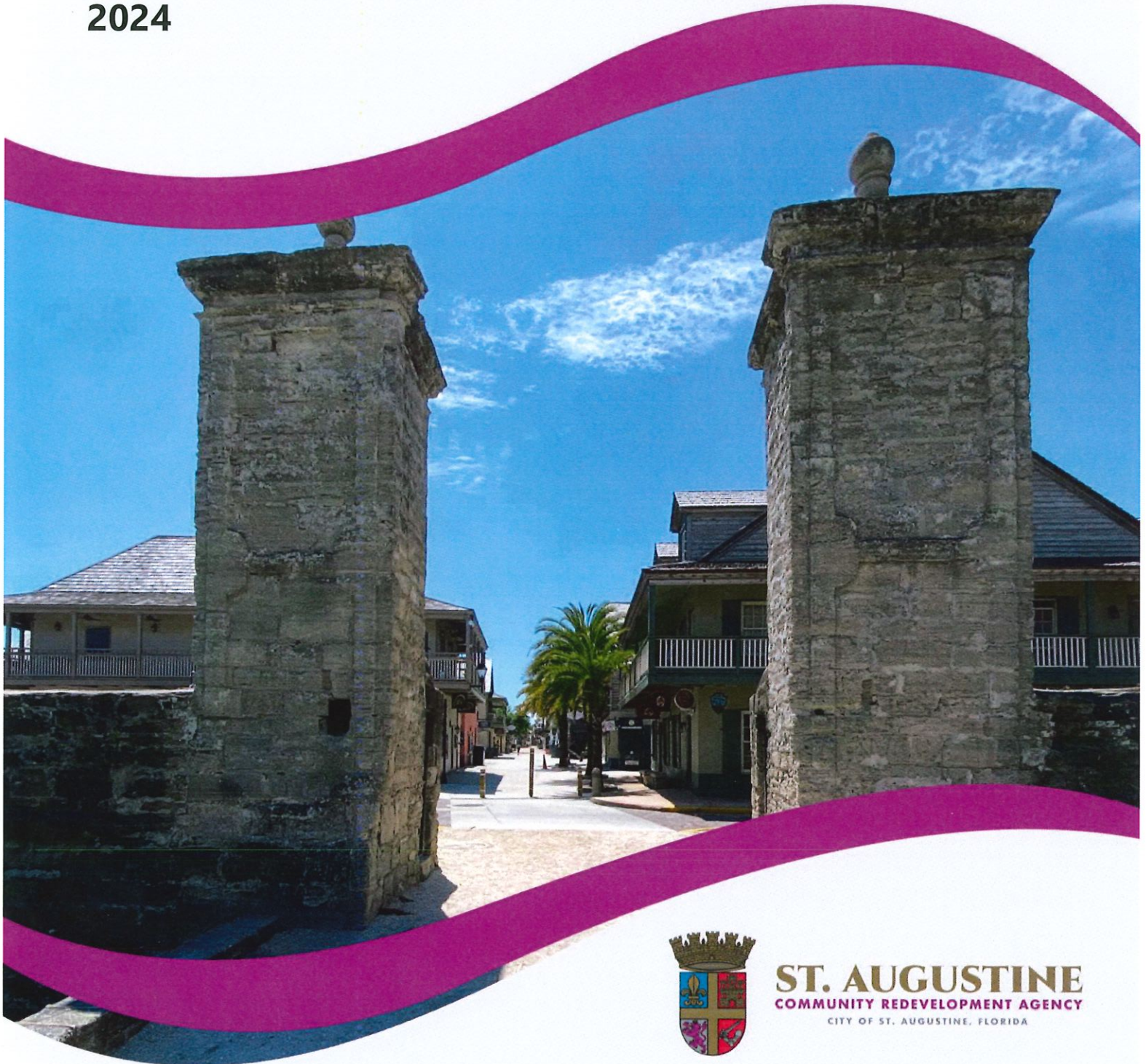
Exhibit A

Updated 2024 St. Augustine Historic Area Community Redevelopment Plan

HISTORIC AREA

COMMUNITY REDEVELOPMENT PLAN AMENDMENT

2024



ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA



PLAN CONTRIBUTORS



COMMUNITY REDEVELOPMENT AGENCY

Mayor Nancy Sikes-Kline

Vice Mayor Roxanne Horvath

Commissioner Barbara Blonder

Commissioner Cynthia Garris

Commissioner Jim Springfield

CITY OF ST. AUGUSTINE

David Birchim, City Manager

Reuben Franklin, P.E., Assistant City Manager

Jaime D. Perkins, MPA, PMP, Neighborhood Services & CRA Manager

CONSULTANT



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Introduction

01



ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

INTRODUCTION

Under Florida Statute (Chapter 163, Part III), local governments can designate targeted areas as Community Redevelopment Areas (CRAs) to address conditions of "slum" and "blight" within that area. To document that the required conditions exist, the local government must evaluate the proposed redevelopment area and prepare a Finding of Necessity. If the Finding of Necessity determines that conditions satisfy the definitions of "slum and blight" per Section 163.340 (7), the local government may create a Community Redevelopment Area. Examples of conditions include but are not limited to: *the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking.*

CRAs are dependent special districts that utilize Tax Increment Financing (TIF) to fund projects undertaken within the district. TIF revenue is generated by the increase of property values within the designated CRA. CRAs are not overseen by the state or local government, however, any activities undertaken must be in the CRA's approved Community Redevelopment Plan. Community Redevelopment Plans must be consistent with local government Comprehensive Plans and outline all of the projects which may be employed to foster and support economic development and redevelopment in the CRA. Ultimately, the Community Redevelopment Agency will determine which projects and programs are implemented. Thus, some of the projects and programs may not come to fruition, however, in order to be considered, they must be identified in the Community Redevelopment Plan.

Established on December 11, 2000, by the City of St. Augustine City Commission (Ordinance No. 2000-46), the St. Augustine Historic Area Transportation and Parking Community Redevelopment Area (herein referred to as "HACRA") had a centralized goal of addressing transportation and parking blight.

The conditions and needs of the land parcels incorporated into the HACRA included a poor relationship between the HACRA streets with those of the other parts of the City, inadequate parking facilities, and a transportation network that didn't have the capacity to accommodate the area's traffic flow.

The 2024 St. Augustine Historic Area Community Redevelopment Plan amends and restates the 2000 St. Augustine Historic Area Transportation and Parking Community Redevelopment Area Community Redevelopment Plan. The 2024 Historic Area Community Redevelopment Plan continues to address statutory conditions identified in the HACRA by focusing on transportation and parking needs while concentrating on mobility and support of a multimodal transportation system.

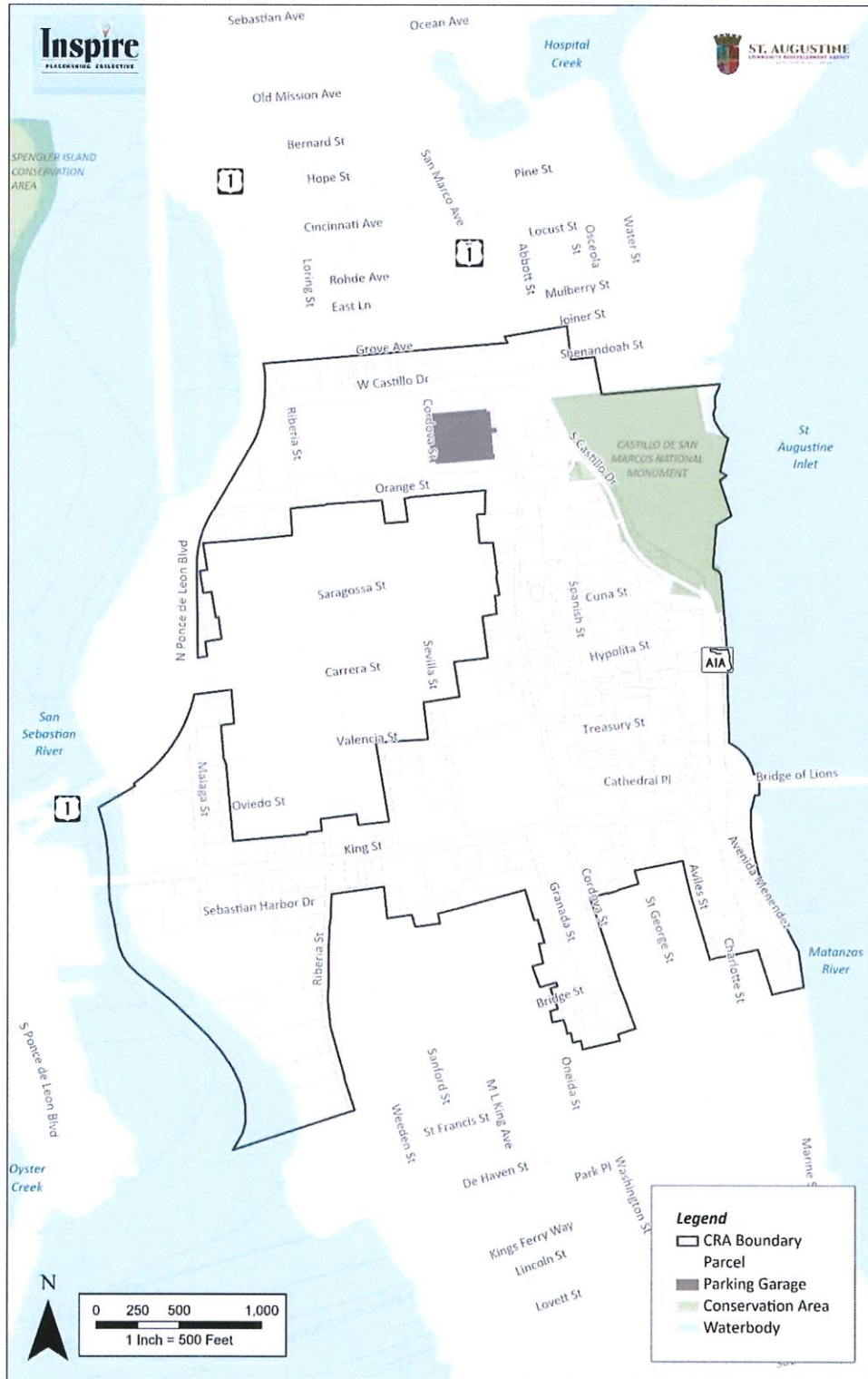
STATEMENT OF HISTORIC PRESERVATION

As part of the mission and goals outlined in the following HACRA Community Redevelopment Plan Update, it should be acknowledged that the City of St. Augustine Community Redevelopment Agency emphasizes the protection and preservation of the historic character of the City of St. Augustine, and all projects, programs, and redevelopment planning goals identified herein will consider historic preservation a critical priority upon implementation.



HACRA – Charlotte/Cuna Street looking west

Figure 1. St. Augustine HACRA Boundaries



Source(s): St. Johns Property Appraiser, City of St. Augustine, FGDL, Inspire, 2022

History & Background

02



ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

HISTORY AND BACKGROUND

St. Augustine is the oldest city in the United States and the HACRA's background and history is steeped in the events, influences, and remaining structures of the Spanish long-term occupation of Florida. On September 8, 1565, Don Pedro Menéndez de Avilés of Spain arrived on the shores of Florida and today the City of St. Augustine is recognized as the oldest settlement of European and African-American origin in the United States.



HACRA – Castillo de San Marcos

The following timeline was developed using insight from local historians regarding significant moments in St. Augustine's history. The featured events are intended to provide a snapshot of the historical legacy of St. Augustine and the HACRA.

ST. AUGUSTINE

16th CENTURY



ARRIVAL The history of St. Augustine, like the history of all modern Florida cities begins with the recognition of the native people, with archeological evidence dating back 12,000 years. The Timucua cultures were present in the region during the period of initial European arrival in the 16th century.

1565 On September 8, 1565, Don Pedro Menéndez de Avilés of Spain arrived on the shores of Florida and today the City of St. Augustine is recognized as the oldest continuously occupied European settlement in the United States.

1573 King Phillip II issued "Ordinances for the Laying Out of New Cities, Towns or Villages", which provided instructions for the design of colonial settlements. St. Augustine was designed accordingly, organized by a centrally located main plaza and a grided street network.

17th CENTURY

1672 Construction of the Castillo de San Marcos begins and was brought to completion late in the century.

18th CENTURY

1702 St. Augustine is attacked by British forces from the Carolinas. The British troops failed to capture the fort and subsequently burned the town and retreated.

1738 The first legally sanctioned free community of former slaves, Gracia Real de Santa Teresa de Mose, was established as part of the presidio's northern defenses. It became the focal point of the first Underground Railroad which ran from the British colonies south to Spanish Florida, where the possibility of freedom existed. Fort Mose is now recognized as a National Historic Landmark.

1740 Another failed British attack on St. Augustine; mounted by the Governor of the British colony of Georgia, General James Oglethorpe.

18th CENTURY

1763 The Treaty of Paris ended the French and Indian War, giving "Spanish Florida", including St. Augustine, to the British.

1765 America's pioneer botanist John Bartram and his son William come to Florida to explore the plant life of the new British colony. William's later book on his travels to St. Augustine was published in 1791 and remains in print more than two centuries later, having had a monumental international impact. The Bartram Gardens, in their hometown of Philadelphia (where they were friends of Benjamin Franklin) is a National Historic Landmark.

1775 Revolutionary War begins, St. Augustine serving as a Loyalist (pro-British) colony during the American Revolutionary War.

1777 Settlers from the Mediterranean relocate to St. Augustine from a failed colony in New Smyrna. The group becomes known as Minocrans by the second generation, reflective of the settlers who came from the western Mediterranean island of Minorca.

1783 A second Treaty of Paris (1783) ends the Revolutionary War, acknowledges the existence of the United States as a nation, and returns Florida to Spain as a reward for Spanish assistance to the Americans in their war against England.

19th CENTURY

1821 The Adams-Onís Treaty turned over the Spanish colonies of East and West Florida, including St. Augustine to the United States.

1823 Joseph Hernandez, a St. Augustinian of Minorcan ancestry, becomes the first Hispanic member of the U.S. House of Representatives, as Territorial Delegate from Florida.

1835-1842 Seminole War grips Florida. In 1837 the Seminole leader Osceola is captured under a flag of truce and held at the Castillo until sent off to South Carolina where he dies. Recognized as a dishonorable episode in American history.

19th CENTURY

1861 The Civil War begins. Florida joined the Confederacy, but the United States government Union troops quickly occupied St. Augustine and remained in control of the city throughout the four-year long war.

1862 Slaves in St. Augustine are called together at "Liberation Lot" (across from modern day City Hall) and read the Emancipation Proclamation by a Union officer appropriately named Liberty K. Billings.

1865 After the war, land was leased to freed slaves on what was then the west bank of Maria Sanchez Creek. Initially called Africa, the settlement later became Lincolnville and is today listed in the National Register of Historic Places.

1874 Completion of the Anastasia Island Lighthouse, replacing Florida's first lighthouse, which had been destabilized by the ocean and eventually collapsed in 1880.

1885 Henry Flagler, a former partner of John D. Rockefeller in the Standard Oil Company, decides to create a winter resort for wealthy Americans in St. Augustine. Flagler purchases the Jacksonville, St. Augustine, and Halifax railroads, which ultimately become the beginning of the Florida East Coast Railway, connecting the City to the established and wealthy cities of the east coast.

1888-1889 Three flagship hotels are established. Flagler first opened the Hotel Ponce de Leon (now Flagler College) and later the Hotel Alcazar (now the Lightner Museum/City Hall). Franklin W. Smith opened the Casa Monica Hotel but quickly sells to Flagler, under financial duress, within the same year.

1880-1920s Several American presidents, including Chester Arthur, Grover Cleveland, William McKinley, Theodore Roosevelt, Warren Harding and Franklin Delano Roosevelt, visit St. Augustine during its heyday as "The Winter Newport".

20th CENTURY

1913 Henry Flagler dies in Palm Beach at 83, shortly after extending his railroad line all the way to Key West. He is buried in the domed mausoleum at Memorial Presbyterian Church in St. Augustine.

20th CENTURY



1918 St. Augustine gets its first college when the Florida Baptist Academy moves here from Jacksonville to become Florida Normal and later Florida Memorial College. Among its faculty members was the famous Black novelist and anthropologist Zora Neale Hurston who is celebrated by both a park, and by a historic marker at her former home, 791 West King Street.

1920s Wild years of the Florida Land Boom, where even garbage dumps were divided up and sold, sight-unseen, to unwitting buyers around the country. The collapse of the boom in 1926 was a warning of the Great Depression soon to hit the rest of the country. St. Augustine's largest development of the time was Davis Shores, on Anastasia Island across from downtown.

1927 Completion of the Bridge of Lions, known as "The Most Beautiful Bridge in Dixie."

1930s The Great Depression that covered the country had its local reflection in the closure of Flagler's elegant Cordova and Alcazar Hotels, but also in New Deal building projects that gave us the Visitors Center, Government House (originally the post office), the airport, and the county fairgrounds.

1936 Mayor Walter B. Fraser issues a Restoration Declaration and calls for a committee to investigate the possibility of protecting the history and character of the City.

1942-1945 During World War II, the Hotel Ponce de León is leased as a facility to the U.S. Coast Guard for training purposes.

1948 Otto Lightner, publisher of the widely circulated *HOBBIES* magazine, acquires the long-closed Alcazar Hotel to be used as a museum for his collections, which he moves down from Chicago. The resulting Lightner Museum has sometimes been called "The Smithsonian of the South."

20th CENTURY

1958 Governor LeRoy Collins calls together representatives from St. Augustine and Tallahassee to develop a restoration plan for the nation's oldest city. From these meetings, the St. Augustine Historical Restoration and Preservation Commission is established.

1963 Vice President Lyndon B. Johnson visits St. Augustine and stays at the Hotel Ponce de León during his visit to launch the 400th anniversary. His plans to hold a banquet to be attended by whites only leads to a major confrontation with the civil rights movement, led by Dr. Robert Hayling, a local Black dentist.

1964 Dr. Martin Luther King travels to St. Augustine to advance Civil rights efforts and is arrested for trespassing when he and others attempted to eat at a restaurant with a whites-only policy. He spends one-night in the old St. Johns County Jail (now the Detention Center Annex). The demonstrations in St. Augustine led directly to the passage of the landmark Civil Rights Act of 1964. Dr. King went from St. Augustine to the White House for the signing of the law, and soon after was awarded the Nobel Peace Prize. It was the Ancient City's greatest encounter with modern history, and many of its participants still live here.

1968 The Ponce de Leon Hotel closed its doors and opened a new chapter as Flagler College. Over the next half century it would grow to several thousand students occupying many landmark buildings.

1999 Richard Kessler opens a restored "Casa Monica Hotel" during the winter of 1999.

21st CENTURY

2000 The St. Augustine City Commission establishes the Historic Area Transportation and Parking Community Redevelopment Area.

2006 The St. Augustine Downtown Parking Garage and Visitor's Center is completed.

21st CENTURY



2007 Chapter 267.1735 F.S. was enacted to provide for contracting with the University of Florida to assume management responsibilities for certain historic properties located in St. Augustine, Florida.

2015 St. Augustine's 450th Anniversary is celebrated. Festivities included fireworks, concerts and a visit from King Felipe VI and Queen Letizia of Spain.

2017 City adopts a Strategic Plan with the stated Purpose: "To develop a mobility and growth plan stemming from the rise in overall traffic caused by growth of our regional population and increased tourism. Residents are increasingly frustrated by traffic congestion, lack of parking, and a decrease in "livable" quality. This is a long-term commitment to urban improvement with no easy solutions."

2018 City approves the Historic Preservation Master Plan. The Master Plan identifies ways to respond to challenges associated with redevelopment pressures, flooding from storm events and sea-level rise, and similar hazards.

2022 The St. Augustine City Commission unanimously approves an agreement with Florida Department of Transportation (FDOT) to retake ownership of King Street, Cathedral Place and a portion of Cordova Street contingent upon the reimbursement for the redesign and construction of the street.

Existing Conditions

03

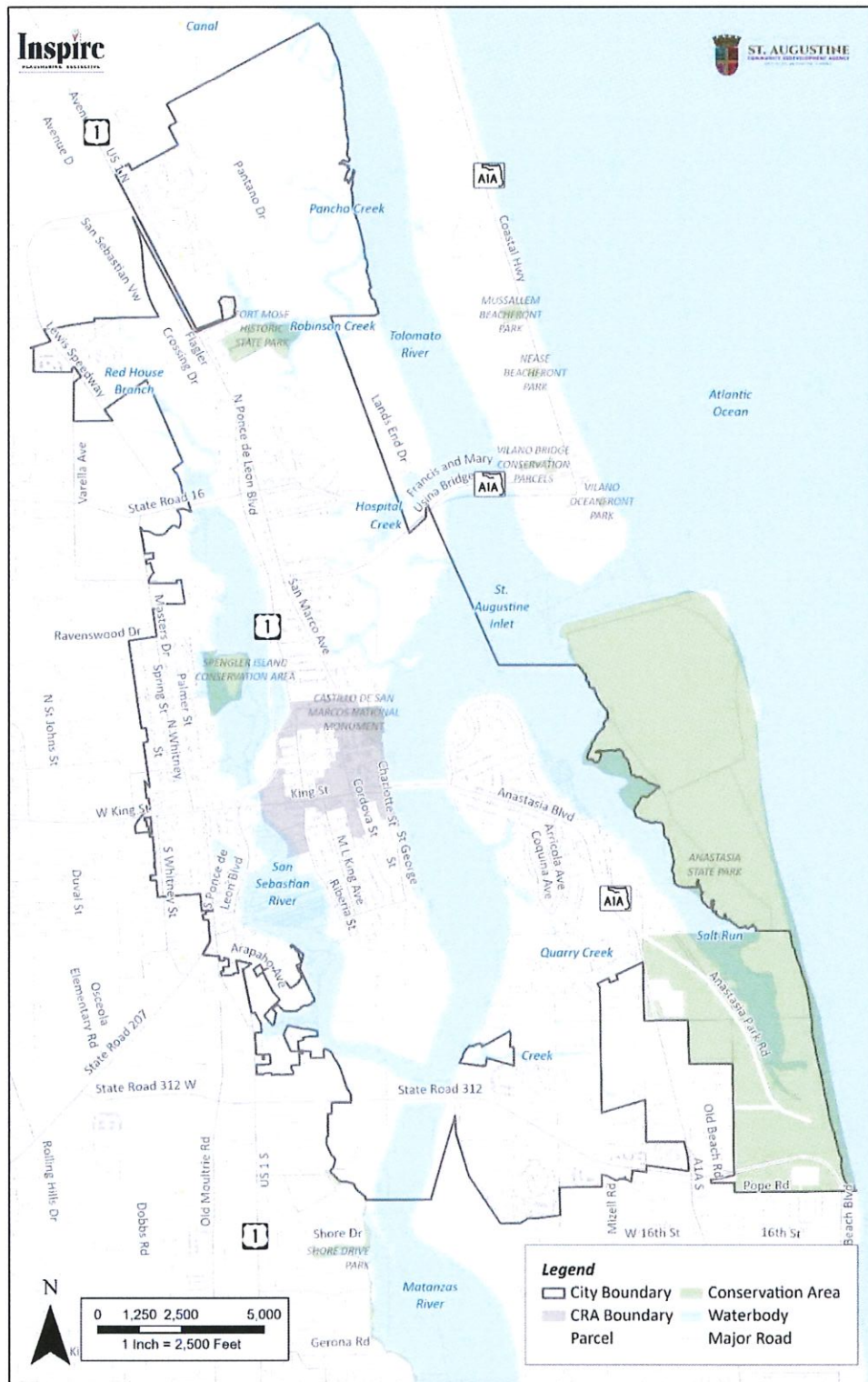


ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

EXISTING CONDITIONS

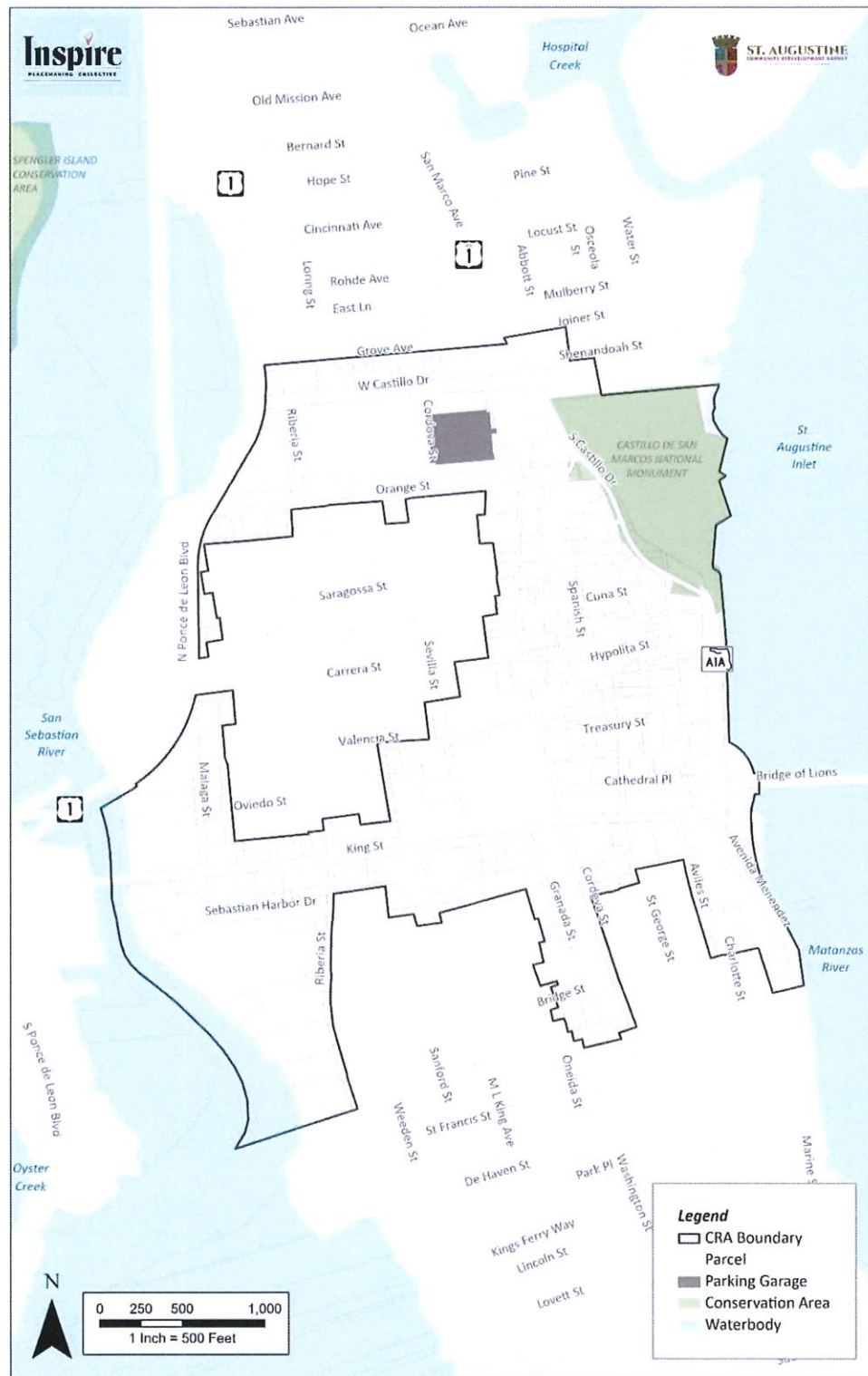
The focus of the HACRA is to improve mobility, including pedestrian, bicycle and traffic movement while enhancing safety and the overall experience for all users. Over 6 million tourists visit St. Augustine each year. In addition to the thousands of daily visitors, parking and transportation systems must consider residents, businesses, and other regular users. The outcome of HACRA initiatives is expected to accommodate vehicular traffic while also emphasizing and encouraging automobile alternatives and a more walkable downtown. The strategic development of parking around the HACRA in areas adjacent to pedestrian-intended areas is desired to improve mobility, reduce auto congestion and support a multimodal transportation system. The following section examines the existing conditions of the HACRA. The existing conditions guide redevelopment strategies and projects planned for the HACRA.

Figure 2. City of St. Augustine



Source(s): St. Johns Property Appraiser, City of St. Augustine, FGDL, Inspire, 2022

Figure 3. HACRA Boundary



Source(s): St. Johns Property Appraiser, City of St. Augustine, FGDL, Inspire, 2022

REDEVELOPMENT AREA ANALYSIS

History & Background

The HACRA includes a mixture of homes, businesses, and community institutions. It is supported by a strong tourism economy that is generated by the City's numerous historic and cultural resources. Major historic site tourist attractions are located within the HACRA, including the Castillo de San Marcos National Monument which is the oldest masonry fort in the continental United States.



Castillo de San Marcos National Monument



Flagler College

Cultural Resources (Historic Properties)

While Castillo de San Marcos is the most prominent historic feature in the HACRA, the HACRA contains numerous other cultural and historic property resources. Cultural resources or historic properties are defined by the National Historic Preservation Act (NHPA) of 1966 and governed by federal and state regulations. The summary of cultural resources / historic properties within the HACRA are listed in **Table 1**.

Table 1. Cultural Resources (Historic Properties)

Cultural Resources	Quantity
Structures (Individual Listings)	
Surveyed	385
National Register	17
Eligible for Listing	15
Bridges	
Surveyed	3
National Register	1
Resource Groups	
Surveyed	11
National Register	6
Cemeteries	
Surveyed	6
National Register	1
Total National Register Resources	25
Local Landmarks	2
Total Resources	27

Source(s): SHPO 2023

Historic Structures Individually Listed on the National Register

- St. Augustine Civic Center (Visitor Information Center) (#1 on Figure 4)
- Castillo de San Marcos (#2)
- Avero House (#3)
- Rodriguez Avero Sanchez House (#4)
- Grace United Methodist Church (#5)
- Cathedral of St. Augustine (#6)
- Hotel Ponce De Leon (#7)
- Markland (#8)
- Government House (#9)
- Constitution Obelisk (#10)
- St. Augustine Miniature Golf Course (#11)

- Lindsley (Horruytiner) House (#12)
- Villa Zorayda Museum (#13)
- Xavier Lopez House (#14)
- Solla-Carcaba Building (#15)
- Alcazar Hotel (#16)
- The Record Building (#17)

The Historic Area Community Redevelopment Area has six historic districts listed on the National Register of Historic Places (NRHP). When these districts are listed, contributing structures are also listed on the NRHP as part of the process.

Historic Cemeteries on the National Register

The Huguenot Cemetery (St. Augustine Public Burying Ground), established circa 1821, was listed on the National Register of Historic Places on July 23, 2021. The cemetery is located on the corner of A1A and Orange Street.

Local Register

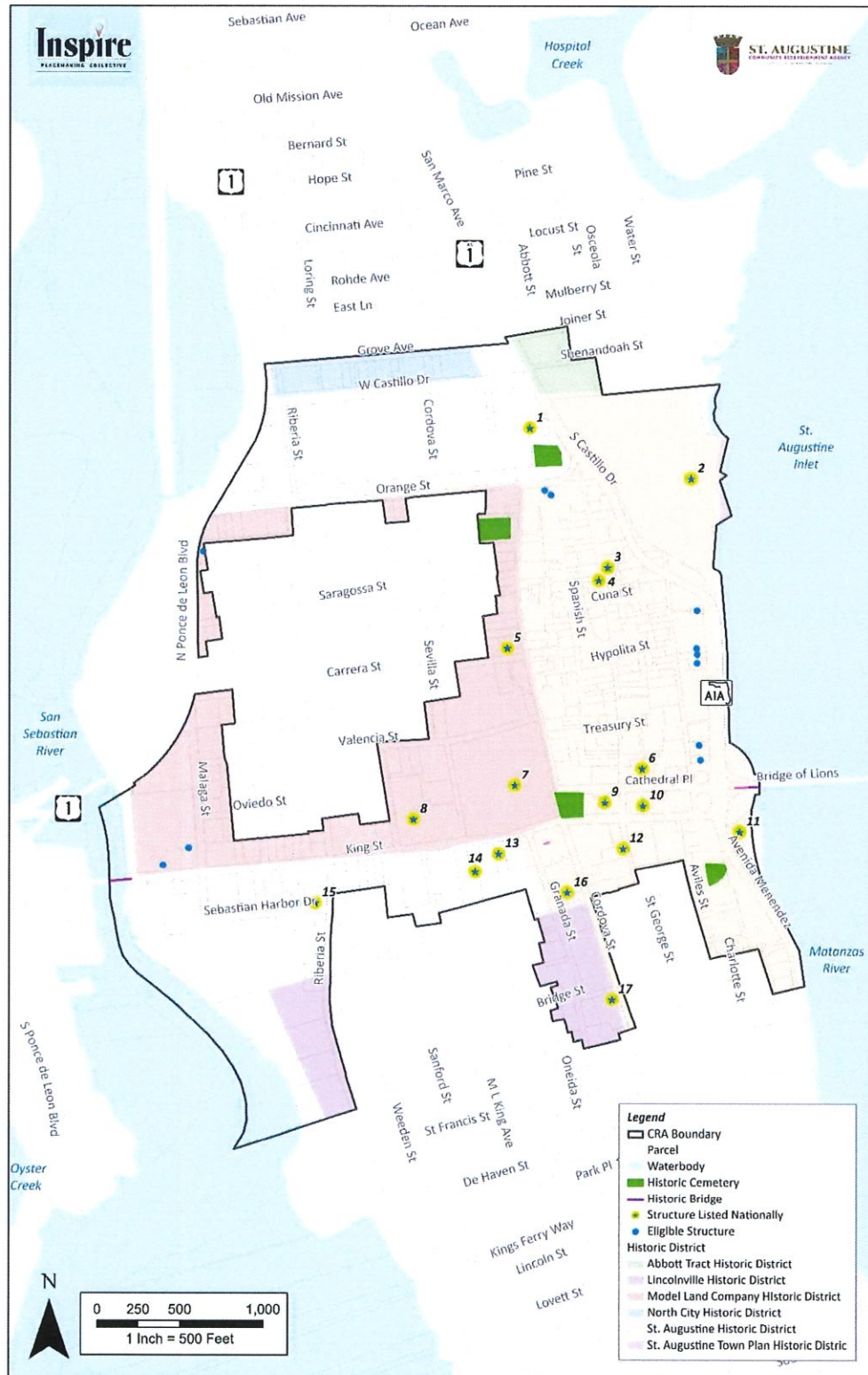
The City of St Augustine designated five historic districts through the creation of zoning overlay districts to control architectural modifications and regulate commercial uses of buildings within the districts.¹ These five locally designated historic districts fully or partially fall within the HACRA.

There are two landmarks within the HACRA which have been designated by the City, as listed below. These structures are located in the southern portion of the HACRA.

- The Record Building, September 18, 2003, 154 Cordova Street
- 32 Granada Street, September 15, 2016, relocated to 34 Granada Street

¹ <https://www.citystaug.com/DocumentCenter/View/994/2018-Historic-Preservation-Master-Plan-PDF?bidId=>

Figure 4. Historic Resources Map



Source(s): FGDL, SHPO, 2023

Population & Demographics

The following sections highlight the HACRA's demographic and socioeconomic environment. This data is based on full-time residents and does not account for Flagler College students or seasonal residents. In 2023 there were 2,138 students enrolled at the College's main campus located in the HACRA, and 50% of those students resided on campus. Additionally, with over 6 million annual visitors, the City also has a number of long-term visitors / seasonal residents in the HACRA who are not included in the residential population.

POPULATION GROWTH

As illustrated in **Table 2**, over the past 11 years, the HACRA residential population increased at a steady rate similar to that of the City of St. Augustine. However, the HACRA's residential population has grown at a noticeably slower rate compared to St. Johns County. St. Johns County has grown nearly four times as fast as the HACRA. As a percentage of the City's total population, the HACRA's population has remained and is projected to remain just under 10%.

Table 2. Population Projections

Location	2010	2021	11-year growth rate	2026 Estimate
HACRA	1,154	1,296	12%	1,389
City of St. Augustine	12,973	15,020	16%	16,375
St. Johns County	190,039	275,146	45%	317,863
HACRA to City ratio	9%	9%	-	8%

Source: ESRI ArcGIS Business Analyst, 2022

RACE & ETHNICITY

Table 3. Race-Ethnicity Demography

Race-Ethnicity	2010	2021	11-Year Change	% of CRA	2026 Estimate
White, alone	1,024	1,076	5%	83%	1,126
Black, alone	74	110	49%	8%	131
Asian, alone	10	22	120%	2%	27
Other race, alone	15	30	100%	2%	36
Two (2) or more races	25	50	100%	4%	60
American Indian, alone	5	7	40%	1%	8
Pacific Islander, alone	1	1	0%	0%	1
Of Hispanic origin (any race)	74	157	112%	12%	188

Source: ESRI ArcGIS Business Analyst, 2022

Household Incomes

The breakdown of household and per-capita incomes are consistent between the HACRA and the City of St. Augustine's households. St. Johns County differs in that it has approximately 58% of households with incomes over \$74,000 while the HACRA and St. Augustine each have less than 50% of households at or above that income level. The State of Florida 2020² median household income was approximately \$57,000.

Table 4. Household & Per Capita Income (2021)

	CRA		City of St. Augustine		St. Johns County	
Household Income Range	Households	%	Households	%	Households	%
<\$15,000	14	8.1%	588	8.5%	4,731	4.4%
\$15,000 - \$24,999	15	8.7%	833	12.1%	6,381	5.9%
\$25,000 - \$34,999	11	6.4%	639	9.2%	6,476	6.0%
\$35,000 - \$49,999	13	7.5%	804	11.6%	10,746	9.9%
\$50,000 - \$74,999	41	23.7%	1,205	17.4%	16,565	15.3%
\$75,000 - \$99,999	15	8.7%	784	11.3%	13,699	12.6%
\$100,000 - \$149,999	27	15.6%	1,173	17.0%	22,829	21.1%
\$150,000 - \$199,999	9	5.2%	316	4.6%	9,129	8.4%
\$200,000+	27	15.6%	569	8.2%	17,744	16.4%
Median	\$68,290		\$59,936		\$90,367	
Per Capita Income	\$34,727		\$38,880		\$49,159	

Source: ESRI ArcGIS Business Analyst, 2021

² Due to COVID-19 pandemic-related delays in data collection and organization, median household income beyond 2020 is not yet available.

Housing

HOUSING STRUCTURE TYPES

Of the 220 housing units in the HACRA, the majority (67.7%) of housing units are detached, single-family homes. **Table 5** shows the breakdown of housing structure types with the remaining approximately 30% of housing distributed nearly equally across different types of multi-family housing.

Table 5. Housing Structure Types

Structure Type (living units in structure)	No. of Units*	Percent (%)
1, detached	149	67.7%
1, attached	6	2.7%
2	11	5.0%
3 or 4	9	4.1%
5 to 9	13	5.9%
10 to 19	15	6.8%
20 to 49	14	6.4%
50 or more	3	1.4%
Mobile home	0	0.0%
Boat, RV, van, etc.	0	0.0%
Total Housing Units*	220	100.00%
*Due to the methods of approximation and rounding, the sum of individual percentages may not equal 100%.		

Source(s): U.S. Census Bureau, 2015 – 2019 American Community Survey; Inspire, 2022

Age of Housing Units

In keeping with the HACRA's name as a "historic area", the majority of the housing is nearly 100 years old – built 1939 or earlier.

Short-Term Vacation Rentals

In 2019, the City adopted short-term vacation rental regulations based on which zoning district rentals are located in. There are now approximately 723 short-term vacation rentals within the City. This includes 662 *Active* and 61 *Pending* (awaiting required inspections) short-term rentals. The City's requirements for short-term vacation rentals are outlined below:

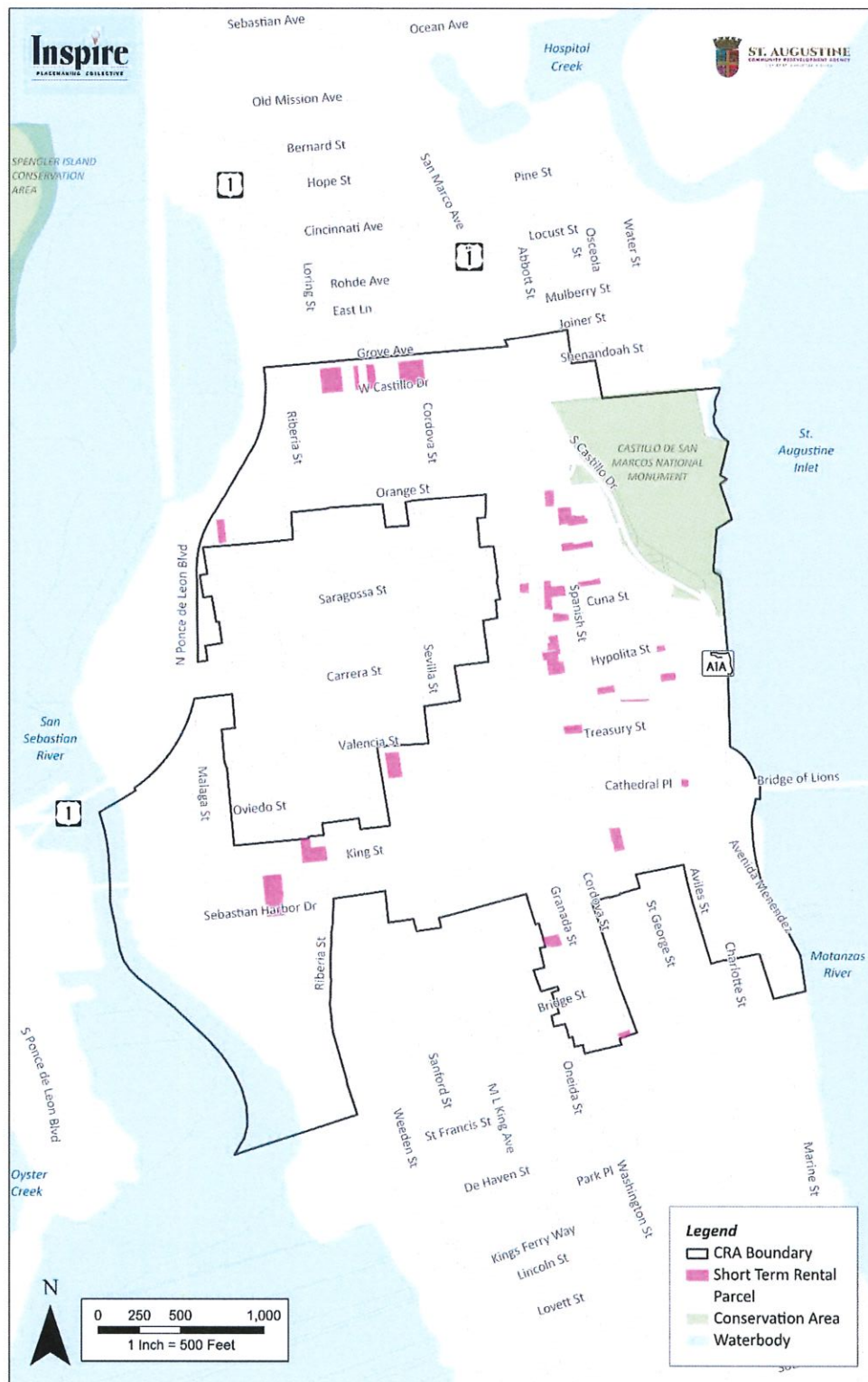
RS-1 & RS-2 Zoning - may be rented for periods of one week or longer with approved registration. Nightly rentals are not allowed in RS-1 and RS-2 zoning.

HP-1 Zoning - may be rented on a monthly or greater period of time with approved registration.

All other Zoning Districts: may be rented on a nightly basis with approved registration

There are 32 parcels located in the HACRA with registered short-term rentals as identified in **Figure 5**. Some of these properties are single-family homes reflected as one (1) short-term rental unit/registration while others have multiple units located on one parcel. Most of these parcels are in the HP-3 zoning district which permits registered units to be rented on a nightly basis.

Figure 5. Parcels with Short-Term Rentals



Source(s): FGDL, St. Johns County Property Appraiser, Inspire, 2022

Land Use

EXISTING LAND USE PATTERNS

To better understand the opportunities of the St. Augustine Historic Area Community Redevelopment Area, it is necessary to evaluate current land use patterns. **Table 6** and **Figure 6** show the development patterns within the HACRA. These existing land use categories are derived from the Department of Revenue (DOR) land use codes provided within the most recent data from St. Johns County Property Appraiser.

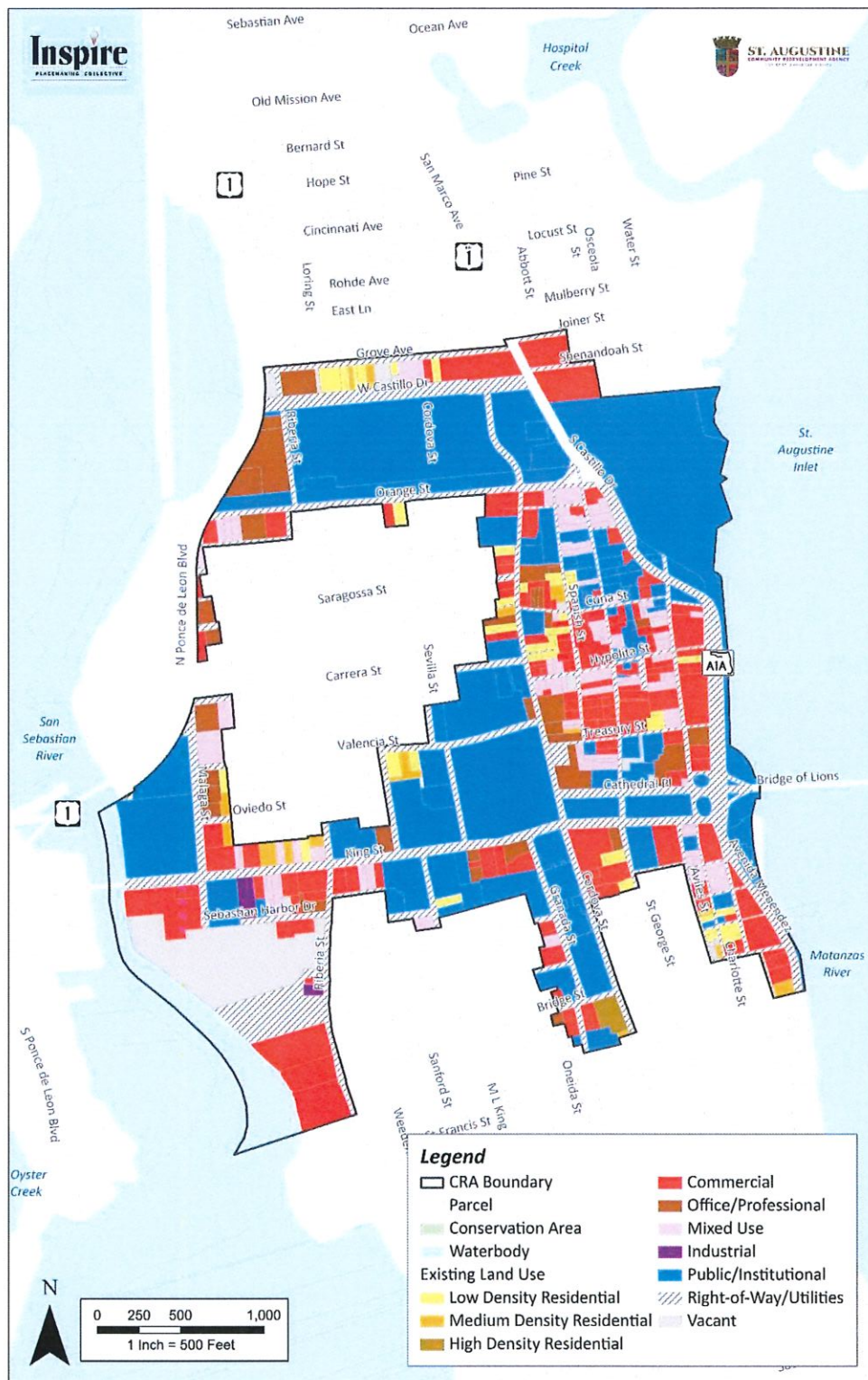
The predominant land uses in the HACRA are Public/Institutional (41%), Right-of-Way & Utilities (19%), and Commercial (18.5%). Office/Professional, Vacant, Mixed Use, Low Density Residential, High Density Residential, Medium Density Residential, and Industrial uses make up smaller portions of the rest of the HACRA. Approximately 4.9% (18 parcels) of the land area is considered vacant land, and these vacant parcels are primarily located on the edges of the HACRA. Vacant land will be discussed in more detail in the following section.

Table 6. Existing Land Use

Existing Land Use	Acres	Percent (%)
Public/Institutional	91.8	41.4%
Right-of-Way & Utilities	41.8	18.8%
Commercial	41.1	18.5%
Office/Professional	12.4	5.6%
Vacant	10.9	4.9%
Mixed Use	10.7	4.8%
Low Density Residential	5.5	2.5%
High Density Residential	4.6	2.1%
Medium Density Residential	2.4	1.1%
Industrial	0.8	0.3%
Total Acreage	221.9	

Source(s): City of St. Augustine, St. Johns County Property Appraiser, Inspire, 2023

Figure 6. Existing Land Use Map



Source(s): City of St. Augustine, FGDL, St. Johns County Property Appraiser, Inspire, 2023

Vacant Land

Figure 7 shows vacant parcels in the HACRA, as determined by the most recent Property Appraiser's data files. There are approximately 10.9 acres (4.9%) of vacant land within the HACRA. The vacant parcels are categorized as Residential, Commercial, and Public/Institutional. The breakdown of the acreage by category is shown in **Table 7**.

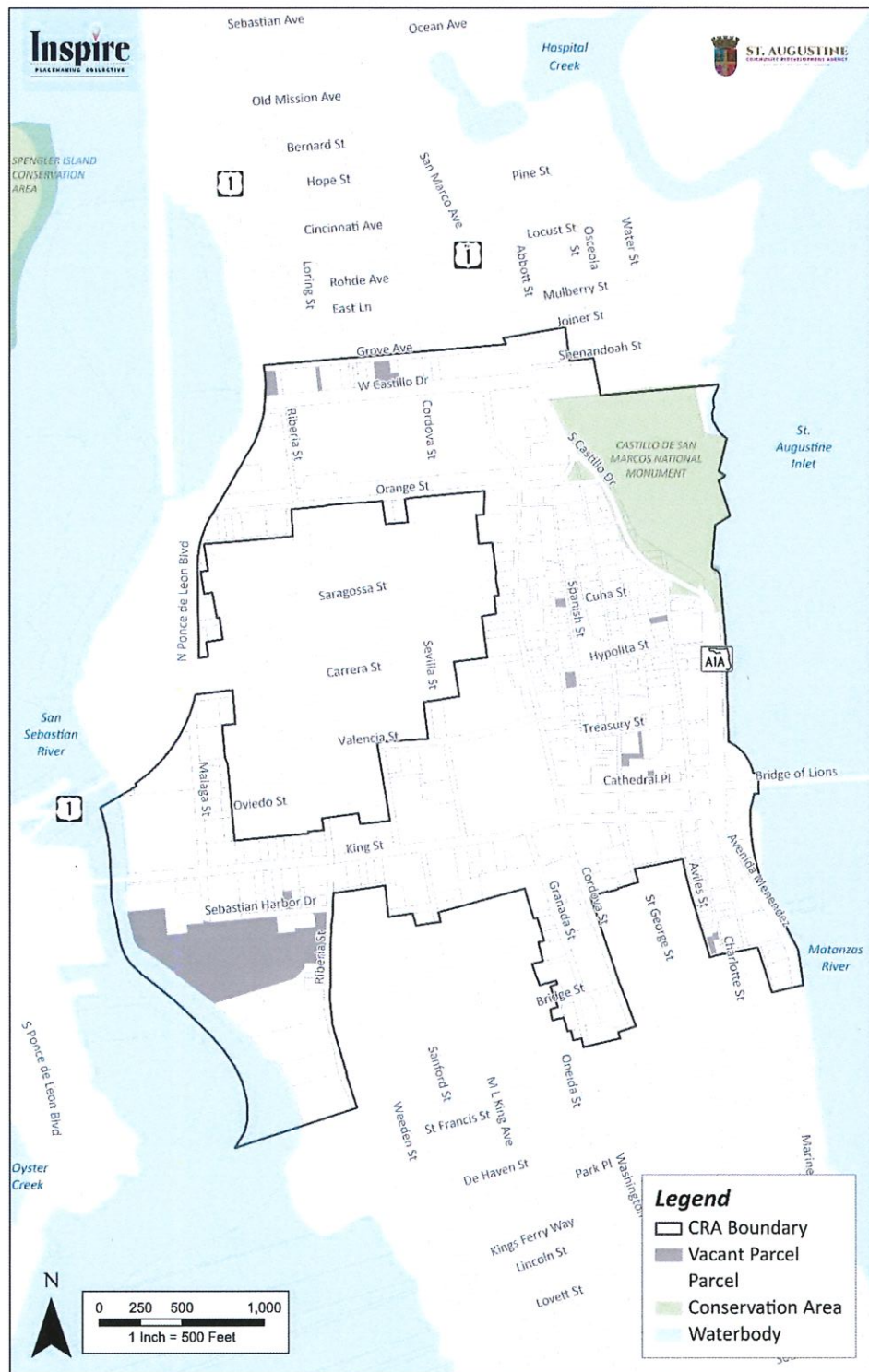
There are limited vacant parcels within the HACRA. The majority of vacant land parcels in the HACRA are commercial-use land. The largest vacant commercial parcel is adjacent to the San Sebastian River. The Public/Institutional vacant parcels are located in the historic downtown area. The residential vacant parcels are in the southeastern portion of the HACRA.

Table 7. Vacant Parcels

Vacant Parcels	Acres
Commercial	10.5
Public/Institutional	0.3
Residential	0.1
Total Vacant Land	10.9
*Due to rounding, the sum of individual acreages may not equal the total vacant land area.	

Source(s): City of St. Augustine, St. Johns County Property Appraiser, Inspire, 2023

Figure 7. Vacant Land



Source(s): FGDL, St. Johns County Property Appraiser, Inspire, 2022

Future Land Use

The City of St. Augustine's Comprehensive Plan establishes Future Land Use (FLU) designations within the City to guide future growth in accordance with an established community vision. The City's Future Land Use Map directs economic growth and development along specific corridors, while protecting environmentally and historically sensitive areas. **Table 8** shows the FLU categories by acreage and **Figure 8** shows the FLU designations graphically for the Study Area.

The most common FLU designation in the HACRA is Historic Preservation (56% or 126 acres), which intends to provide a mix of uses, including residential, institutional, and commercial uses that encourage the preservation and restoration of historic structures. The district is also intended to provide a mix of compatible nonresidential uses that will encourage the restoration and reproduction of historic structures including compatible infill development that maintains the historic nature and pedestrian scale of the historic neighborhoods. All uses are allowed a maximum of 24 dwelling units per acre. The Historic Preservation designation is located in the core of the HACRA.

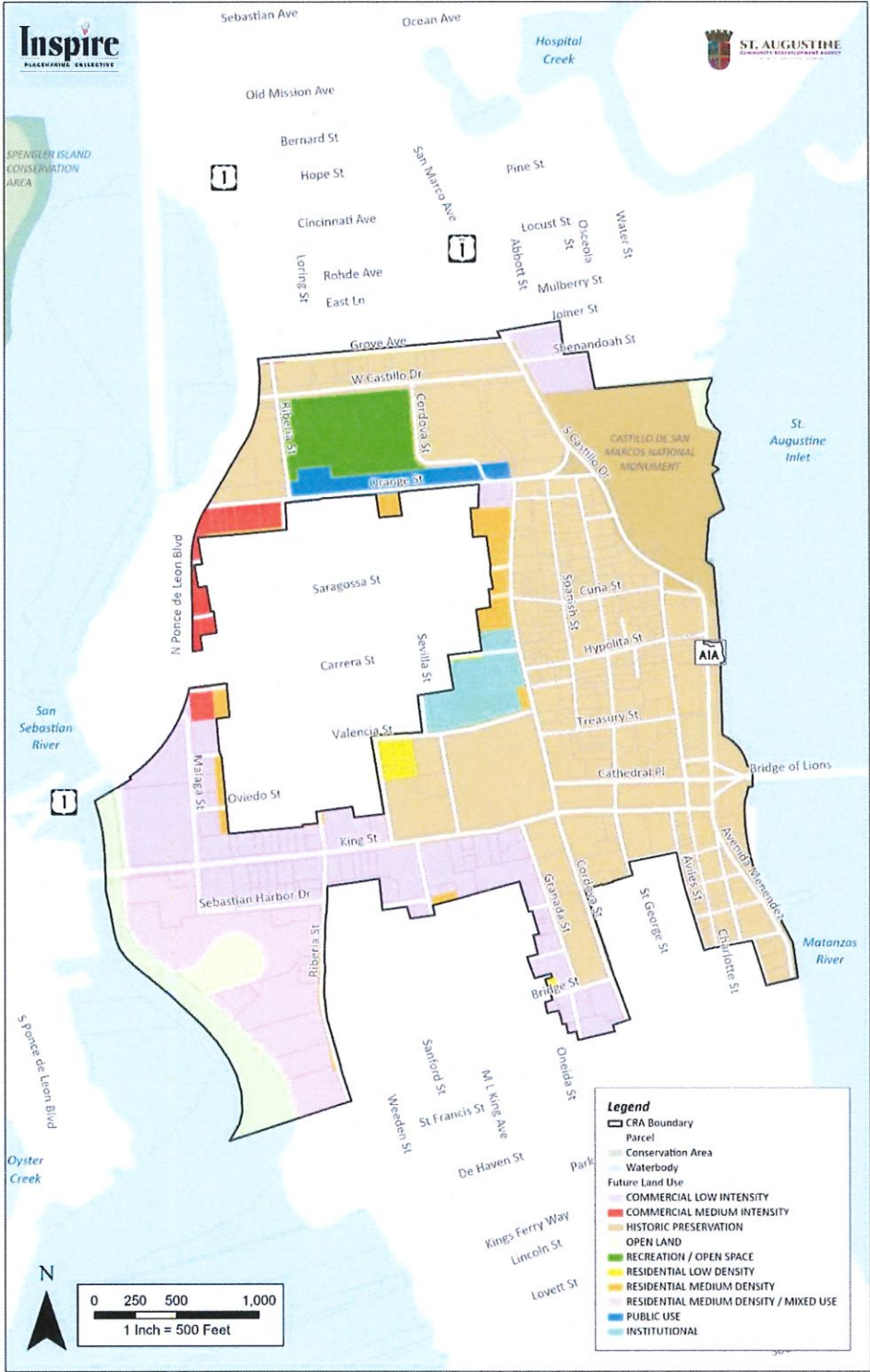
The second most common FLU designation is Commercial Low Intensity (38 acres or 17% of the land area), which allows for a mix of commercial and residential uses and provides for low traffic generating commercial uses to serve adjacent neighborhoods. General retail, professional offices, and tourist accommodations are also encouraged in this designation. Residential density may be a maximum of 16 dwelling units per acre, though residential may not account for more than 50% of the designation. The mix of uses is highly encouraged in the Comprehensive Plan. This designation is primarily located along the King Street corridor.

Table 8. Future Land Use Designations

Future Land Use	Acres	Percent (%)
Historic Preservation	125.7	56.0%
Commercial Low Intensity	38.4	17.1%
Residential Medium Density/Mixed Use	17.9	8.0%
Open Land	12.6	5.6%
Recreation/Open Space	8.5	3.8%
Residential Medium Density	5.6	2.5%
Institutional	5.4	2.4%
Public Use	4.0	1.8%
Commercial Medium Intensity	3.7	1.6%
Residential Low Density	2.8	1.3%
Industrial	0.0	0%
Total Acreage	224.6	
*Due to the methods of approximation and rounding, the sum of individual percentages may not equal 100%.		

Source(s): City of St. Augustine, Inspire, 2022

Figure 8. Future Land Use Map



Source(s): City of St. Augustine, FGDL, St. Johns County Property Appraiser, Inspire, 2022

Zoning Districts

Land development regulations assist in implementing the Comprehensive Plan by establishing zoning districts and adopting development standards for each district. **Table 9** lists the zoning districts and their acreages, and **Figure 9** shows the zoning districts graphically. Zoning districts guide development and the entitlements for parcels throughout the HACRA. The zoning code provides a guide to permitted, prohibited, and conditional uses, site development criteria, and the size and dimensions of proposed structures.

The two most common zoning districts in the HACRA are Historic Preservation (HP-2 and HP-3), which constitute 39% of the total zoned area or 78 acres. These two Historic Preservation districts (HP-2 and HP-3) are intended to provide a mix of commercial and residential uses that will encourage the restoration and reproduction of historic structures and maintain historic and pedestrian scale of the neighborhood. The HP-2 and HP-3 districts also have different design requirements for new construction than the other Historic Preservation zoning districts as outlined in the City's Architectural Guidelines for Historic Preservations encouraging compatibility with surrounding historic structures. The main distinction between these two districts are the boundaries: HP-2 is in the southern half of the HACRA core while HP-3 is the northern half.

Commercial Low-Two (CL-2) accounts for about 20 acres or 9.9% of the land area. The CL-2 district is intended to serve at least one (1) neighborhood with low traffic generating commercial uses, such as specialty retail, service establishments, banks and financial institutions, professional offices, museums, single-family dwellings, and hotels.

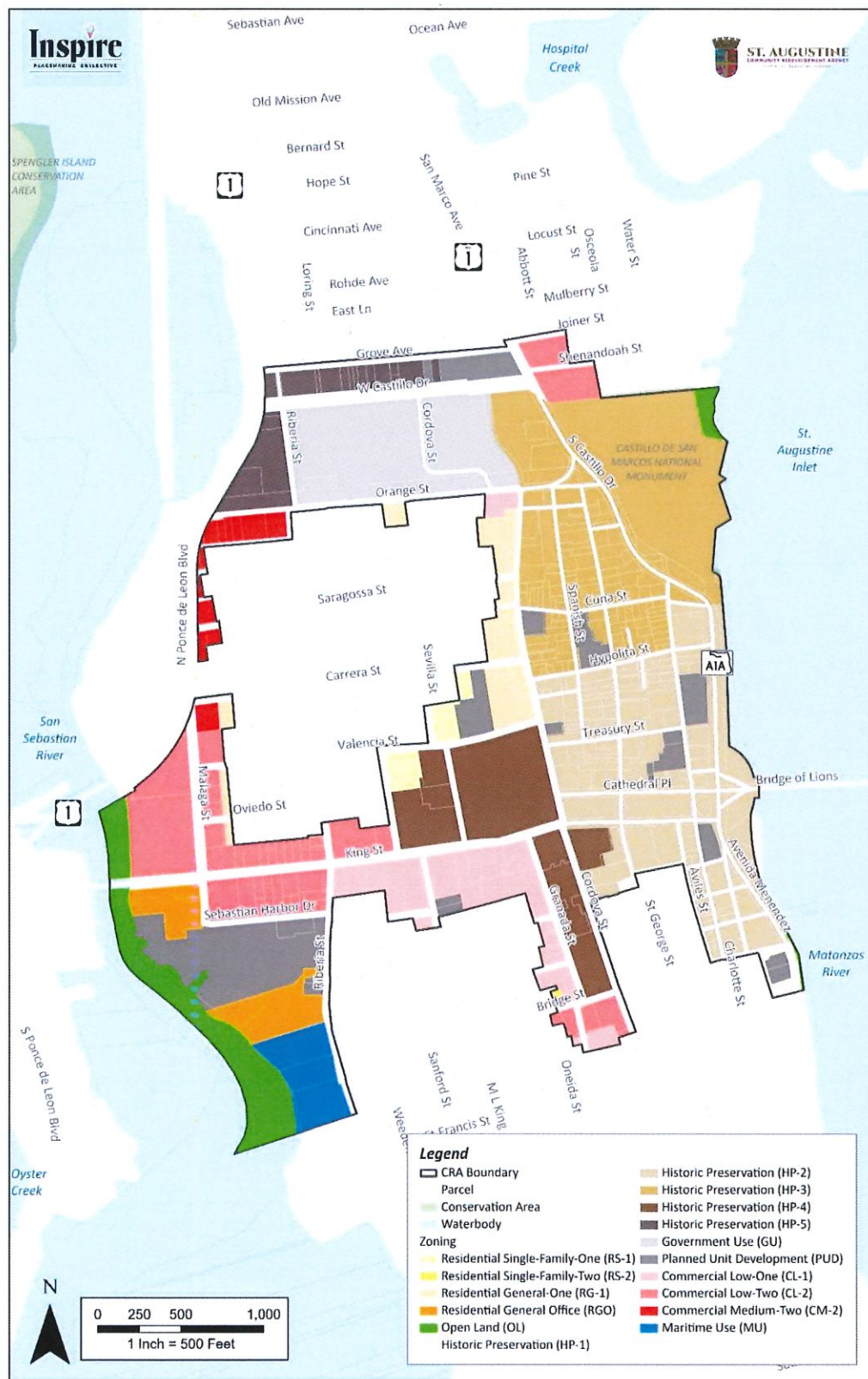
The fourth most common zoning district is Planned Unit Development (PUD) which accounts for 18 acres or 9% of the total zoned area. The PUD zoning designation is scattered throughout the HACRA and allows for individually planned developments that are consistent with the Comprehensive Plan but may be more creative, flexible, and innovative designs for projects than regular zoning districts allow.

Table 9. Zoning Districts

Zoning	Acres	Percent (%)
Historic Preservation (HP-3)	41.4	20.6%
Historic Preservation (HP-2)	36.9	18.4%
Commercial Low-Two (CL-2)	19.9	9.9%
Planned Unit Development (PUD)	18.2	9.1%
Government Use (GU)	16.8	8.4%
Historic Preservation (HP-4)	16.7	8.3%
Commercial Low-One (CL-1)	10.7	5.4%
Open Land (OL)	9.9	4.9%
Historic Preservation (HP-5)	6.9	3.4%
Residential General-One (RG-1)	6.6	3.3%
Residential General Office (RGO)	5.8	2.9%
Maritime Use (MU)	4.7	2.3%
Commercial Medium-Two (CM-2)	3.2	1.6%
Residential Single-Family-One (RS-1)	2.3	1.1%
Historic Preservation (HP-1)	0.5	0.3%
Residential Single-Family-Two (RS-2)	0.2	0.1%
Total Acreage	200.5	
*The discrepancy in total acreage compared to the Future Land Use and Existing Land Use acreages is due to the roads, which lack zoning designations.		

Source(s): City of St. Augustine, Inspire, 2022

Figure 9. Zoning Map



Source(s): City of St. Augustine, FGDL, St. Johns County Property Appraiser, Inspire, 2023

The Built Environment & Infrastructure

The physical attributes of cities are defined by both their geographic location, natural features and the built environment. The built environment is a broad term that includes buildings, streets, sidewalks, utilities, parks, signs, and lighting; everything that was built by humans. The built environment is a critical factor in defining the character of a place as it blends with natural systems and people to comprise an identity.

Parks & Recreational Facilities

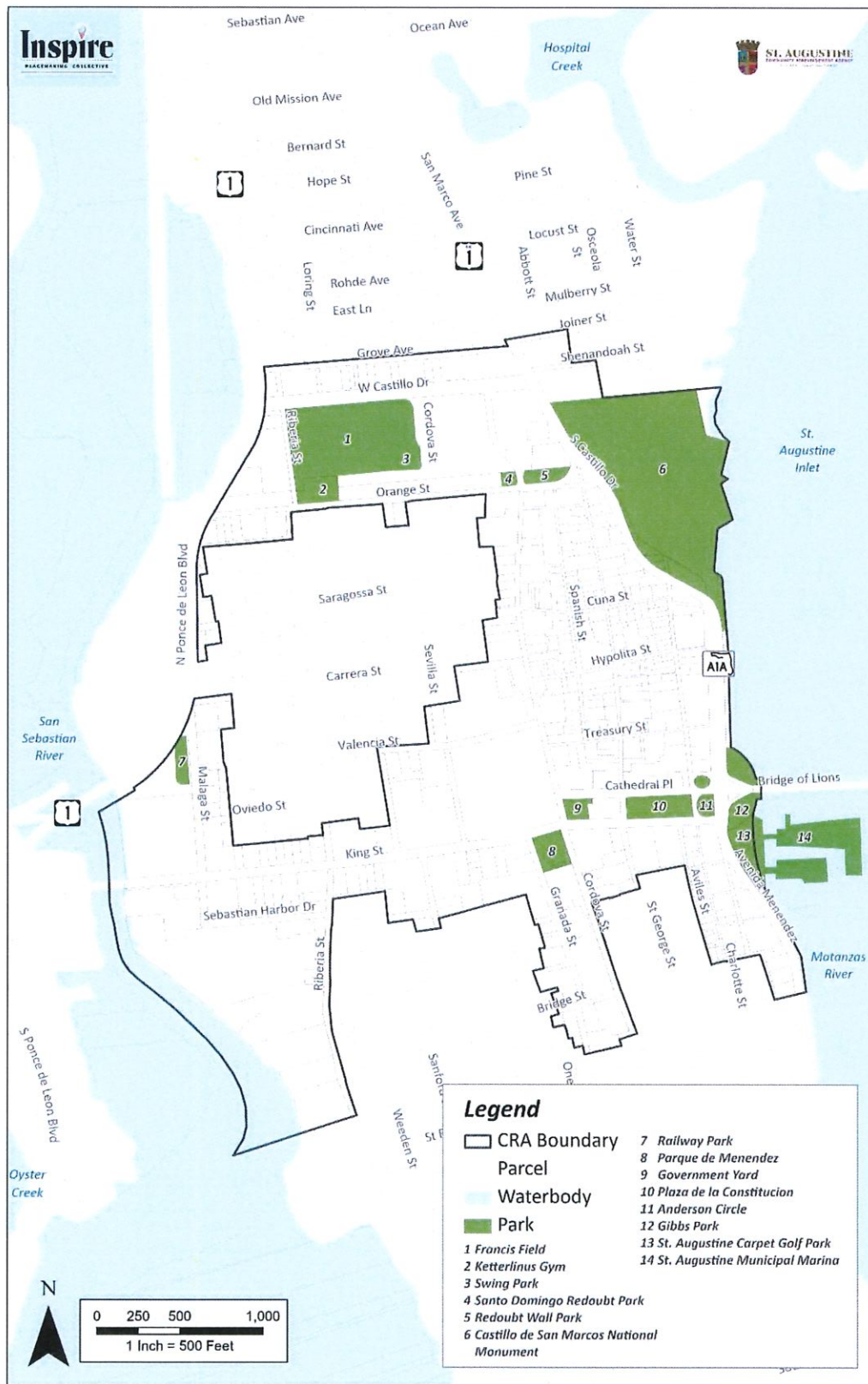
The HACRA is home to 14 parks totaling 36 acres with some parks extending into the Matanzas River. One federal park is within the HACRA: the Castillo de San Marcos National Monument, located in the northeastern corner of the Redevelopment Area. **Table 10** shows the acreages of each of the parks, and **Figure 10** shows their locations.

Table 10. Parks and Recreational Facilities List

Park Names	Acres
Castillo de San Marcos National Monument	17.7
Francis Field	7.2
St. Augustine Municipal Marina	4.2
Gibbs Park	1.2
Plaza de la Constitucion	1.2
Parque de Menendez	0.9
Ketterlinus Gym	0.6
Swing Park	0.6
Railway Park	0.5
Redoubt Wall Park	0.5
Anderson Circle	0.4
Government Yard	0.4
St. Augustine Carpet Golf Park	0.4
Santo Domingo Redoubt Park	0.2
Park Space Total	36.1

Source(s): City of St. Augustine, FGDL, Inspire, 2022

Figure 10. Parks



Source(s): City of St. Augustine, FGDL, Inspire, 2022

Transportation Facilities

Historically, HACRA's redevelopment efforts have focused on improving transportation and parking facilities within the CRA.

Within the HACRA, the primary travel corridors are the West Castillo Drive / A1A, East King Street, Cathedral Place, Cordova Street, and St. George Street. Roadways within the HACRA are a mix of wider three-lane roads that circulate the bulk of the traffic around blocks throughout the HACRA and narrow two-lane roads that allow travelers access to the inner historic neighborhood. The eastern center of the HACRA contains numerous Tabby or man-made coquina, narrow, one-way streets winding around many of the commercial blocks. Most of the HACRA's roadways allow vehicles to travel along them, however, St. George Street has been closed to motorized vehicles since the 1980s and provides a pedestrian corridor from Orange Street to the north, adjacent to the City's downtown parking garage, through to Cathedral Place to the south. The street is in the center of the tourism core of the City and serves businesses and institutional properties.

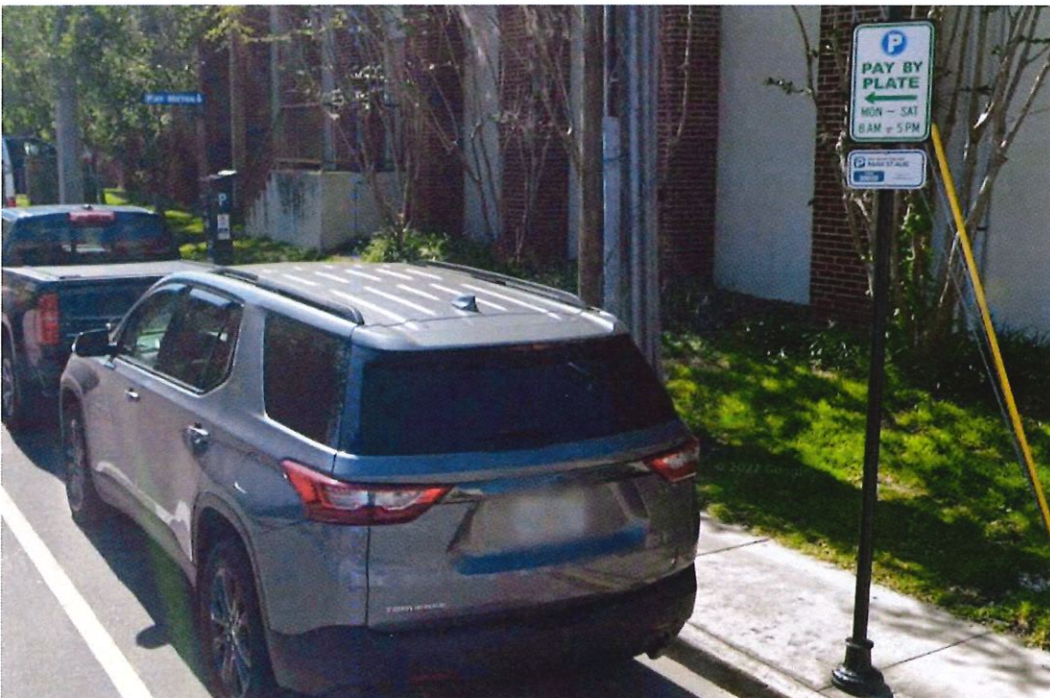
HACRA parking inventory includes on-street spaces, small parking lots, and a large 1,200-space parking garage. Visitors often drive to reach the HACRA district and then utilize alternative modes of transportation, such as the private trolleys, or walking, to travel within the HACRA district. To address the deficiency of the HACRA's roadways to accommodate a lack of parking supply within the HACRA, the City of St. Augustine approved the construction of a public parking garage, which was finished in 2006 and is located at the intersection of West Castillo Drive and Cordova Street, near the north border of the HACRA. Parking is \$15 per vehicle, with varying rates for monthly users or special pass/card holders.

Figure 11. Historic Downtown Parking Facility (Garage)



Source: Visit St. Augustine, 2022

Figure 12. Street Parking – Pay-by-Plate



Source: Google, 2022

PUBLIC TRANSPORTATION AMENITIES

The HACRA is served by 7 bus routes from the Sunshine Bus Company³, which is operated by the Council on Aging with funding from St. Johns County and other agencies. A one-way ticket costs \$2.00 for riders (with discounts available for students, the elderly, and other specially identified groups). The Red Line⁴ operation provides three stops within the HACRA, east of the Visitor Information Center, Bridge of Lions, and Martin Luther King Jr. Avenue and King Street near the U.S. Post Office. The Blue Line⁵ provides one stop within the HACRA at Flagler College's auditorium (across from the Lightner Building) on Granada Street. From a nearby stop the Blue Line crosses the San Sebastian River to connect riders from the West King Street I area (outside the HACRA) to the HACRA's interior. Similarly, the Red Line connects the riders to the HACRA coming from north and south of the HACRA, such as those coming from Ponce de Leon's Fountain of Youth Archeological Park and Lincolnville.

PARK & RIDE SHUTTLE

The City of St. Augustine provides a weekend Park & Ride shuttle⁶ in the Winter and Spring for recurring events and festivals, such as the annual *Nights of Lights*. Many of the City's annual events take place downtown, within the borders of the HACRA. The shuttle has three stops, connecting from parking locations in the Historic District, the San Marco Lot, the St. Johns County Health Department, and the Broudy's Lot (corner of US 1 and W. King). The shuttle's pick-up/drop-off locations at the Health Department and the San Marco lot are also used as temporary parking during special events.

RIDE SHARE AND MICROMOBILITY

In addition to the transportation alternatives and amenities that the City provides, there are a number of private transportation and micromobility providers servicing the HACRA. Some of the hotels offer their guests shuttle transportation services while many visitors use Uber or Lyft. There are also private companies providing micromobility alternatives such as bikes, e-bikes, scooters and e-scooters.

BICYCLE & PEDESTRIAN FACILITIES

Most of the HACRA's transportation network includes connected, paved sidewalks, facilitating pedestrian access throughout the district. However, many portions of the sidewalk network contain extremely narrow sidewalk widths due to the historic streetscape, deteriorating sidewalk paving due to oversized trucks staging their deliveries onto the sidewalk, utility pole intrusion, and uneven pedestrian pathway pavement heights. In particular, the conditions of the pedestrian infrastructure create difficulty in travel for those with mobility restrictions attempting to travel outside of the more prominent commercial corridors that contain wider, better-maintained sidewalks.

³ The Sunshine Bus Company

⁴ Red Line Bus Route Map - MoovitApp

⁵ Blue Line Bus Route Map - MoovitApp

⁶ Spring Shuttle (2022)

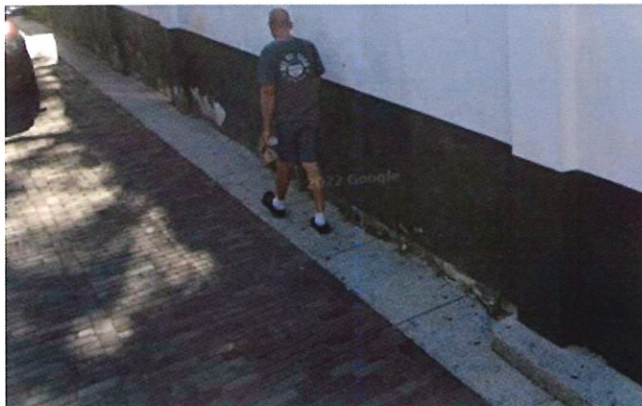
For cyclists, there are no dedicated bicycle travel paths within the HACRA, but cyclists are welcome to travel within the road in the same lanes as cars. The speed limit on many roadways of the Historic Area district is 25 miles per hour (25 mph) or less but the high number of competing right-of-way users make bicycling a challenge. Bicycles are allowed on most sidewalks but have no delineated path to avoid conflicts with pedestrians. The City of St. Augustine's website contains an interactive Google map⁷ of the City's bicycle rack locations, many of which are within the HACRA boundaries.

Figure 13. Sidewalk Sections of St. George Street



Source: Google Maps, 2022

Figure 14. Narrow Walkway – Treasury Street



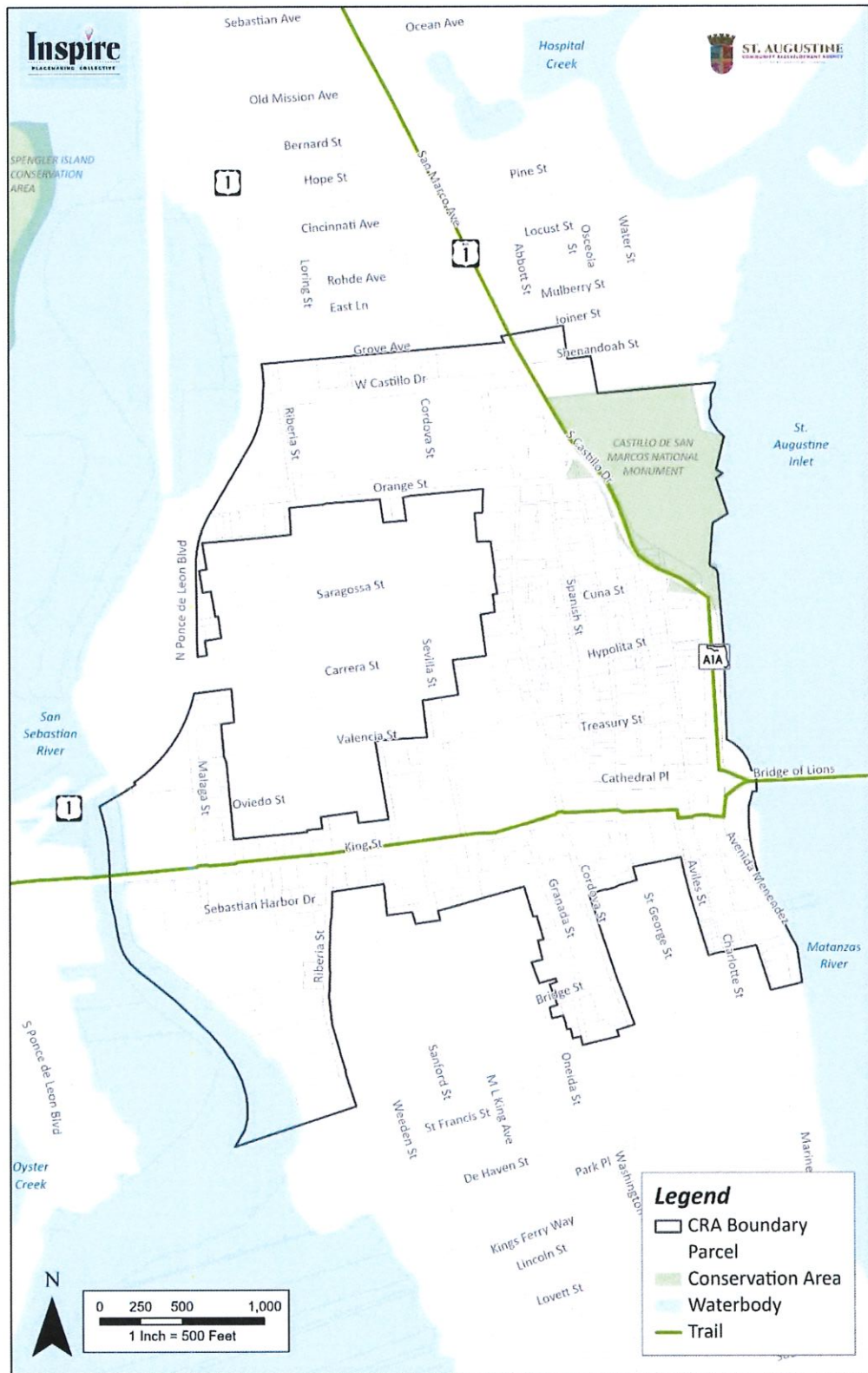
Source: Google Maps, 2022

⁷ [Bicycle Parking Map](#)

TRAILS

There are two designated trails which run through the HACRA. The trails are part of the Sun Trail system and include two segments of the East Coast Greenway (a regional trail system running from FL to Maine). Both trails are the existing road surface of King Street and A1A/San Marco/South Castillo and are not separate trails. **Figure 15** depicts the trail network serving the HACRA. These roads have dense vehicular traffic in the HACRA and do not have separated protected bicycle lanes making their usability as true bike trails minimal.

Figure 15. Trails



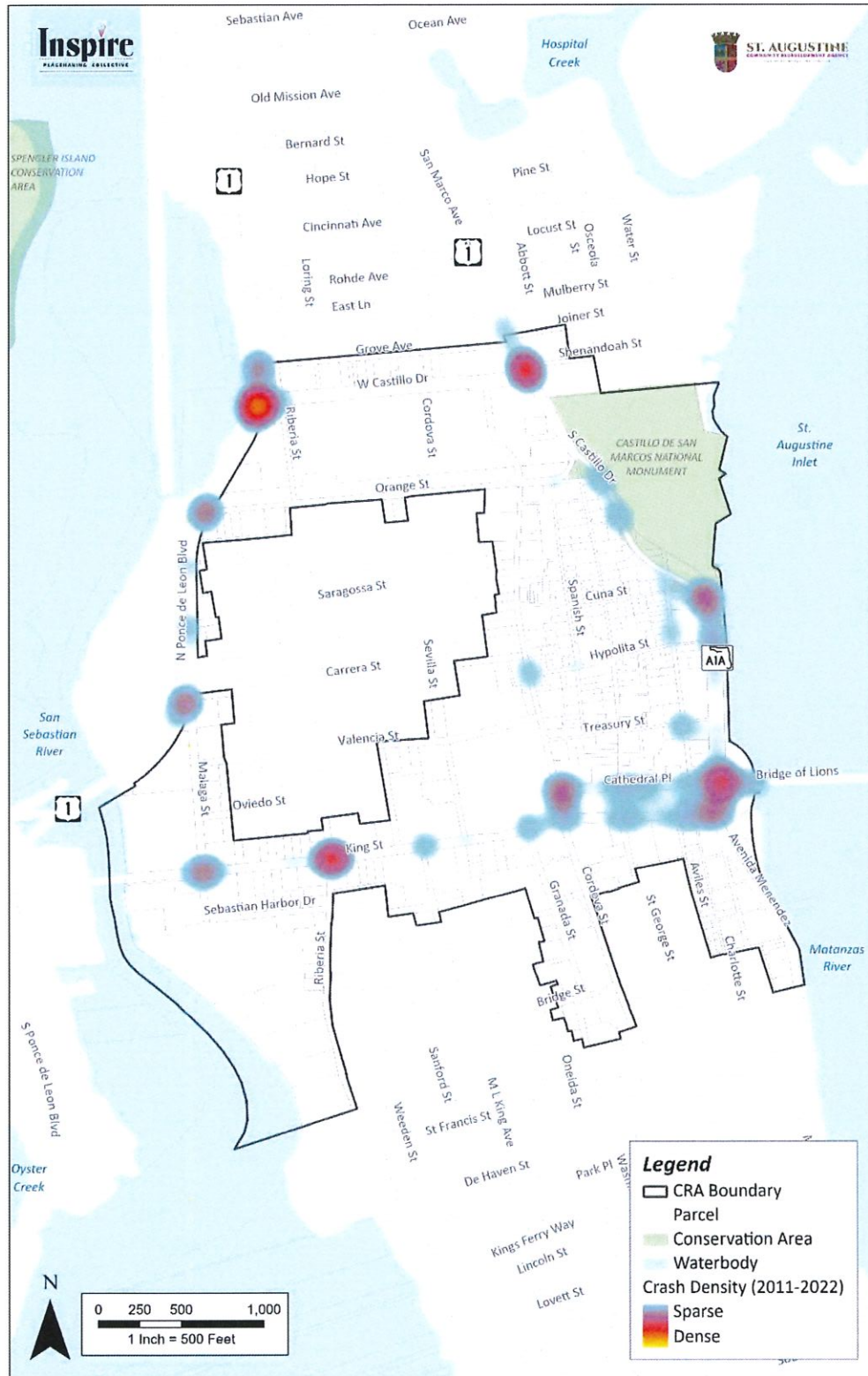
Source(s): City of St. Augustine, FGDL, Inspire, 2022

CRASHES

The Crash Data reflect the number of crashes and their locations (shown in **Figure 16**). These accidents include pedestrians, bicyclists, and vehicles from 2011 to 2022. The locations of the crashes are shown by crash density with the brighter yellow color indicating a higher density of crashes and a light blue color indicating a lower density of crashes at the location.

The intersections with the highest density of crashes are (1) near the Bridge of Lions on King Street & S. Castillo Drive and (2) W. Castillo Drive and N. Ponce de Leon Boulevard. N. Ponce de Leon Boulevard, King Street, and S. Castillo Drive are roads with higher densities of crashes compared to other streets in the HACRA.

Figure 16. Crash Map



Source(s): City of St. Augustine, FDOT, FGDL, St. Johns County Property Appraiser, Inspire, 2022

Environmental Conditions

COASTAL RESILIENCY AND HAZARDS

The City of St. Augustine, through a grant agreement with the Florida Department of Environmental Protection, Florida Coastal Management Program, and the National Oceanic and Atmospheric Administration (NOAA), underwent an assessment regarding the City's Coastal Vulnerability in 2016. The purpose of the assessment was to establish an understanding of community vulnerability based on projected increases in coastal flooding and sea level rise, and to develop resiliency strategies to mitigate these impacts.

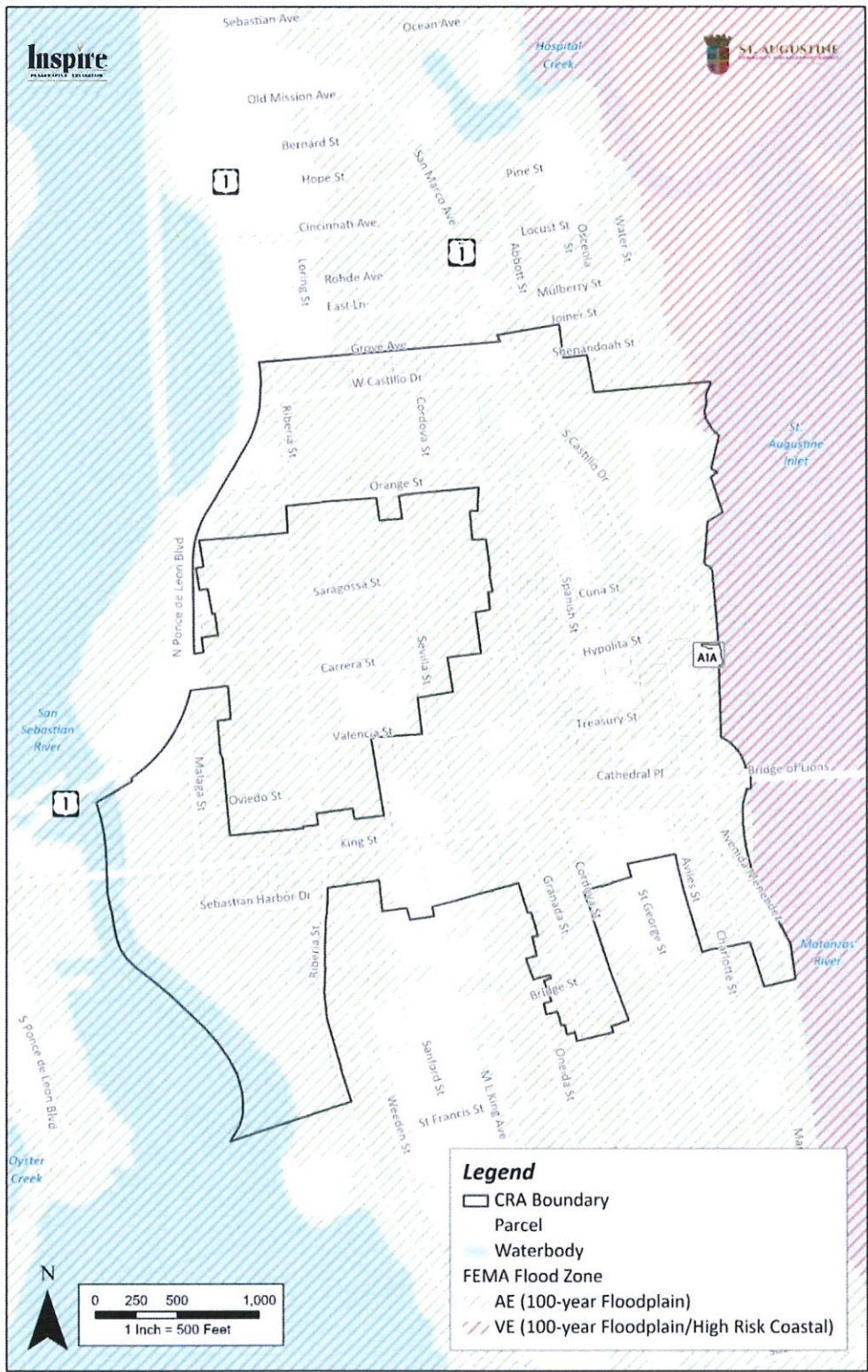
Several assets within Downtown St. Augustine, as well as the HACRA, are expected to be impacted by nuisance flooding, sea level rise, and annual flooding as determined by the vulnerability assessment. Some of these assets include bridges, roads, historic resources (structures, cemeteries, and archaeological zones), and other community infrastructure. The vulnerability assessment provides an in-depth evaluation of these potential impacts.

The HACRA, because of its proximity to bodies of water, may be impacted by coastal flooding, sea level rise, and storm surge in the future. **Figure 17** shows the risk of flooding, as determined by FEMA.

FEMA discerns flood potential based on coastal hazards and non-coastal hazards. Most of the HACRA is listed as "AE," the 100-year floodplain, which requires flood insurance and indicates additional hazards from erosion. FEMA indicates that there is a 26% chance of a home flooding over the life of a 30-year mortgage in the 100-year floodplain.⁸ A small portion of the eastern side of the HACRA, which is bordered by the St. Augustine Inlet and Matanzas River, is in the "VE" zone, meaning the area is in the 100-year floodplain and there are greater hazards posed by storm surges. The Castillo de San Marcos National Monument is within the VE zone.

⁸ <https://wetlandswatch.org/national-flood-insurance-program-glossary-and-basic-explanations>

Figure 17. FEMA Flood Zones



Source: FEMA, 2022

Signage

Visible signage can help area visitors identify various locations, understand the relationship of sites in an area, and form an organized pathway to assist in navigating an area. Additional application of the City's approved wayfinding signage to direct visitors towards common sights or public amenities would improve the user's navigational experience and promote mobility in the HACRA.

Figure 18. Historic Area Wayfinding Signage



Source: England-Thims & Miller, 2022

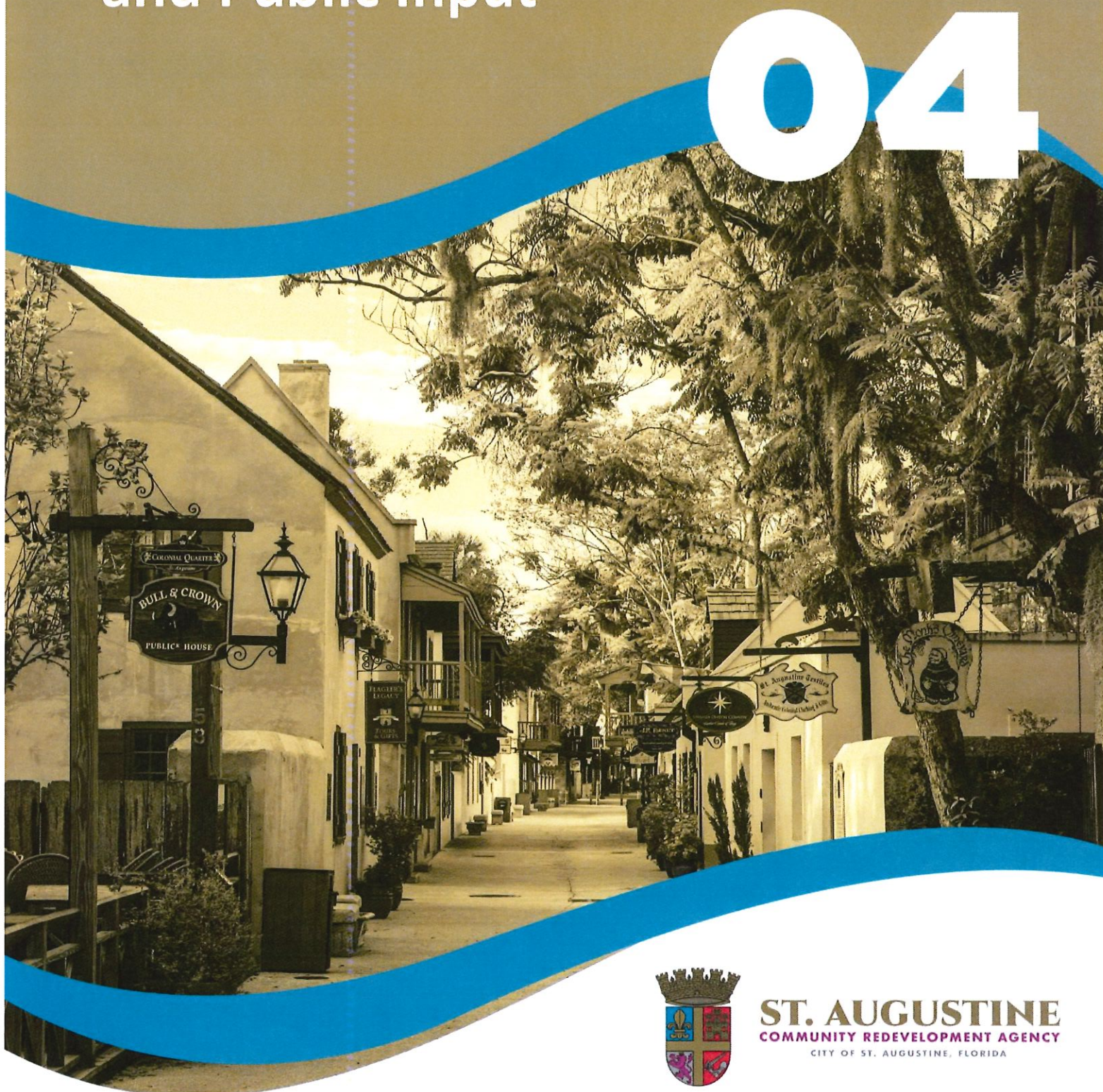
Figure 19. Interpretive Signage Example: Markland House



Source: University of North Florida, 2011

Community Engagement and Public Input

04



ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

COMMUNITY ENGAGEMENT & PUBLIC INPUT

The 2024 Historic Area Community Redevelopment Plan was developed using a robust public input and public engagement process. Three different public input mechanisms were used to provide the community multiple opportunities to participate in the development of the plan: stakeholder interviews, an interactive project website, and a Community Open House.

STAKEHOLDER INTERVIEWS

Inspire coordinated with CRA/City staff to develop a diverse and comprehensive list of stakeholders. Over the course of two weeks, the Inspire team conducted interviews with these stakeholders to gain insight into HACRA's past and the community's vision for its future.

INTERACTIVE PROJECT WEBSITE

An interactive project website was developed to provide the public with information about the Historic Area Community Redevelopment Plan Update process, schedule, public meeting information and to provide an online platform for public input. The website included a community input survey as well as an interactive map of the HACRA where visitors could leave comments and view comments.

Over the course of several months, the project site received thousands of views and 146 survey responses and Redevelopment Area map comments.



COMMUNITY OPEN HOUSE

A Community Open House was held on July 28, 2022, at City Hall along with a simultaneous online/virtual option for participants that could not attend in-person.

The Open House included a presentation about Community Redevelopment Agencies and CRAs, describing both their purpose and function. The presentation also addressed the existing conditions within the HACRA as well as the past accomplishments of the St. Augustine Community Redevelopment Agency.



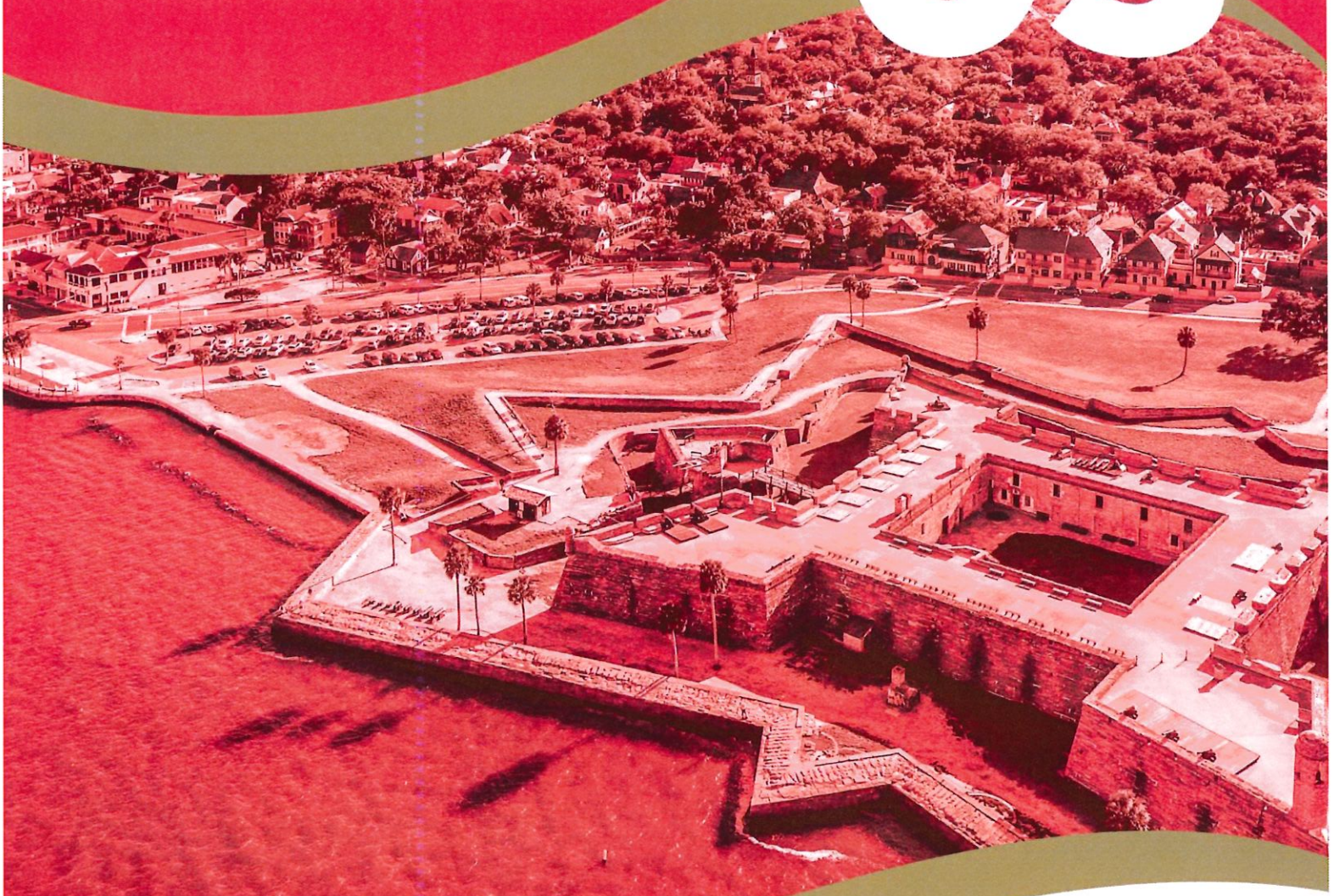
Following the informational presentation, attendees participated in discussions, base map exercises and provided their perspectives on questions addressing the HACRA.

The Community Open House included four (4) activities for participants:

- Transportation Mapping Exercise
- Preferred Amenities Exercise
- Idea Wall
- General Comments/Discussion

Strategic Goals and 5-Point Action Plan

05



ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

STRATEGIC GOALS AND 5-POINT ACTION PLAN

The 2024 St. Augustine Historic Area Community Redevelopment Plan proposes the following **Strategic Goals** to guide the St. Augustine Community Redevelopment Agency's decision-making process and redevelopment activities.

- **Promote Connectivity and Mobility**
- **Improve Accessibility and Availability of Parking**
- **Enhance Public Spaces to Encourage Activity while Advancing Public Health and Safety**
- **Support Redevelopment that Fosters Smart Growth**
- **Modernize Infrastructure to be Safe, Clean, and Resilient**

The Strategic Goals are addressed through a **5-point Action Plan**.

*Action Strategy 1- **Mobility***

*Action Strategy 2- **Parking***

*Action Strategy 3- **Open Space***

*Action Strategy 4- **Redevelopment***

*Action Strategy 5- **Resiliency***

MOBILITY



- Provide multimodal infrastructure improvements to enhance walkability
- Identify opportunities for improving and connecting sidewalks, paths, trails, and bike lanes
- Improve Streetscapes (lighting, stormwater improvements, street furniture, undergrounding utilities, low impact development improvements, utility system improvements, plantings)
- Fund wayfinding/navigational system to identify mobility alternatives and locations (i.e., pick up electronic bikes here; water taxi here)
- Provide microtransit and tech-enabled shared transportation for first/last mile mobility

PARKING



- Continue to evaluate opportunities for shared parking (public/private parking partnerships and agreements)
- Increase parking supply in strategic locations
- Create a park-once environment
- Identify sites and improvements for implementing dynamic parking strategies

OPEN SPACE



- Improve Francis Field
- Enhance the hardscape and landscape consistent with the historic designation and setting
- Utilize open spaces to provide additional public amenities including signage and facilities/restroom improvements that promote a multimodal system

REDEVELOPMENT



- Foster conversion of surface lots and historic preservation goals
- Encourage redevelopment that considers mobility and how to safely and conveniently move people to and from establishments
- Identify specialized alternatives for preserving historic assets and infrastructure from increased wear and tear caused by commercial vehicles (dedicated delivery zones and designated areas for large trucks traveling within the HACRA)

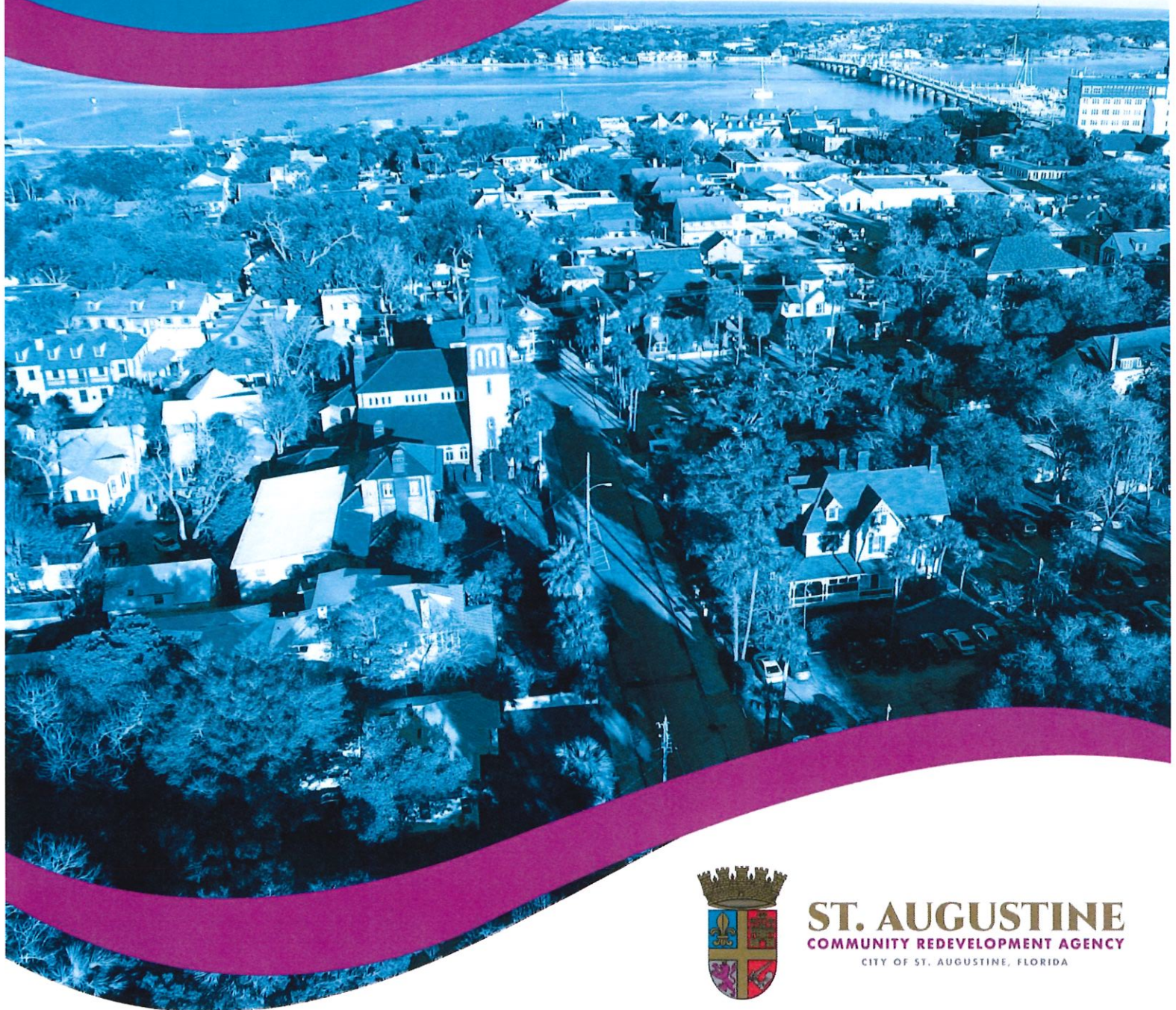
RESILIENCY



- Provide utility improvements
- Provide undergrounding of utilities
- Provide flood mitigation improvements. Seawalls, pump stations etc.

Capital Projects / Conceptual Master Plan

06



ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

CAPITAL PROJECTS/CONCEPTUAL MASTER PLAN

Figure 20 shows the location of the proposed capital improvements within the HACRA. The following capital project descriptions present the proposed public realm improvements to implement the redevelopment strategies identified within the Historic Area Community Redevelopment Plan and to address issues and concerns identified during public engagement activities. Any proposed capital projects will be evaluated and prioritized by the Community Redevelopment Agency and reviewed/approved by the Historic Architecture Review Board (HARB).

Streetscape Projects

- **King Street-Streetscape:** FDOT funded improvements up to \$18M; supplementary HACRA funding for non-CIP improvements, including programs to eliminate existing curb cuts, and other improvements over \$18M.
- **Granada Street-Streetscape:** Resurfacing roadway, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.
- **St. George Street-Streetscape:** Streetscape improvements, on south end, resurfacing roadway, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings. Pedestrian only improvements on northern portion (from Cathedral Place north), Pedestrian zone resurfacing, upgrade and refresh of street furnishings, lighting improvements, and application of city approved wayfinding signage.
- **Cathedral Place-Streetscape:** Resurfacing roadway, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.
- **Cordova Street-Streetscape:** Resurfacing roadway, intersection improvements, tram stops, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.
- **Charlotte Street-Streetscape:** Resurfacing roadway, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.
- **Malaga Street and Sebastian Harbor-Streetscape:** Resurfacing roadway, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.

Wayfinding Signage

- Additional application of city approved wayfinding

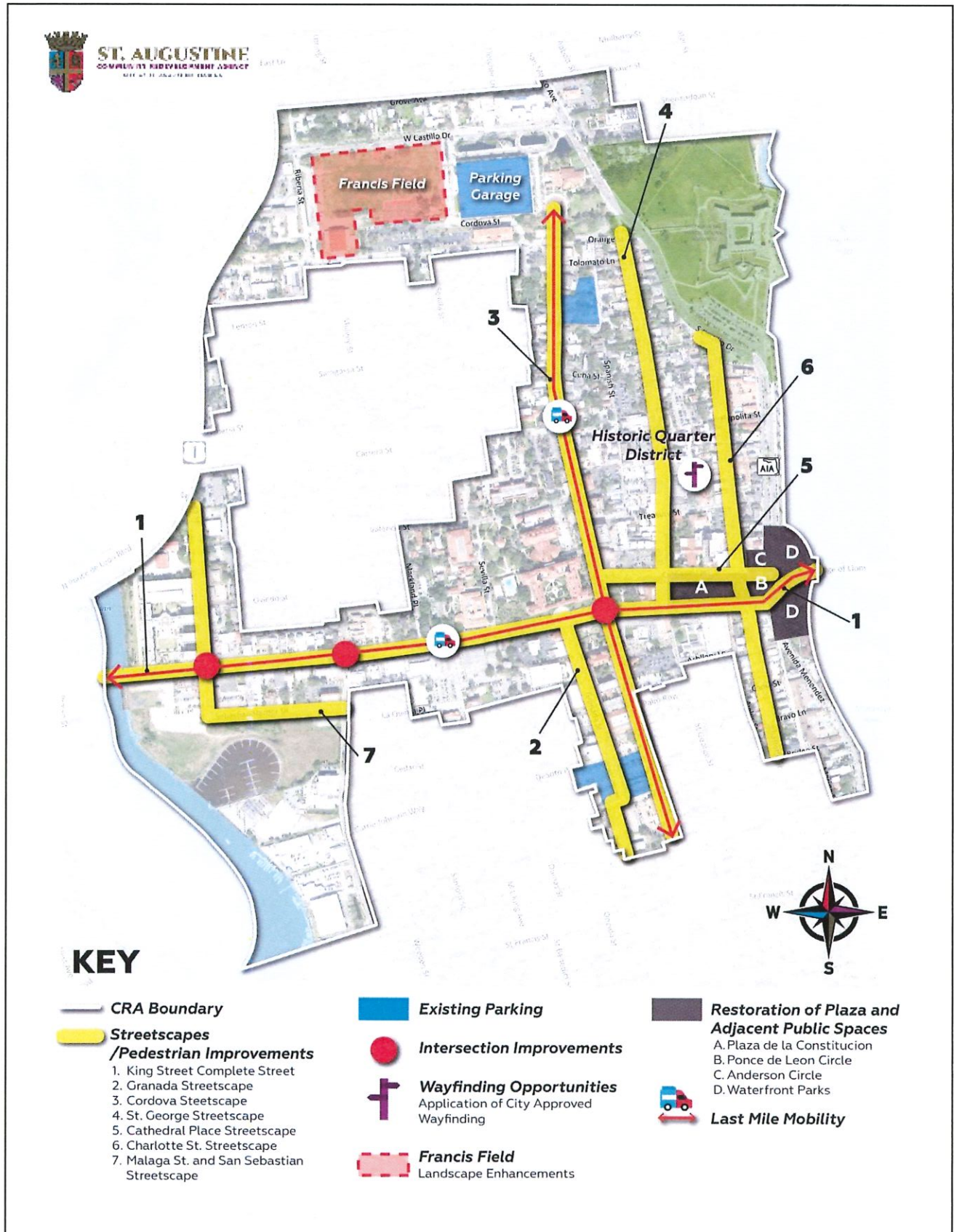
Last Mile Mobility

- Last Mile Mobility via shuttles or circulators.
- Shuttle and circulator stops and improvements.

Open Space and Park Improvements

- Francis Field
 - *New Turf*: Upgrade sub-base, drainage improvements, turf improvements, irrigation upgrades and lighting upgrades.
 - *Beautification*: Field improvements.
 - *Landscape and Trees*: Upgrade existing landscaping, canopy and understory trees.
- Restoration of Plaza and Adjacent Public Spaces Improvement Plan
 - Plaza de la Constitucion: Restoration Plan and implementation
 - Ponce de Leon Circle: Restoration Plan and implementation.
 - Anderson Circle: Restoration Plan and implementation.
 - Waterfront Parks: Improved lighting and site furnishings.

Figure 20. Conceptual Master Plan – Proposed Capital Projects



TIF Projections

07



ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

TAX INCREMENT FINANCING PROJECTIONS

The following Tax Increment Financing (TIF) revenue projections show the anticipated TIF revenue for the period of 2022-2054. The projections utilize the base year value (2000), the current (2022 Preliminary Taxable Values) taxable values, and 2021 City and County millage rates as a base. Taxable values are projected to increase at 2.5% per year from 2022. The TIF collection rate for City and County taxes is 95%. The cumulative TIF revenue projected to be collected through 2054 from County and City participation is **\$49,563,208** and **\$79,877,099** respectively for a total cumulative TIF revenue of **\$129,440,307**.

Table 11. Tax Increment Fund Projections

		Taxable Valuation	Estimated Increment Value	County Contribution @ 95%	City Contribution @ 95%	Total TIF
BASE	2000	\$81,713,337				
	2022	\$276,191,595	\$194,478,258	\$859,791	\$1,385,658	\$2,245,449
	2023	\$283,096,385	\$201,383,048	\$890,317	\$1,434,854	\$2,325,172
	2024	\$290,173,794	\$208,460,457	\$921,607	\$1,485,281	\$2,406,888
	2025	\$297,428,139	\$215,714,802	\$953,678	\$1,536,968	\$2,490,646
	2026	\$304,863,843	\$223,150,506	\$986,552	\$1,589,947	\$2,576,499
	2027	\$312,485,439	\$230,772,102	\$1,020,247	\$1,644,251	\$2,664,498
	2028	\$320,297,575	\$238,584,238	\$1,054,784	\$1,699,913	\$2,754,697
	2029	\$328,305,014	\$246,591,677	\$1,090,186	\$1,756,966	\$2,847,151
	2030	\$336,512,640	\$254,799,303	\$1,126,472	\$1,815,445	\$2,941,917
	2031	\$344,925,456	\$263,212,119	\$1,163,665	\$1,875,386	\$3,039,051
	2032	\$353,548,592	\$271,835,255	\$1,201,788	\$1,936,826	\$3,138,614
	2033	\$362,387,307	\$280,673,970	\$1,240,864	\$1,999,802	\$3,240,666
	2034	\$371,446,989	\$289,733,652	\$1,280,917	\$2,064,352	\$3,345,269
	2035	\$380,733,164	\$299,019,827	\$1,321,971	\$2,130,516	\$3,452,487
	2036	\$390,251,493	\$308,538,156	\$1,364,052	\$2,198,334	\$3,562,386
	2037	\$400,007,781	\$318,294,444	\$1,407,185	\$2,267,848	\$3,675,032
	2038	\$410,007,975	\$328,294,638	\$1,451,396	\$2,339,099	\$3,790,495
	2039	\$420,258,175	\$338,544,838	\$1,496,712	\$2,412,132	\$3,908,844
	2040	\$430,764,629	\$349,051,292	\$1,543,161	\$2,486,990	\$4,030,151
	2041	\$441,533,745	\$359,820,408	\$1,590,771	\$2,563,720	\$4,154,492
	2042	\$452,572,088	\$370,858,751	\$1,639,572	\$2,642,369	\$4,281,941
	2043	\$463,886,390	\$382,173,053	\$1,689,593	\$2,722,983	\$4,412,576
	2044	\$475,483,550	\$393,770,213	\$1,740,864	\$2,805,613	\$4,546,477
	2045	\$487,370,639	\$405,657,302	\$1,793,417	\$2,890,308	\$4,683,725
	2046	\$499,554,905	\$417,841,568	\$1,847,284	\$2,977,121	\$4,824,405
	2047	\$512,043,778	\$430,330,441	\$1,902,497	\$3,066,104	\$4,968,602
	2048	\$524,844,872	\$443,131,535	\$1,959,091	\$3,157,312	\$5,116,403
	2049	\$537,965,994	\$456,252,657	\$2,017,100	\$3,250,800	\$5,267,900
	2050	\$551,415,144	\$469,701,807	\$2,076,559	\$3,346,625	\$5,423,184
	2051	\$565,200,522	\$483,487,185	\$2,137,504	\$3,444,846	\$5,582,350
	2052	\$579,330,535	\$497,617,198	\$2,199,973	\$3,545,523	\$5,745,496
	2053	\$593,813,799	\$512,100,462	\$2,264,004	\$3,648,716	\$5,912,720
	2054	\$608,659,144	\$526,945,807	\$2,329,635	\$3,754,489	\$6,084,124
		County Millage	0.0046537			\$129,440,307
		City Millage	0.0075			
		Total County Contribution (2022-2054)		\$49,563,208		
		Total City Contribution (2022-2054)		\$79,877,099		
		Total TIF Estimated (2022-2054)		\$129,440,307		

Implementation Schedule

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ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

IMPLEMENTATION SCHEDULE

The following tables propose a Three-Phase approach to implementation of the capital projects contained in the Historic Area Community Redevelopment Plan. The evaluation of the Community Redevelopment Agency's accomplishments, findings from the existing conditions analysis, and the input received from residents and businesses during the update of the Historic Area Community Redevelopment Plan identified numerous opportunities and capital improvement projects. However, common obstacles to implementation of these types of plans are financial limitations, or in this case previous financial obligations.

The municipal bond debt service for the Historic Downtown Parking Facility pledged any budgeted and appropriated non-ad valorem revenue. As a practical matter the revenue generated from the HACRA TIF has been used towards the Historic Downtown Parking Facility debt service which will continue through 2041. This will influence the timing of the proposed implementation schedule for the capital projects identified in the Conceptual Master Plan. The operational timeframe of the HACRA is until 2054. Subsequent to the completion of the debt service payments, the HACRA is anticipated to generate additional TIF revenue to be available to implement other capital improvements and redevelopment undertakings. The projects and programs identified for each of the Phases address the Plan's five redevelopment strategies: **MOBILITY, PARKING, REDEVELOPMENT, OPEN SPACE** and **RESILIENCY**.

Mobility

Parking

Open Space

Redevelopment

Resiliency

Phase 1 (1-5 Years)

King Street Streetscape Improvements	Streetscape and intersection improvements utilizing \$18M FDOT sourced funding. TIF sourced funds used to supplement FDOT sourced funds and include curb-cut/driveway buyback program.	\$\$\$\$\$ (FDOT sourced) \$ (TIF sourced)
District-Wide Wayfinding Implementation	Pledge funding for design and implementation of City approved wayfinding plan throughout HACRA.	\$
Francis Field Improvements	Turf upgrades, irrigation improvements, and landscape improvements.	\$
Dynamic Parking Management Application	Evaluate potential locations and scenarios for implementing dynamic parking management strategies.	\$
Property Acquisition and Construction of Public Amenities and Facilities	Evaluate opportunities to construct amenities and facilities which further the implementation of the Historic Area Community Redevelopment Plan, including the acquisition of property to do so.	\$\$\$\$\$
EST. Cost: \$=<\$1M \$\$=\$1M-\$2.5M \$\$\$=\$2.5M-\$5.5M \$\$\$\$=\$5.5M-\$10M \$\$\$\$\$=>\$10M		

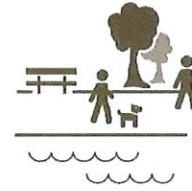
Proposed **Phase 1** capital projects are mostly lower cost projects to enable the continued HACRA accommodation of debt service payments for the Historic Downtown Parking Facility. The key objectives for Phase 1 are to build upon previous HACRA accomplishments while incrementally implementing the Plan's redevelopment strategies.

Mobility

Parking

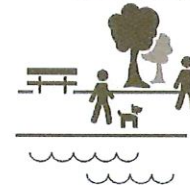
Open Space

Redevelopment

Resiliency

Phase 2 (6-10 Years)

Cathedral Place-Streetscape Improvements	Range of improvements: Roadway resurfacing, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.	\$\$
Granada Street Streetscape Improvements	Range of improvements: Roadway resurfacing, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.	\$\$
Waterfront Parks	Improved lighting and site furnishings.	\$\$
Circulator Stops	Stops and signage improvements for circulators.	\$\$
Charlotte Street Streetscape Improvements	Range of improvements: Roadway resurfacing, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.	\$\$
Micromobility and Microtransit Improvements	Public amenities and improvements to support micromobility and microtransit efforts.	\$\$
Property Acquisition and Construction of Public Amenities and Facilities	Evaluate opportunities to construct amenities and facilities which further the implementation of the Historic Area Community Redevelopment Plan, including the acquisition of property to do so.	\$\$\$\$\$
EST. Cost: \$=<\$1M \$\$=\$1M-\$2.5M \$\$\$=\$2.5M-\$5.5M \$\$\$\$=\$5.5M-\$10M \$\$\$\$\$=>\$10M		

Proposed **Phase 2** capital projects enable the continued HACRA accommodation of debt service payments for the Historic Downtown Parking Facility. The key objectives for Phase 2 are to build upon previous HACRA accomplishments, enable completion of debt service payments while incrementally implementing the Plan's redevelopment strategies.

Mobility**Parking****Open Space****Redevelopment****Resiliency**

Phase 3 (11-20 Years)

Plaza de la Constitucion	Improvement Plan that is in accordance with its historic character	\$
Ponce de Leon Circle	Improvement Plan that is in accordance with its historic character.	\$
Anderson Circle	Improvement Plan that is in accordance with its historic character.	\$
Cordova Street- Streetscape:	Range of improvements: Roadway resurfacing, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.	\$
Malaga Street and Sebastian Harbor Drive Streetscape	Range of improvements: Roadway resurfacing, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.	\$
St. George Street	Range of improvements: Streetscape and stormwater and other utility improvements, on south end of St. George Street, roadway resurfacing, stormwater improvements, trees and landscaping upgrades, sidewalk and lighting improvements and street furnishings. Pedestrian only improvements (on northern portion from Cathedral Place north), Pedestrian zone resurfacing, upgrade and refresh of street furnishings and lighting, and additional application of City approved wayfinding signage.	\$
Public Parking	Increase public parking supply in strategic locations.	\$
Property Acquisition and Construction of Public Amenities and Facilities	Evaluate opportunities to construct amenities and facilities which further the implementation of the Historic Area Community Redevelopment Plan, including the acquisition of property to do so.	\$
EST. Cost: \$=<\$1M \$\$=\$1M-\$2.5M \$\$\$=\$2.5M-\$5.5M \$\$\$\$=\$5.5M-\$10M \$\$\$\$\$=>\$10M		

Proposed **Phase 3** capital projects reflect the completion of debt service payments in 2041 and the commensurately increased anticipated capital project capacity of the HACRA. The key objectives for Phase 3 are to build upon previous HACRA accomplishments and implement higher-cost capital projects.

Comprehensive Goals, Objectives and Policies

09



ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

COMPREHENSIVE GOALS, OBJECTIVES AND POLICIES

The vision for the St. Augustine Historic Area CRA is to **preserve** the historic authenticity of the area, **improve** public spaces for use by residents and visitors, **establish** and **reinforce** connections within the HACRA's spaces, and **enhance** public safety.

The following Comprehensive Goals and Policies of the amended and restated 2024 St. Augustine Historic Area's Community Redevelopment Plan provide for the projects that can be funded by the CRA. The focus areas for these Goals and Policies include: ***Administration; Public Spaces; Infrastructure; Connectivity and Walkability; and Public Health and Safety.*** These Goals, Policies and associated projects, tasks and activities are presented to provide the Community Redevelopment Agency flexibility when developing Annual Work Plans and Budgets during the HACRA's operational period. All projects and funding will be considered and prioritized by the Community Redevelopment Agency on an annual basis as part of the Historic Area Community Redevelopment Plan implementation.

ADMINISTRATION

GOAL 1.1 Maintain cost-effective operations of the Community Redevelopment Agency in accordance with the requirements of the Florida Statutes.

POLICIES

- Continue to utilize funding derived from TIF revenues and other sources where appropriate, to fund capital improvements, garage debt service, and activities identified in the amended and restated 2024 St. Augustine Historic Area's Community Redevelopment Plan through the 2054 operational timeframe of the Community Redevelopment Agency.
- Utilize TIF revenue generated within the HACRA as a funding source for the administration of the Community Redevelopment Agency and the Agency's redevelopment projects and capital improvements.
- Administer and coordinate the implementation of the Historic Area Community Redevelopment Plan.
- The Community Redevelopment Agency will maintain a current digital map of the Historic Area Redevelopment Area and post the map on the HACRA website.

ACTION STRATEGIES/PROJECTS

- *Provide updates on projects in the HACRA to the CRA Board at regularly scheduled meetings*
- *Posting of a current digital map of the HACRA on the Community Redevelopment Agency's website.*

GOAL 1.2 Identify community stakeholders, to assist in the implementation of the Historic Area Community Redevelopment Plan Goals, Action Strategies, and Projects/Activities.

POLICIES

- Coordinate with local business associations, merchant groups, Chambers of Commerce and other organizations to facilitate regularly scheduled community briefing and "informational sessions" to provide project updates and identify potential needs and opportunities.
- Contract with professional firms or organizations to implement specific HACRA Goals, Policies, Projects/Activities.
- Collect public input from stakeholders, residents and business owners/operators located within and outside of the HACRA for use in the preparation of materials for presentation to the Community Redevelopment Agency.

ACTION STRATEGIES/PROJECTS

- *Schedule community briefings and information sessions*
- *Utilize targeted messaging for key stakeholders, business representatives, faith-community representatives, neighborhood associations, and residents.*

PUBLIC SPACES

GOAL 2.1 Evaluate opportunities for site and facility acquisition to implement the Goals, Action Strategies and Projects of the St. Augustine Historic Area Community Redevelopment Plan.

POLICIES

- Evaluate and facilitate acquisition of properties which further implementation of the Historic Area Community Redevelopment Plan.
- Identify site assemblage opportunities of properties within the HACRA to assist the implementation of the Historic Area Community Redevelopment Plan.

ACTION STRATEGIES/PROJECTS

- *GIS inventory of vacant and publicly owned properties within the HACRA*
- *Inventory and prioritize opportunity sites*

GOAL 2.2 Provide access to and promote the use of public spaces.

POLICIES

- Identify and evaluate opportunities to improve or provide additional amenities within public spaces within the HACRA.
- Coordinate with the Public Works Department to support improvements, renovations, upgrades, and expansions of parks and other public spaces located within the HACRA.

ACTION STRATEGIES/PROJECTS

- *Inventory and map of all public and City-owned spaces and park facilities within the HACRA.*
- *Inventory and prepare an asset location map of existing pedestrian (benches, shade-stops, water fountains, restrooms, etc.) and bicycle amenities (paths/trails/route signage, bicycle racks, repair/air/ tool facilities) within all public parks and spaces and City-owned parcels within the HACRA and their connections to the HACRA.*

INFRASTRUCTURE

GOAL 3.1 Give priority to infrastructure improvements and amenity installation that will improve mobility within the HACRA.

POLICIES

- Annually evaluate and prepare applications for potential grant funding opportunities and other alternative funding opportunities to assist in the implementation of transportation and mobility improvements that are located within or connect to and serve the HACRA.
- Evaluate opportunities to construct amenities and facilities aligned with the City of St. Augustine's 2040 Mobility Plan in the HACRA, including the acquisition of land to do so.

ACTION STRATEGIES/PROJECTS

- *Inventory of available parking*
- *Multimodal infrastructure improvements*

GOAL 3.2 Assist the City in providing multimodal infrastructure improvements that create a park-once environment.

POLICIES

- Provide parking improvements in the HACRA that support the City's dynamic parking management strategies such as the installation of parking meters with variable rates, providing priority parking for City residents in certain areas of the HACRA, and the utilization of real time message boards to direct visitors.
- Evaluate and support the improvement and management of public parking facilities in the HACRA to better manage the impacts of special events.

GOAL 3.3 Support the City's efforts to address stormwater issues within the HACRA.

POLICIES

- Include stormwater system improvements when designing and constructing streetscape improvements, retrofits, and other public improvements within the HACRA.
- Coordinate with the Public Works Department and the St. Johns River Water Management District (SJRWMD) to identify and prioritize potential stormwater improvements for inclusion in the Community Redevelopment Agency's Annual Work Plan and Budget.

GOAL 3.4 Evaluate and prioritize streetscaping, street lighting, and pedestrian safety improvement opportunities throughout the HACRA.

POLICIES

- Coordinate with the City's Public Works Department to prioritize pedestrian related improvements located within the HACRA such as streetscape projects, trail connections, crosswalks, street lighting, and sidewalk installations/expansions.
- Coordinate with the City's Public Works Department to identify, evaluate and prioritize potential locations within the HACRA for existing streetscape updates, streetlighting improvements, sidewalk repair and gap connections (new sidewalk connections) and improvements to other existing pedestrian ways and paths for inclusion in the HACRA's Annual Budget.
- Improve multimodal connections throughout the HACRA, with prioritization given to connecting neighborhoods adjacent to the Historic Area to public facilities, employment areas, schools, institutions, and public parks located within and adjacent to the HACRA.
- Coordinate with the City's Public Works Department and other local agencies and governments to prioritize and implement multi-purpose paths, bike-lanes, sidewalks and other connections and improvements to provide safe, lighted, pedestrian and non-automobile connections to and from the neighborhoods, city facilities and parks within and adjacent to the HACRA.

- Contingent on the availability of funding sources, include at least one streetscape, sidewalk, crosswalk, street lighting or neighborhood connection improvement project in each years' Annual Budget.

ACTION STRATEGIES/PROJECTS

- *Bi-annual coordination meetings with the City's Public Works Department to identify streetscape / sidewalk / crosswalk / streetlighting / neighborhood connection improvement project street within the HACRA*
- *Annual inclusion of a streetscape / sidewalk / crosswalk / streetlighting / neighborhood connection improvement project in Annual Work Plan and Budget*
- *Engage the Historic Area Review Board (HARB) on streetscaping improvements located in Historic Preservation districts.*

CONNECTIVITY AND WALKABILITY

GOAL 4.1 Leverage the regional destination of the HACRA with improved connections, linkage to trail networks, and access to supportive uses and public amenities.

POLICIES

- Improve roadway safety through design, engineering, and evaluation.
- Expand public transportation systems and alternatives.
- Promote connectivity by providing safe pedestrian and bicycle connections.
- Interconnect public spaces and amenities to improve convenience, enjoyment, and comfort.
- Support the implementation of the City's approved wayfinding signage in the HACRA to promote mobility, provide information, and guide visitors.
- Coordinate with the City's Public Works Department to prioritize potential locations to address gaps in connections to existing pedestrian ways and paths within the HACRA. Projects identified will be included in the Community Redevelopment Agency's Work Plan and Budget.

ACTION STRATEGIES/PROJECTS

- *Evaluation of roadway conditions in the HACRA to prioritize streetscape improvements*
- *Additional application and installation of the City's approved Wayfinding signage in the HACRA*

GOAL 4.2 Promote a sense of place, safety, and walkability.

POLICIES

- Promote a pedestrian-friendly and safe public realm and environment.
- Design pedestrian-friendly streetscapes to encourage new development and redevelopment projects to provide additional pedestrian-oriented amenities and enhancements that would encourage walking.
- Provide inclusive public amenities and improvements that promote walkability for everyone, regardless of age, ability, and circumstance.

- Enhance pedestrian-oriented street lighting to increase the sense of safety and reduce the impact of light pollution.
- Utilize trees and other landscaping to visually enhance public spaces and provide shade. Native species should be encouraged within the HACRA.

ACTION STRATEGIES/PROJECTS

- *Establishment of pedestrian and transit-oriented districts*
- *Establishment of design guidelines with walkability standards that promote enhanced pedestrian amenities, comfort, and safety*
- *Survey of the HACRA to identify poorly lit areas or areas where streetlighting needs to be improved*
- *Inclusive design of public amenities and improvements*

PUBLIC HEALTH AND SAFETY

GOAL 5.1 Foster Safe Community Initiatives.

POLICIES

- Assess public safety and perception in the HACRA to identify and prioritize public safety initiatives.
- Evaluate and initiate traffic mitigation strategies in areas with traffic issues, higher than average crash rates, and resident/business owner complaints.
- Encourage residents and visitors to participate in active transportation (walking, biking).
- Provide additional pedestrian and bicyclist infrastructure within the HACRA.
- Develop communication tools (in-person & virtual community engagement) to support efforts of policy initiatives for health equity.
- Coordinate with law enforcement to educate and enforce traffic laws in order to protect pedestrians and bicyclists.
- Improve the safety and aesthetics of the pedestrian/cyclist-oriented environment infrastructure within the HACRA by providing appropriate street lighting, shade trees, pedestrian amenities, and physical (and visible) buffers between pedestrians/cyclists and automobiles.

ACTION STRATEGIES/PROJECTS

- *Installation of extended, complete, and well-connected bicycle/pedestrian infrastructure*
- *Posting of public information promoting multimodal use (especially bicycle and pedestrian), hubs, pathways, and safety*
- *Bi-annual street lighting/sidewalk assessment within the HACRA*
- *Trees and street furniture installations*

Appendix

10



ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

APPENDIX

NEIGHBORHOOD IMPACT ELEMENT

Florida statutes require that the HACRA address low or moderate income housing if the HACRA area contains this category of housing. The existing data for the area does not clearly differentiate household or individual income for the considerable student population in Flagler College's three multi-story dormitories. Nonetheless, if the HACRA has low or moderate income housing, the HACRA Plan's infrastructure improvements will not cause population relocation or impact school populations, will improve traffic and mobility circulation, will enhance the environmental quality of the HACRA, and will improve the availability of facilities and services.

The implementation of the Historic Area Community Redevelopment Plan will foster many positive impacts to the quality of life for the St. Augustine Historic Area and surrounding communities. Neighborhoods will benefit from implementation of the Plan, through improvements to the public realm, improved community facilities, and infrastructure improvements. These activities are to address conditions of transportation and parking infrastructure, pedestrian and vehicular safety issues and other statutory conditions that were found present in the community.

Successfully addressing these conditions will improve the quality of life for residents and visitors, while also improving the economic environment for business owners, employers and workers within St. Augustine and St. Johns County.

While all impacts cannot be determined without site-specific proposals for which to evaluate impacts, the following section presents the range of potential impacts that can be anticipated to occur in the categories required by Chapter 163 Part III of the Florida Statutes, Section 163.360.

STATUTORY CRITERIA

Consistency with the Comprehensive Plan

The HACRA Plan conforms to the City of St. Augustine Comprehensive Plan 2040, and any activity occurring during the Plan's horizon will conform to the City's Comprehensive Plan as amended from time to time.

Completeness of the Plan

The HACRA Plan is sufficiently complete and provides that any possible land acquisition will conform with the City's municipal code, real estate acquisition procedures, section 2-2 and established Florida law. Any rehabilitation of structures, facilities, or landscapes will be consistent with the City's Historic Preservation Master Plan, Comprehensive Plan, and land development regulations.

Affordable Housing

The HACRA area consists of an essentially fully built-out historic core city. The primary housing units are private college dormitories. Residential structures include a small component of private residences, converted small businesses, and statutory vacation rental units that the City may not prohibit or regulate in terms of duration or frequency of stay per Chapter 509.032, Florida Statutes, beyond what was regulated prior to 2011. The cost of real estate in the HACRA combined with its historic preservation focus because of its designation as a National Register Town Plan, make construction for affordable housing unlikely. The HACRA Plan does not include demolition of existing housing or displacement of individuals or families. Overall existing land use and zoning in the HACRA is essentially mixed-use and does not prohibit residential uses, and the HACRA Plan is not proposing any zoning or land use changes.

Conformity of the Plan

The HACRA Plan conforms to the general plan of the City as a whole, and incorporates existing Comprehensive Plan, Mobility Plan, Historic Preservation Master Plan, and land development regulations of the City.

Community Policing Innovations and Public Parks

The HACRA Plan considered innovative community policing, as that term is defined in Chapter 163.340(23), Florida Statutes. The City's only police station is currently already located within the HACRA boundary, and assigning specific officers to patrol only within the HACRA or otherwise provide for accounting of their time to conform with the Florida Auditor General's requirements was determined to be infeasible. Infrastructure improvements to the built environment contemplated in the HACRA Plan is intended to focus TIF funds to capital projects that will have the secondary effect of reducing crime. The HACRA Plan includes improvements to public parks and other community facilities available to visitors and residents including children residing in the general vicinity of the HACRA.

Community Redevelopment

The HACRA Plan supports community redevelopment by private enterprise. The planned public infrastructure improvements for the HACRA will create a built environment that will enhance the resident and visitor experience. Improvements in mobility and other infrastructure will create an attractive environment for private investment in redevelopment consistent with the City's Historic Preservation Master Plan, Comprehensive Plan, and land development regulations.

Coastal Tourist Area Resiliency

The HACRA Plan incorporates the City's adopted Resilient Heritage in the Nation's Oldest City guidelines for flood mitigation design, floodproofing, and other resilient heritage construction techniques.

Environmental Quality

DRAINAGE

Curb, gutter and storm drainage infrastructure improvements are proposed throughout the HACRA. These improvements are to be provided concurrently with streetscape improvements and will be consistent with low-impact design techniques to minimize and mitigate potential drainage impacts upon the Matanzas River.

VEGETATION

No loss of vegetation is expected due to the implementation of the HACRA Plan. Additional street trees, open spaces, and refreshed green spaces are proposed within the 2024 St. Augustine Historic Area Community Redevelopment Plan.

NOISE

It is anticipated that construction activities may cause a temporary increase in local noise levels, however, these activities will occur during normal working hours and should not create a hardship for residents and businesses.

WATER QUALITY

Improvements to the infrastructure serving the HACRA, including potable water delivery infrastructure, are proposed throughout the redevelopment area. As development and redevelopment occurs, a new and upgraded transmissions system will be constructed, thereby improving potable water supply and quality. Upgrading deficient sanitary sewer systems and water systems during the course of redevelopment activities will also improve the water supply system. Individual projects will be analyzed by the Community

Redevelopment Agency and the City Public Works Department to determine their impacts on water flow. Improvements to the stormwater drainage system infrastructure during the redevelopment process will be consistent with low-impact design techniques to minimize and mitigate potential drainage impacts upon the Matanzas River system.

AIR QUALITY

The implementation of the 2024 St. Augustine Historic Area Community Redevelopment Plan does not involve the addition of any anticipated point sources of air pollution that would require State or Federal permits. Proposed construction activities that occur as a part of project development or redevelopment activities will be a source of airborne dirt and dust. Dust control mitigation measures may be employed during these activities. Traffic circulation and pedestrian mobility improvements should provide long-term benefits for the air quality in the HACRA by increasing the efficiency of traffic flow and decreasing dependency on the automobile for short trips in town.

Transportation

The 2024 St. Augustine Historic Area Community Redevelopment Plan proposes streetscape improvements, pedestrian improvements and improved bicyclist amenities throughout the HACRA. These projects will maintain or improve downtown traffic circulation and parking as well as the flow of regional through traffic while enhancing the pedestrian character of the district.

Annual streetscaping projects will emphasize the provision of enhanced pedestrian facilities and bicycle facilities. While regional traffic is maintained, the pedestrian environment will be enhanced, and bicycle facilities expanded. Neighborhood revitalization incorporating new local employment is expected to provide some relief to traffic congestion in the community by fostering the development of traditional neighborhood characteristics. The closer proximity between various land uses encourages pedestrian, rather than automobile, trips. The HACRA in close coordination with the City will utilize maintenance of traffic (MOT) and maintenance of business (MOB) plans to manage traffic flow and to ensure easy access to local businesses during construction periods.

Police and Fire Services

The 2024 St. Augustine Historic Area Community Redevelopment Plan supports the use of Community Oriented Policing (COPs) programs and Crime Prevention Through Environmental Design (CPTED) planning and design principles during neighborhood planning and when reviewing new private sector development. The St. Augustine Police and Fire Departments currently provide high quality police and fire service. The 2024 St. Augustine Historic Area Community Redevelopment Plan endorses the use of improved

street lighting and sidewalks in residential areas to address residents' concerns of potential crime of opportunity. As new potential multi-story construction occurs, the City, the Community Redevelopment Agency, City of St. Augustine Public Works Department and Fire Department should plan for increased demand on the water system and ensure sufficient flow for fire suppression systems.

School Population

Potential housing development and population growth within the HACRA are not anticipated to significantly increase the amount of school age children. The population growth of St. Augustine has been relatively flat. The City of St. Augustine's population grew annually at .93%. While significant increases in the population of school age children are not anticipated within the HACRA, population trends should be monitored for potential changes in this trend.

Employment

The long-term implementation of the 2024 St. Augustine Historic Area Community Redevelopment Plan is anticipated to increase employment activities within the HACRA and increase employment opportunities for the residents of the Redevelopment Area. Small business development is a key factor to providing a stronger, more diverse employment base that is more resistant to fluctuating economic cycles and decisions regarding capital mobility. The 2024 St. Augustine Historic Area Community Redevelopment Plan supports the establishment and revitalization of neighborhood commercial, retail, hospitality and office use in appropriate locations throughout the HACRA.

Amended Community Redevelopment Plan Approval Process

In accordance with Chapter 163.360, Florida Statutes, the St. Augustine Community Redevelopment Agency shall submit its amended Community Redevelopment Plan for the HACRA to the City's Planning and Zoning Board ("PZB") for review and recommendations as to its conformity with the comprehensive plan for the development of the municipality as a whole. The PZB shall submit its written recommendations with respect to conformity of the proposed amended Community Redevelopment Plan to the CRA within 60 days after receipt of the Plan for review. Upon receipt of the recommendations the CRA may proceed with its consideration of the proposed amended Community Redevelopment Plan for the HACRA. The CRA shall submit its recommended HACRA Plan with its written recommendations to the governing body (the City Commission) and to each taxing authority that levies ad valorem taxes on taxable real property contained within the geographic boundaries of the HACRA. The City Commission shall hold a public hearing on the Historic Area Community Redevelopment

Plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the county or municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the Redevelopment Area covered by the Plan, and outline the general scope of the amended Community Redevelopment Plan under consideration.

Following such a hearing, the City Commission may approve the amended Community Redevelopment Plan if it finds that:

- 1.0 A feasible method exists for the location of families who will be displaced from the Community Redevelopment Area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families. The amended HACRA Plan focuses on public infrastructure improvements and does not include the displacement of families.
- 2.0 The Historic Area Community Redevelopment Plan conforms to the overall Goals, Policies and Objectives of the City's adopted Comprehensive Plan;
- 3.0 The Historic Area Community Redevelopment Plan provides due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Historic Area Community Redevelopment Plan; and,
- 4.0 The Historic Area Community Redevelopment Plan will afford for the maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the HACRA by private enterprise.
- 5.0 The HACRA Plan will ensure protection of property against exposure to natural disasters consistent with the City's adopted Resilient Heritage in the Nation's Oldest City guidelines.

Upon approval by the St. Augustine City Commission, the amended 2024 St. Augustine Historic Area Community Redevelopment Plan shall be considered in full force and effect for the HACRA and the City may then cause the Community Redevelopment Agency to carry out the implementation of this modified Historic Area Community Redevelopment Plan. Furthermore, pursuant to Chapter 163.362, Florida Statutes, the following findings are incorporated by reference:

- 1.0 The amended HACRA Plan contains a legal description of the boundaries of the HACRA and the reasons for establishing these boundaries as included in the original area and plan. No changes to the existing boundaries of the HACRA are included in this amended Plan.

2.0 The amount of open space, parks, street layout, public utilities, and public improvements, as well as the number of dwellings and the limitations on the type, size, height, number, and use of buildings are shown on figures and diagrams in the HACRA Plan.

3.0 The amended HACRA Plan describes any low or moderate income housing in the HACRA and the positive impacts of the Plan on those residents.

4.0 The amended HACRA Plan identifies specifically any publicly funded capital projects to be undertaken by the HACRA.

5.0 The work of the HACRA Plan will be conducted consistent with the adopted Plan, the City's Comprehensive Plan, Mobility Plan, Historic Preservation Master Plan, land development code regulations, and Florida law as interpreted by the courts, Florida Attorney General opinions, and the Auditor General. The safeguards for compliance include generally administrative challenges pursuant to Chapter 163.3243, Florida Statutes, the oversight of required audits, including by the Florida Auditor General, as well as compliance with Florida's Public Records law and Government in the Sunshine Act.

6.0 Any restrictions or covenants for private use as may be imposed will be provided pursuant to the HACRA Plan.

7.0 The HACRA Plan does not include displacement and relocation of persons within the HACRA area.

8.0 The HACRA Plan will not negatively affect existing residential zoning or land use.

9.0 The HACRA Plan includes a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects and any indebtedness of the Community Redevelopment Agency or City incurred for the redevelopment to be repaid with TIF revenues.

10.0 The amended HACRA Plan duration will be 30 years after the fiscal year in which the Plan is amended.

Duration of Plan

The provisions of the 2024 St. Augustine Historic Area Community Redevelopment Plan shall remain in effect and serve as a guide for the St. Augustine Community Redevelopment Agency's future redevelopment activities in the designated St. Augustine Historic Area Community Redevelopment Area through 2054.

Amendment of Plan

The 2024 St. Augustine Historic Area Community Redevelopment Plan amends and restates the 2000 St. Augustine Historic Area Transportation and Parking Community Redevelopment Area Community Redevelopment Plan. The 2024 St. Augustine Historic Area Community Redevelopment Plan may be modified, changed, or amended consistent with Florida law. The boundaries of the HACRA area have not been changed in this amended Plan.

Safeguards and Retention of Control

The 2024 St. Augustine Historic Area Community Redevelopment Plan is the guiding document for future development, redevelopment and ancillary programs, projects and activities in and for the HACRA. To assure that redevelopment will take place in conformance with the projects, goals and policies expressed in this plan, the St. Augustine Community Redevelopment Agency will utilize the regulatory devices, instruments and systems used by the City of St. Augustine to permit development and redevelopment within its jurisdiction. These regulatory devices, etc., include but are not limited to the adopted Comprehensive Plan, the Land Development Code, the Zoning Code, adopted design guidelines, performance standards and City authorized development review, permitting, and approval processes. In accordance with Florida Statutes, the St. Augustine City Commission retains the vested authority and responsibility for:

- 1.0 The power to grant final approval to Community Redevelopment Plans and modifications.
- 2.0 The power to authorize issuance of revenue bonds as set forth in Section 163.385, F.S. and the power of eminent domain
- 3.0 The power to approve the acquisition, demolition, removal or disposal of property as provided in Section 163.370(4), F.S. and the power to assume the responsibility to bear loss as provided in Section 163.370(4), F.S.

The Community Redevelopment Agency shall be fully subject to the Florida Sunshine Law and will convene, at a publicly noticed meeting consistent with Florida law.

The St. Augustine Community Redevelopment Agency shall comply with all auditing, disclosure, notice, posting, and filing requirements of Florida law as may be amended from time to time for the duration of the HACRA Plan.

Severability

Should any provision, section, subsection, sentence, clause, or phrase of this 2024 St. Augustine Historic Area Community Redevelopment Plan be declared by the courts to be

invalid or unconstitutional, such declaration shall not affect validity of the remaining portion or portions of 2024 St. Augustine Historic Area Community Redevelopment Plan.

HACRA LEGAL DESCRIPTION

A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 7 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST BANK OF THE MATANZAS RIVER AT THE SOUTHEAST CORNER OF BLOCK O, ABBOTT TRACT, ACCORDING TO THE OFFICIAL 1923 MAP OF THE CITY OF ST. AUGUSTINE ON FILE IN THE PUBLIC RECORDS OF SAID COUNTY, SAID SOUTH LINE OF BLOCK O ALSO BEING THE NORTH LINE OF THE CASTILLO DE SAN MARCOS NATIONAL MONUMENT PROPERTY; THENCE WESTERLY ALONG THE SOUTH LINE OF BLOCKS O AND A, OF SAID -ABBOTT TRACT, TO THE SOUTHEAST CORNER OF THE RIPLEY'S PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 490, PAGE 47, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 490 AND ITS NORTHERLY EXTENSION THEREOF, TO THE NORTH RIGHT OF WAY LINE OF SHENANDOAH STREET; THENCE WESTERLY, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID SHENANDOAH STREET, TO THE SOUTHWEST CORNER OF THE EAST 12 FEET OF LOT 3, BLOCK B, OF SAID ABBOTT TRACT; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID EAST 12 FEET OF LOT 3, AND ITS NORTHERLY EXTENSION THEREOF, TO THE NORTH RIGHT OF WAY OF JOINER STREET; THENCE WESTERLY, ALONG SAID NORTH RIGHT OF WAY OF JOINER STREET AND ITS WESTERLY EXTENSION THEREOF, TO THE WEST RIGHT OF WAY OF SAN MARCO AVENUE; THENCE SOUTHEASTERLY, ALONG SAID WEST RIGHT OF WAY OF SAN MARCO AVENUE, TO THE NORTH RIGHT OF WAY OF GROVE AVENUE; THENCE WESTERLY, ALONG SAID NORTH RIGHT OF WAY OF GROVE AVENUE, TO THE EAST RIGHT OF WAY OF PONCE DE LEON BOULEVARD; THENCE SOUTHERLY, ALONG SAID EAST RIGHT OF WAY OF PONCE DE LEON BOULEVARD, TO THE NORTH RIGHT OF WAY OF ALMERIA STREET; THENCE EASTERLY, ALONG SAID NORTH RIGHT OF WAY OF ALMERIA STREET, TO THE SOUTHEAST CORNER OF LOT B, BLOCK F, MODEL LAND COMPANY. SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT B, TO THE NORTHEAST CORNER OF SAID LOT B; THENCE EASTERLY, ALONG THE SOUTH LINE. OF LOTS 17 AND 16, OF SAID BLOCK F, TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 16 AND ITS NORTHERLY EXTENSION THEREOF, TO THE NORTH RIGHT OF WAY OF SARAGOSSA STREET; THENCE WESTERLY, ALONG SAID NORTH RIGHT OF WAY OF SARAGOSSA STREET, TO THE SOUTHEAST CORNER OF LOT 3, BLOCK A, MODEL LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 2, PAGE 40, OF SAID PUBLIC RECORDS; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 3, BLOCK A, AND ITS NORTHERLY EXTENSION THEREOF, TO THE SOUTH LINE OF BLOCK B OF LAST

SAID MODEL LAND COMPANY SUBDIVISION (SAID SOUTH LINE ALSO BEING THE NORTH RIGHT OF WAY OF A 15 FOOT WIDE ALLEY); THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID BLOCK B, TO THE SOUTHEAST CORNER OF LOT 2, OF SAID BLOCK B; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 2, TO THE SOUTH RIGHT OF WAY OF LEMON STREET; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF LEMON STREET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 46.5 FEET OF LOT 3, BLOCK C, OF LAST SAID MODEL LAND COMPANY SUBDIVISION; THENCE NORTHERLY, ALONG SAID WEST LINE OF SAID EAST 46.5 FEET OF LOT 3, TO THE SOUTH RIGHT OF WAY OF A 15 FOOT WIDE ALLEY BETWEEN BLOCKS C AND D OF LAST SAID MODEL LAND COMPANY SUBDIVISION; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF ALLEY AND ITS EASTERLY EXTENSION THEREOF, TO THE EAST RIGHT OF WAY OF RIBERIA STREET; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY OF RIBERIA STREET TO THE SOUTH RIGHT OF WAY OF ORANGE STREET; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF ORANGE STREET, TO THE NORTHWEST CORNER OF LOT 12, BLOCK M, MODEL LAND COMPANY SUBDIVISION, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 12, TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE EASTERLY, ALONG THE SOUTH LINE OF LOTS 12 AND 11 OF SAID BLOCK M, TO THE WEST RIGHT OF WAY OF SEVILLA STREET; THENCE NORTHERLY, ALONG SAID WEST RIGHT OF WAY OF SEVILLA STREET, TO THE SOUTH RIGHT OF WAY OF ORANGE STREET; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF ORANGE STREET, TO THE NORTHWEST CORNER OF LOT 5, BLOCK N, MODEL LAND COMPANY SUBDIVISION, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 5, TO THE NORTH LINE OF THE TOLOMATO CEMETERY TRACT; THENCE WESTERLY, ALONG SAID NORTH LINE OF CEMETERY TRACT, TO THE NORTHWEST CORNER OF SAID CEMETERY TRACT; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID CEMETERY TRACT TO THE • SOUTHWEST CORNER OF SAID CEMETERY TRACT; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID CEMETERY TRACT, TO THE NORTHWEST CORNER OF LOT 12, OF THE DR. ANDERSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 121, OF SAID PUBLIC RECORDS; THENCE SOUTHERLY, ALONG THE WEST LINE OF LOTS 12, 11 AND 10 OF SAID DR. ANDERSON SUBDIVISION, TO THE NORTH RIGHT OF WAY OF SARAGOSSA STREET; THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 16A, BLOCK K, MODEL LAND SUBDIVISION, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 16A TO THE NORTH LINE OF LOT 14 OF SAID BLOCK K; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID LOT 14, TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 18.3 FEET OF SAID LOT 14; THENCE SOUTHERLY, ALONG SAID EAST LINE OF THE WEST 18.3 FEET OF LOT 14, TO THE NORTH RIGHT OF WAY OF ANDERSON COURT; THENCE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 8A OF SAID BLOCK K; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 8A TO THE NORTH LINE OF LOT 7, OF SAID BLOCK K; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID LOT 7, TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTHERLY, ALONG THE WEST LINE OF LOTS 7, 6, 5 AND 4, OF SAID BLOCK K, TO THE NORTH RIGHT OF WAY

OF CARRERA STREET; THENCE WESTERLY, ALONG SAID NORTH RIGHT OF WAY OF CARRERA STREET, TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 13, BLOCK J, MODEL LAND COMPANY, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE SOUTHERLY, ALONG THE EAST LINE OF LOTS 13 AND 14 OF SAID BLOCK J, AND ITS NORTHERLY EXTENSION THEREOF, TO THE SOUTH LINE OF THE NORTH 75 FEET OF SAID LOT 14; THENCE WESTERLY, ALONG SAID SOUTH LINE OF THE NORTH 75 FEET OF LOT 14 AND ITS WESTERLY EXTENSION THEREOF, TO THE WEST RIGHT OF WAY OF SEVILLA STREET; THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY OF SEVILLA STREET, TO THE NORTH RIGHT OF WAY OF VALENCIA STREET; THENCE WESTERLY, ALONG SAID NORTH RIGHT OF WAY OF VALENCIA STREET, TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST RIGHT OF WAY OF MARKLAND PLACE; THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY OF MARKLAND PLACE, TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 45-A, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 4, TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 4, TO THE NORTHEAST CORNER OF LOT 1, OF SAID BLOCK 45-A; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID LOT 1 AND ITS WESTERLY EXTENSION THEREOF TO THE WEST RIGHT OF WAY OF RIBERIA STREET; THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY OF RIBERIA STREET, TO NORTHEAST CORNER OF THE SOUTH 12 FEET OF LOTS 1 AND 2, BLOCK G-2, MODEL LAND COMPANY SUBDIVISION, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID SOUTH 12 FEET OF LOTS 1 AND 2, TO THE EAST LINE OF LOT 3, OF SAID BLOCK G-2; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 3, TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE WESTERLY, ALONG THE SOUTH LINE OF LOTS 3 THROUGH 11, INCLUSIVE, OF SAID BLOCK G-2, TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 11, TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTHERLY TO THE SOUTHEAST CORNER OF LOT 15 OF BLOCK G-1 OF LAST SAID MODEL LAND COMPANY SUBDIVISION; THENCE NORTHERLY, ALONG THE EAST LINE OF LOTS 15 AND 8 OF SAID BLOCK G-1, TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE NORTHERLY TO THE SOUTHWEST CORNER OF LOT 2, BLOCK H, OF LAST SAID MODEL LAND COMPANY SUBDIVISION; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 2, TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 2, TO THE SOUTHEAST CORNER OF LOT 10, OF SAID BLOCK H; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 10 AND ITS NORTHERLY EXTENSION THEREOF, TO THE NORTH RIGHT OF WAY OF CARRERA STREET; THENCE WESTERLY, ALONG SAID NORTH RIGHT OF WAY OF CARRERA STREET TO THE EASTERLY RIGHT OF WAY OF PONCE DE LEON BOULEVARD; THENCE SOUTHWESTERLY, ALONG SAID EASTERLY RIGHT OF WAY OF PONCE DE LEON BOULEVARD, TO THE INTERSECTION WITH THE CENTERLINE OF THE SAN SEBASTIAN RIVER; THENCE SOUTHERLY, ALONG SAID CENTERLINE OF THE SAN SEBASTIAN RIVER TO THE INTERSECTION WITH WESTERLY

EXTENSION OF THE SOUTH LINE OF MARSH LOT 28 WEST OF RIBERIA STREET, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE EASTERLY, ALONG SAID SOUTH LINE OF LOT 28 AND ITS WESTERLY AND EASTERLY EXTENSIONS THEREOF, TO THE EAST RIGHT OF WAY OF RIBERIA STREET; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY OF RIBERIA STREET, TO THE NORTHWEST CORNER OF LOT 7, BLOCK 46-C, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE EASTERLY, ALONG THE NORTH LINE OF LOTS 7 THROUGH 12, INCLUSIVE, OF SAID BLOCK 46-C, TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 12 AND ITS SOUTHERLY EXTENSION THEREOF, TO THE SOUTH RIGHT OF WAY OF LA QUINTA PLACE; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF LA QUINTA PLACE, TO THE NORTHWEST CORNER OF LOT 2, BLOCK 46-B, SUBDIVISION OF ESTATE OF JAMES L. COLEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 2, PAGE 71, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 2, TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID LOT 2 AND ITS EASTERLY EXTENSION THEREOF, TO THE EAST RIGHT OF WAY OF MARTIN LUTHER KING AVENUE; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY OF MARTIN LUTHER KING AVENUE, TO THE NORTHWEST CORNER OF LOT 15, BLOCK 46-A, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE EASTERLY, ALONG THE NORTH LINE OF LOTS 15, 16, 1, 2, 3 AND 4, INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 4 AND ITS SOUTHERLY EXTENSION THEREOF, TO THE SOUTH RIGHT OF WAY OF CEDAR STREET; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF CEDAR STREET, TO THE NORTHEAST CORNER OF LOT 13, BLOCK 46-J, BURT SUBDIVISION, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 13, TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 13, TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 7 FEET OF LOT 8, OF SAID BLOCK 46-J; THENCE SOUTHERLY ALONG SAID WEST LINE OF THE EAST 7 FEET OF LOT 8, TO THE NORTH RIGHT OF WAY OF DESOTO PLACE; THENCE WESTERLY, ALONG THE NORTH RIGHT OF WAY OF SAID DESOTO PLACE TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 14, BLOCK 46-F, OF SAID BURT SUBDIVISION; THENCE SOUTHERLY, ALONG SAID WEST LINE OF LOT 14 AND ITS NORTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF LOT 9 OF SAID BLOCK 46-F; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 9, TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 9 AND ITS SOUTHERLY EXTENSION THEREOF TO THE SOUTH RIGHT OF WAY OF BRIDGE STREET; THENCE WESTERLY, ALONG SAID SOUTH RIGHT OF WAY OF BRIDGE STREET TO THE EAST RIGHT OF WAY OF ONEIDA STREET; THENCE SOUTHERLY, ALONG SAID EAST RIGHT OF WAY OF ONEIDA STREET, TO THE SOUTHEAST CORNER OF LOT 1, BLOCK K, DUMAS TRACT, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID LOT 1, TO THE INTERSECTION WITH THE WEST LINE OF THAT PARCEL DESCRIBED

IN OFFICIAL RECORDS BOOK 454, PAGES 63 THROUGH 65, OF SAID PUBLIC RECORDS; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 454, TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 463, PAGE 37, OF SAID PUBLIC RECORDS; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 463 TO THE NORTH LINE OF THAT PROPERTY DESCRIBED IN DEED BOOK 163, PAGE 474, OF SAID PUBLIC RECORDS; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 163, TO THE NORTHEAST CORNER OF SAID PROPERTY DESCRIBED IN DEED BOOK 163; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 163, TO THE NORTH LINE OF LOT 4, OF SAID BLOCK K; THENCE EASTERLY, ALONG SAID NORTH LINE OF LOT 4, TO THE WEST RIGHT OF WAY OF WASHINGTON STREET; THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY OF WASHINGTON STREET, TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 4, BLOCK 38-A, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE EASTERLY, ALONG SAID SOUTH LINE OF LOT 4 AND ITS WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF LOT 21 OF SAID BLOCK 38-A; THENCE NORTHERLY, ALONG SAID WEST LINE OF LOT 21, TO THE NORTHWEST CORNER OF SAID LOT 21, THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 21 AND ITS EASTERLY EXTENSION THEREOF, TO THE EAST RIGHT OF WAY OF CORDOVA STREET; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY OF CORDOVA STREET, TO THE SOUTHWEST CORNER OF PARCEL "A", AS DESCRIBED IN OFFICIAL RECORDS BOOK 1224, PAGES 261 THROUGH 263, OF SAID PUBLIC RECORDS; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID PARCEL "A" TO THE NORTHWEST CORNER OF PARCEL "B", AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1224; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID PARCEL "B", TO THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID PARCEL "B", TO THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID PARCEL "B", TO THE SOUTH LINE OF SAID PARCEL "A"; THENCE EASTERLY, ALONG SAID SOUTH LINE OF PARCEL "A" AND ITS EASTERLY EXTENSION THEREOF TO THE EAST RIGHT OF WAY OF ST. GEORGE STREET; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY OF ST. GEORGE STREET, TO THE SOUTH RIGHT OF WAY OF ARTILLERY LANE; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF ARTILLERY LANE TO THE WEST RIGHT OF WAY OF AVILES STREET; THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY OF AVILES STREET AND ITS SOUTHERLY EXTENSION THEREOF, TO THE SOUTH RIGHT OF WAY OF BRIDGE STREET; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF BRIDGE STREET, TO THE WEST RIGHT OF WAY OF MARINE STREET; THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY OF MARINE STREET, TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 5, BLOCK 22, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE EASTERLY, ALONG SAID SOUTH LINE OF THE NORTH HALF OF LOT 5 AND ITS EASTERLY AND WESTERLY EXTENSIONS THEREOF TO SAID WEST BANK OF THE

MATANZAS RIVER; THENCE NORTHERLY, ALONG SAID BANK OF THE
MATANZAS RIVER, TO THE POINT OF BEGINNING.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

DATE: November 28, 2023

RE: Staff Presentation for the December 11, 2023 Commission Meeting
Zora Neale Hurston Park Conceptual Landscape Design

Attached is a short presentation of three concepts for improved landscaping at Zora Neale Hurston Park. Public Works will be requesting City Commission approval of one of the proposed concepts.

Sincerely,

A handwritten signature in blue ink, appearing to read "Todd Grant", is positioned above a horizontal line.

Todd Grant, P.G.
Public Works Director

Enclosure

cc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, P.E., Assistant City Manager
Darlene Galambos, City Clerk
Lucy Fountain, Administrative Coordinator

CITY OF ST. AUGUSTINE

ZORA NEALE HURSTON PARK

CONCEPTUAL DESIGN PACKAGE

October 2023



CITY OF
ST. AUGUSTINE
EST. 1565





HISTORIC
SITE

FLORIDA
HERITAGE



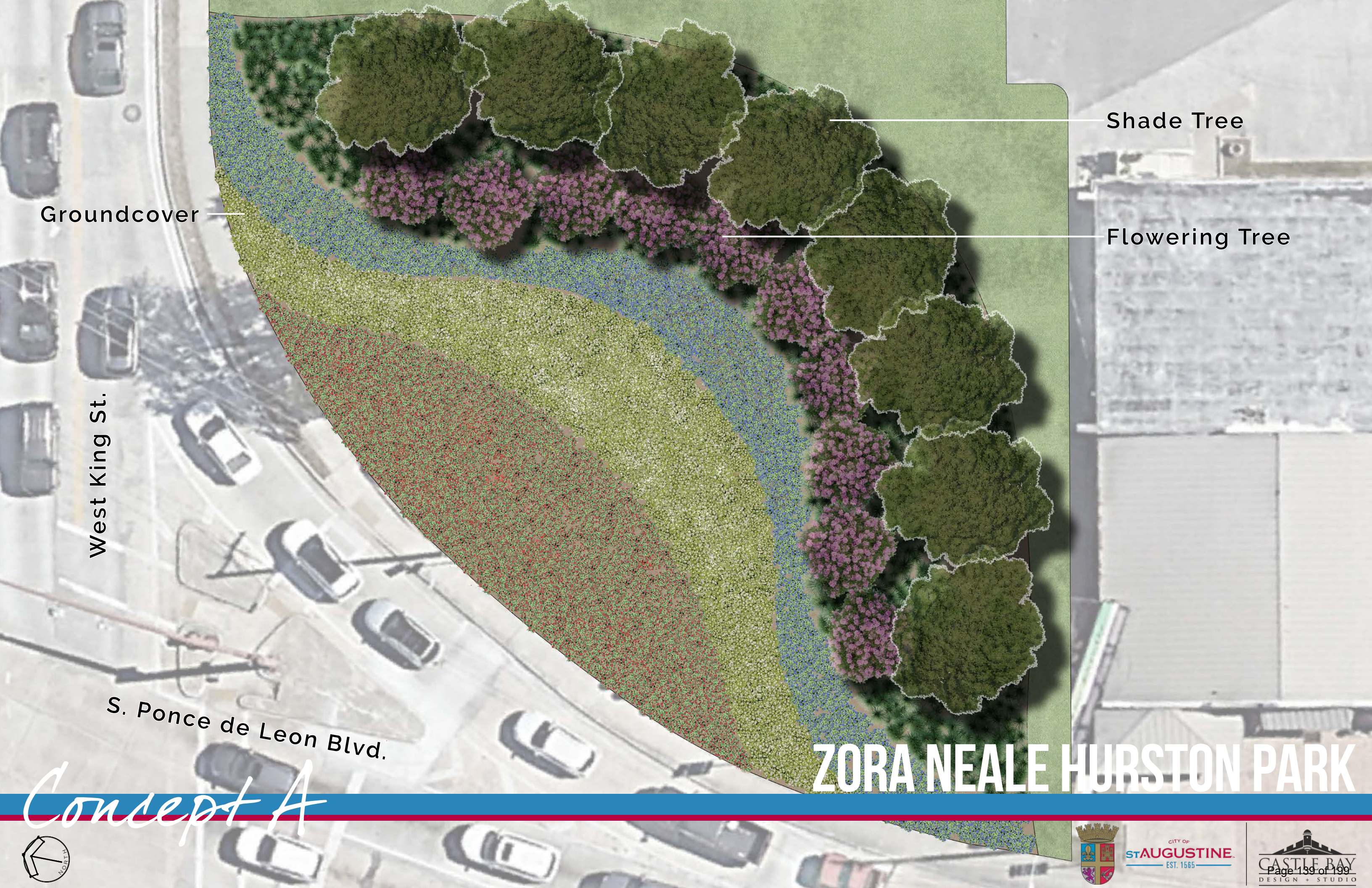
→

ZORA NEALE HURSTON PARK

Existing Conditions



ST AUGUSTINE
FL 32084



Shade Tree

Flowering Tree

Groundcover

West King St.

S. Ponce de Leon Blvd.

ZORA NEALE HURSTON PARK

Concept A



CITY OF
ST. AUGUSTINE
EST. 1565

CASTLE BAY
DESIGN + STUDIO
Page 139 of 199



Concept A

ZORA NEALE HURSTON PARK



Coquina Wall
Groundcover

West King St.

S. Ponce de Leon Blvd.

Shade Tree

Flowering Tree

Park Signage

ZORA NEALE HURSTON PARK

Concept B



CITY OF
ST. AUGUSTINE
EST. 1565





Neale Hurston Park

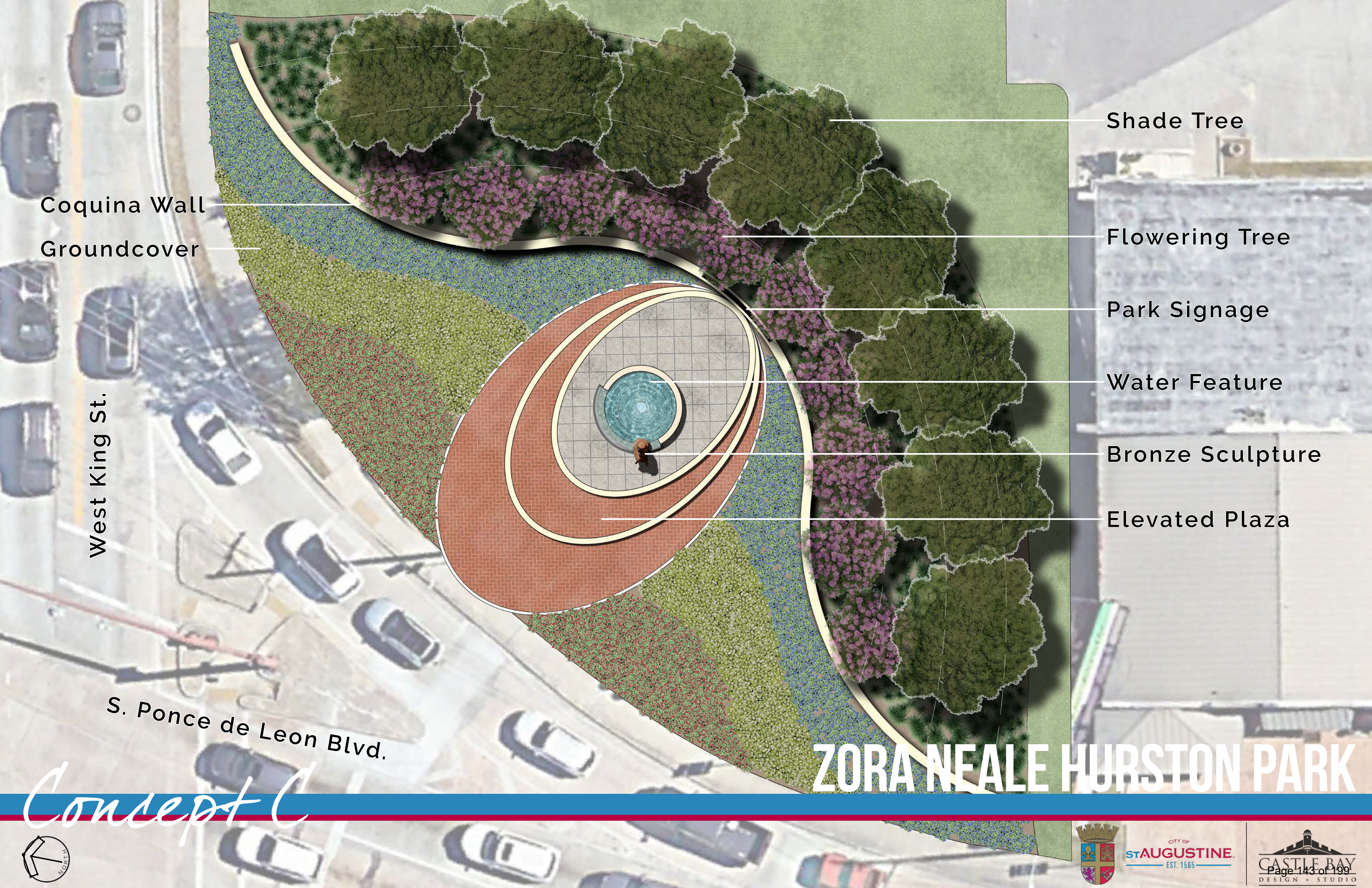
ZORA NEALE HURSTON PARK

Concept B



CITY OF
ST. AUGUSTINE
EST. 1565





Coquina Wall
Groundcover

West King St.

S. Ponce de Leon Blvd.

Shade Tree

Flowering Tree

Park Signage

Water Feature

Bronze Sculpture

Elevated Plaza

ZORA NEALE HURSTON PARK

Concept C



CITY OF
ST. AUGUSTINE
EST. 1565





Neale Hurston Park

Concept C

ZORA NEALE HURSTON PARK



Neale Hurston Park

Feature Enlargement

ZORA NEALE HURSTON PARK



ST. AUGUSTINE
EST. 1565

Concept A \$50,000

- Site Preparation: 15 K
- Landscape & Irrigation: 35 K

Concept B \$120,000

- Site Preparation: 15 K
- Landscape & Irrigation: 35 K
- Coquina Wall & Sign: 70 K

Concept C \$285,000

- Site Preparation: 15 K
- Landscape & Irrigation: 35 K
- Coquina Wall & Sign: 70 K
- Elevated Plaza: 50 K
- Water Feature & Bronze Statue: 115 K

Rough Order of Magnitude

ZORA NEALE HURSTON PARK

*Based on current construction market.
Figures shown are approximate in nature.



CITY OF
ST. AUGUSTINE
EST. 1565



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CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor, Vice Mayor, and City Commissioners

DATE: November 30, 2023

RE: **2024 PRE-LEGISLATIVE SESSION UPDATE**

Please find enclosed a spreadsheet detailing several proposed bills within the Florida House and Senate that our office is tracking which may be of interest or impactful to the City or local governments in general for the 2024 Pre-Legislative Session.

Please place this spreadsheet on the agenda for the December 9, 2023 City Commission meeting under Items by City Attorney for information only.

Thank you,

/s/ Isabelle C. Lopez

Isabelle C. Lopez
City Attorney

xc: David Birchim, City Manager
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager

CITY ATTORNEY LEGISLATIVE BILL TRACKING
2024 REGULAR SESSION

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	VOTE HISTORY
HB 27	Citizens Arrest	Benjamin	Abrogates common law & prohibits citizen's arrests; provides exceptions.	Filed 09/05/23; Referred to Criminal Justice Subcommittee; Referred to Judiciary; In Criminal Justice Subcommittee, 10/05/23.	
HB 31	Landlords and Tenants	Edmonds; Waldron	Limits rent increases of certain residential tenancies to specified amount; requires certain landlords to provide functioning facilities for air-conditioning; revises required notice to tenant before landlord can terminate rental agreement; authorizes landlord to terminate rental agreement or bring action for noncompliance even if tenant provides partial payment of past due rent.	Filed 09/06/23; Referred to Civil Justice Subcommittee; Referred to Regulatory Reform & Economic Development Subcommittee; Referred to Judiciary Committee; In Civil Justice Subcommittee, 10/05/23.	
SB 64	Landlords and Tenants	Osgood	Limiting rent increases of certain residential tenancies to a specified amount and frequency; requiring certain landlords to provide functioning facilities for air-conditioning; revising the required notice to a tenant before a landlord can terminate a rental agreement; authorizing a landlord to terminate a rental agreement or bring an action for noncompliance even if a tenant provides partial payment of past due rent under certain circumstances, etc.	Filed 09/29/23; Referred to Judiciary; Community Affairs; Rules, 10/10/23.	
SB 32	Mangrove Replanting and Restoration	Garcia	Requiring the Department of Environmental Protection to adopt rules for mangrove replanting and restoration; providing requirements for the rules, etc.	Filed 09/14/23; Referred to Environment and Natural Resources; Appropriations Committee on Agriculture, Environment, and General Government; Rules, 10/10/23; On Committee agenda - Environment and Natural Resources, 12/06/23.	
HB 35	Acceptance of Cash Payments by Businesses	Rudman	Requires certain businesses to accept cash payments for certain transactions; prohibits fees or conditions for such transactions; provides applicability & civil penalties; requires DACS to adopt rules.	Filed 09/11/23; Referred to Insurance & Banking Subcommittee; Referred to Agriculture & Natural Resources Appropriations Subcommittee; Referred to Commerce Committee; In Insurance & Banking Subcommittee, 10/05/23.	
SB 106	Acceptance of Cash Payments by Businesses	Jones	Requiring certain businesses to accept cash payments for certain transactions; prohibiting such businesses from charging a fee or placing conditions on acceptance of such cash payments; providing penalties for violations of the act, etc.	Filed 10/04/23; Referred to Commerce and Tourism; Appropriations Committee on Agriculture, Environment, and General Government; Fiscal Policy, 10/17/23; On Committee agenda - Commerce and Tourism, 12/05/23.	

**CITY ATTORNEY LEGISLATIVE BILL TRACKING
2024 REGULAR SESSION**

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	VOTE HISTORY
HB 455	Comprehensive Waste Reduction and Recycling Plan	Casello	Requires DEP to develop comprehensive waste reduction & recycling plan by specified date, convene technical assistance group, & submit report to Legislature.	Filed 11/14/23; Referred to Agriculture, Conservation & Resiliency Subcommittee; Referred to Agriculture & Natural Resources Appropriations Subcommittee; Referred to Infrastructure Strategies Committee; In Agriculture, Conservation & Resiliency Subcommittee, 11/22/23.	
SB 36	Comprehensive Waste Reduction and Recycling Plan	Stewart	Requiring the Department of Environmental Protection to develop a comprehensive waste reduction and recycling plan for this state by a specified date, based on certain department recommendations; specifying minimum requirements for the comprehensive plan; requiring the department to submit a report to the Legislature upon completion of the comprehensive plan, etc	Filed 09/18/23; Referred to Environment and Natural Resources; Appropriations Committee on Agriculture, Environment, and General Government; Fiscal Policy, 10/10/23; On Committee agenda - Environment and Natural Resources, 12/06/23.	
SB 38	Flood Zone Disclosures for Dwelling Units	Stewart	Requiring landlords or persons authorized to enter into rental agreements on behalf of landlords to make specified disclosures relating to flood zones before the commencement of a tenancy; requiring landlords to notify current tenants of a change in a dwelling unit's flood zone designation, etc.	Filed 09/18/23; Referred to Judiciary; Community Affairs; Rules, 10/10/23.	
SB 40	Review of Employment Contracts	Stewart	Requiring employers to provide a current employee with a copy of the employee's employment contract upon request; defining the term "employee", etc.	Filed 09/18/23; Referred to Commerce and Tourism; Judiciary; Rules, 10/10/23.	
HB 47	Municipal Water and Sewer Rates	Robinson, F.	Requires municipality to charge customers receiving its utility services in another municipality same rates, fees, & charges as it charges consumers within its own municipal boundaries.	Filed 09/18/2023; Referred to Energy, Communications & Cybersecurity Subcommittee; Referred to Local Administration, Federal Affairs & Special Districts Subcommittee; Referred to Commerce Committee; In Energy, Communications & Cybersecurity Subcommittee, 10/05/23.	
SB 104	Municipal Water and Sewer Utility Rates	Jones	Requiring a municipality to charge customers receiving its utility services in another municipality the same rates, fees, and charges as it charges consumers within its municipal boundaries under certain circumstances, etc.	Filed 10/04/23; Referred to Regulated Industries; Community Affairs; Rules, 10/17/23.	

CITY ATTORNEY LEGISLATIVE BILL TRACKING
2024 REGULAR SESSION

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	VOTE HISTORY
HB 49	Employment and Curfew of Minors	Chaney	Removes certain employment restrictions for minors 16 & 17 years of age; revises age at which employment restrictions apply; prohibits counties & municipalities from adopting or enforcing certain ordinances that are more stringent than state law.	Filed 09/18/23; Referred to Regulatory Reform & Economic Development Subcommittee; Referred to Local Administration, Federal Affairs & Special Districts Subcommittee; Referred to Commerce Committee; In Regulatory Reform & Economic Development Subcommittee, 10/05/23.	
HB 75	Impeding, Threatening, or Harassing First Responders	Rizo	Prohibits approaching first responder or remaining within specified distance of such person with intent to impede, threaten, or harass or physically prevent person from performing lawful duties after receiving warning not to approach; specifies peaceful recording or observation is not harassment; provides criminal penalties.	Filed 09/21/23; Referred to Criminal Justice Subcommittee; Referred to Justice Appropriations Subcommittee; Referred to Judiciary Committee; In Criminal Justice Subcommittee, 10/05/23; Added to Criminal Justice Subcommittee agenda, 11/29/23.	
SB 184	Impeding, Threatening, or Harassing First Responders	Avila; Hooper	Defining the terms “first responder” and “harass”; prohibiting a person, after receiving a warning not to approach from a first responder who is engaged in the lawful performance of a legal duty, from violating such warning and approaching or remaining within a specified distance of the first responder with specified intent, etc.	Filed 10/11/23; Referred to Criminal Justice; Community Affairs; Rules, 11/07/23; On Committee agenda - Criminal Justice, 12/05/23.	
HB 103	Pub. Rec./County and City Attorneys	Arrington	Provides exemption from public records requirements for personal identifying & location information of current county attorneys, assistant county attorneys, deputy county attorneys, city attorneys, assistant city attorneys, & deputy city attorneys & names & personal identifying & location information of spouses & children of such attorneys; provides for future legislative review & repeal; provides statement of public necessity.	Filed 10/02/23; Referred to Civil Justice Subcommittee; Referred to Ethics, Elections & Open Government Subcommittee; Referred to Judiciary Committee; In Civil Justice Subcommittee, 10/17/23; Added to Civil Justice Subcommittee agenda, 11/29/23.	
HB 122	Trees on Residential Property	Stewart	Repealing a provision relating to tree pruning, trimming, or removal on such property, etc.	Filed 10/09/23; Referred to Community Affairs; Judiciary; Rules, 10/17/23.	
HB 209	Possession or Use of a Firearm in a Sensitive Location	Rayner	Defines "sensitive location"; prohibits possession or use of firearm in sensitive location; provides exceptions.	Filed 10/17/23; Referred to Criminal Justice Subcommittee; Referred to Justice Appropriations Subcommittee; Referred to Judiciary Committee; In Criminal Justice Subcommittee, 11/02/23.	

CITY ATTORNEY LEGISLATIVE BILL TRACKING
2024 REGULAR SESSION

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	VOTE HISTORY
SB 130	Possession or Use of a Firearm in a Sensitive Location	Berman	Defining the term “sensitive location”; prohibiting the possession or use of a firearm in a sensitive location; providing criminal penalties; providing exceptions, etc.	Filed 10/09/23; Referred to Criminal Justice; Appropriations Committee on Criminal and Civil Justice; Fiscal Policy, 10/17/23.	
HB 419	Storage of Firearms in Private Conveyances and Vessels	Hinson	Prohibits storage of firearms in unoccupied private conveyances & vessels unless done so in specified manner; requires local law enforcement agencies to engage in promotional campaign.	Filed 11/13/23; Referred to Criminal Justice Subcommittee; Referred to Local Administration, Federal Affairs & Special Districts Subcommittee; Referred to Judiciary Committee; In Criminal Justice Subcommittee, 11/22/23.	
HB 193	State Renewable Energy Goals	Eskamani; Bartleman; Harris; Rayner	Prohibits drilling or exploration for, or production of, oil, gas, or other petroleum products & permitting & construction of certain related structures; requires statewide renewable energy electricity & carbon emission reductions by specified dates; directs Office of Energy within DACS to develop unified statewide plan & submit plan to Governor & Legislature; creates Renewable Energy Advisory Committee; directs Commissioner of Agriculture to submit annual report to Legislature.	Filed 10/17/23; Referred to Energy, Communications & Cybersecurity Subcommittee; Referred to Agriculture & Natural Resources Appropriations Subcommittee; Referred to Commerce Committee; In Energy, Communications & Cybersecurity Subcommittee, 11/02/23.	
SB 144	State Renewable Energy Goals	Berman	Revising the definitions of the terms “biomass” and “renewable energy”; prohibiting the drilling or exploration for, or production of, oil, gas, or other petroleum products in certain locations; providing legislative intent that all electricity used in this state be generated by renewable energy by a specified date; creating the Renewable Energy Workforce Development Advisory Committee in the Office of Energy, etc.	Filed 10/09/23; Referred to Environment and Natural Resources; Appropriations Committee on Agriculture, Environment, and General Government; Fiscal Policy, 10/17/23.	
HB 157	Governing Body Meetings	Caruso	Authorizes governing bodies of municipalities to convene meetings & conduct official business via teleconferencing or other technological means if certain conditions are met; provides limitations on such meetings; provides limitations placed on such meetings may be suspended upon state of emergency.	Filed 10/12/23; Referred to Local Administration, Federal Affairs & Special Districts Subcommittee; Referred to Ethics, Elections & Open Government Subcommittee; Referred to State Affairs Committee; In Local Administration, Federal Affairs & Special Districts Subcommittee, 11/02/23.	

**CITY ATTORNEY LEGISLATIVE BILL TRACKING
2024 REGULAR SESSION**

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	VOTE HISTORY
HB 163	Dredging and Beach Restoration Projects	Gossett-Seidman; Lopez, V.	Directs DEP to require, as condition of permits issued for certain dredging & beach restoration projects, that any adverse impact analysis conducted for activity meet certain requirements; requires local government to provide notice of its intent to conduct analysis to certain adjacent local governments; provides fine for violations.	Filed 10/16/23; Referred to Water Quality, Supply & Treatment Subcommittee; Referred to Agriculture & Natural Resources Appropriations Subcommittee; Referred to Infrastructure Strategies Committee; In Water Quality, Supply & Treatment Subcommittee, 11/02/23.	
SB 608	Dredging and Beach Restoration Projects	Rodriguez	Directing the Department of Environmental Protection to require that, as a condition of permits issued for certain dredging and beach restoration projects, any adverse impact analysis conducted for the activity meet certain requirements; requiring a local government to provide notice of its intent to conduct an analysis to certain adjacent local governments, etc.	Filed 11/28/23.	
HB 165	Safe Waterways Act	Gossett-Seidman	Transfers duties related to bacteriological sampling of beach waters & public bathing places from DOH to DEP; provides requirements for such transfer; revises provisions related to bacteriological sampling of beach waters & public bathing places, including rule adoption & enforcement; issuance of health advisories; closure of beach waters & public bathing places; notification & signage requirements; & public statewide interagency database.	Filed 10/16/23; Referred to Water Quality, Supply & Treatment Subcommittee; Referred to Appropriations Committee; Referred to Infrastructure Strategies Committee; In Water Quality, Supply & Treatment Subcommittee, 11/02/23.	
SB 338	Safe Waterways Act	Berman; Rodriguez	Citing this act as the "Safe Waterways Act"; requiring the Department of Health and the Department of Environmental Protection to submit to the Governor and the Legislature, by a specified date, certain recommendations relating to the transfer of duties related to the bacteriological sampling of beach waters and public bathing places; specifying that the Department of Environmental Protection is solely responsible for adopting and enforcing rules related to the bacteriological sampling of beach waters and public bathing places; requiring municipalities and counties to immediately notify the department of any incident that may affect the quality of beach waters or public bathing places within their respective jurisdictions, etc.	Filed 11/07/23; Referred to Health Policy; Appropriations Committee on Agriculture, Environment, and General Government; Fiscal Policy, 11/15/23.	
HB 179	Towing and Storage	Bell	Prohibits FHP from excluding wrecker operators from wrecker operator system based on prior felony conviction; authorizes towing-storage operator to charge fees; revises requirements for law enforcement agencies & DHSMV relating to removal of vehicles or vessels; revises requirements for sale, liens, & notices of lien; requires towing-storage operator to accept certain types of payment; revises requirements for sale or disposition of property at self-service storage facilities; specifies copies of specified documents constitute proof for transfer of title; requires that rental agreements authorize tenants to designate alternate contact person.	Filed 10/16/23; Referred to Transportation & Modals Subcommittee; Referred to Civil Justice Subcommittee; Referred to Infrastructure Strategies Committee; In Transportation & Modals Subcommittee, 11/02/23.	

CITY ATTORNEY LEGISLATIVE BILL TRACKING
2024 REGULAR SESSION

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	VOTE HISTORY
SB 202	Towing and Storage	Rodriguez	Authorizing a towing-storage operator to charge certain fees; revising requirements for law enforcement agencies and the Department of Highway Safety and Motor Vehicles relating to the removal of vehicles or vessels; revising the timeframe in which certain unclaimed vehicles or vessels may be sold; requiring a towing-storage operator to accept certain documents as evidence of a person's interest in a vehicle or vessel; preempting specified local regulations, etc.	Filed 10/16/23; Referred to Transportation; Community Affairs; Rules, 11/07/23.	
HB 187	Antisemitism	Gottlieb	Defines term "antisemitism"; provides contemporary examples of antisemitism.	Filed 10/16/23; Referred to Criminal Justice Subcommittee; Referred to Judiciary Committee; In Criminal Justice Subcommittee, 11/02/23; Added to Criminal Justice Subcommittee agenda, 11/29/23.	
SB 184	Antisemitism	Berman	Defining the term "antisemitism"; providing contemporary examples of antisemitism, etc.	Filed 10/09/23; Referred to Judiciary; Criminal Justice; Rules, 10/17/23.	
HB 195	Mental Health Crisis Intervention Training for Law Enforcement Officers	Chambliss	Provides requirements for mental health crisis intervention training for law enforcement officers.	Filed 10/17/23; Referred to Criminal Justice Subcommittee; Referred to Justice Appropriations Subcommittee; Referred to Judiciary Committee; In Criminal Justice Subcommittee, 11/02/23.	
HB 245	Construction Materials Mining Activities	Fabricio	Specifies ground vibration limit for construction materials mining activities within 1 mile of certain areas; authorizes State Fire Marshal to modify standards, limits, & regulations for use of explosives in connection with such construction materials mining activities.	Filed 10/20/23; Referred to Regulatory Reform & Economic Development Subcommittee; Referred to Commerce Committee; In Regulatory Reform & Economic Development Subcommittee, 11/02/23.	
SB 198	Construction Materials Mining Activities	Avila	Specifying a ground vibration limit for construction materials mining activities within 1 mile of certain areas; authorizing the State Fire Marshal to modify the standards, limits, and regulations for the use of explosives in connection with such construction materials mining activities, etc.	Filed 10/13/23; Referred to Banking and Insurance; Community Affairs; Rules, 11/07/23.	

CITY ATTORNEY LEGISLATIVE BILL TRACKING
2024 REGULAR SESSION

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	VOTE HISTORY
HB 413	Public Meetings and Workshops for Regional Advisory Committees	Altman	Authorizes certain regional advisory committees to conduct public meetings & workshops by means of communications media technology; provides that advisory committee member who participates in meeting or workshop using such technology is deemed present; provides requirements for communications media technology; provides notice requirements for such meetings & workshops.	Filed 11/13/23; Referred to Local Administration, Federal Affairs & Special Districts Subcommittee; Referred to Ethics, Elections & Open Government Subcommittee; Referred to State Affairs Committee; In Local Administration, Federal Affairs & Special Districts Subcommittee, 11/22/23.	
SB 224	Citizen Volunteer Advisory Committees	Wright	Authorizing specified regional citizen volunteer advisory committees to conduct public meetings and workshops by means of communications media technology; requiring that such technology allow all persons to audibly communicate; providing notice requirements for public meetings or workshops conducted by means of communications media technology, etc.	Filed 10/18/23; Referred to Community Affairs; Governmental Oversight and Accountability; Rules, 11/07/23.	
HB 267	Residential Building Permits	Esposito	Requires governing bodies to create program to expedite process for issuing residential building permits; provides requirements for governing bodies & applicants; authorizes applicants to use private provider for certain reviews; authorizes governing body to issue temporary parcel identification numbers; revises provisions relating to acquiring building permits for residential dwellings; revises timeframes for approving or denying building permits; reduces permit fees; provides certain permits are valid indefinitely.	Filed 10/24/23; Referred to Regulatory Reform & Economic Development Subcommittee; Referred to Local Administration, Federal Affairs & Special Districts Subcommittee; Referred to Commerce Committee; In Regulatory Reform & Economic Development Subcommittee, 11/02/23.	
HB 665	Expedited Approval of Residential Building Permits	McClain	Requires governing bodies to create program to expedite process for issuing residential building permits; authorizes governing body to issue temporary parcel identification numbers; requires governing body to issue specified number or percentage of building permits; provides applicant has vested rights when conditions are met; requires specified persons to mail signed, certified letter with information to DBPR & DOC after governing body creates program.	Filed 11/28/23.	
HB 271	Motor Vehicle Parking on Private Property	Lopez, V.; Busatta Cabrera	Providing requirements for private property used for motor vehicle parking including legibility & visibility for rules & rates; invoices; appeals; late fees; county or municipal ordinances or regulations; grace periods; & mobile payment applications.	Filed 10/24/23; Referred to Local Administration, Federal Affairs & Special Districts Subcommittee; Referred to State Affairs Committee; In Local Administration, Federal Affairs & Special Districts Subcommittee, 11/02/23.	

**CITY ATTORNEY LEGISLATIVE BILL TRACKING
2024 REGULAR SESSION**

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	VOTE HISTORY
SB 388	Motor Vehicle Parking on Private Property	Garcia	Revising the requirements for displaying a private parking owner's or operator's rules and rates to customers; requiring that invoices for parking include notification of a method of appeal; requiring private parking owners or operators to incorporate a specified mobile payment application; requiring private parking owners or operators that issue invoices for certain payments to use a third-party independent adjudicator to review all appeals made by customers, etc.	Filed 11/08/23; Referred to Judiciary; Community Affairs; Rules, 11/15/23.	
SB 290	Public Records/Service Providers	Wright	Defining the term "service provider"; requiring that certain public agency contracts include a requirement that service providers comply with public records laws; requiring the service provider to provide or make available the public records; providing criminal and civil penalties for failure of a service provider to provide public records, etc.	Filed 11/01/23; Referred to Governmental Oversight and Accountability; Judiciary; Rules, 11/15/23.	
SB 292	Public Records/Service Provider Contracts	Wright	Providing an exemption from public records requirements for contractors' and service providers' records related to audit or claims resolution which are provided to a public agency pursuant to contract requirements; providing for future legislative review and repeal of the exemption; providing a statement of public necessity, etc.	Filed 11/01/23; Referred to Governmental Oversight and Accountability; Judiciary; Rules, 11/15/23.	
HB 321	Release of Balloon	Chaney	Provides that intentional release of certain balloons is considered littering; revises penalty for such release.	Filed 11/02/23; Referred to Agriculture, Conservation & Resiliency Subcommittee; Referred to Criminal Justice Subcommittee; Referred to Infrastructure Strategies Committee; In Agriculture, Conservation & Resiliency Subcommittee, 11/13/23.	
SB 602	Release of Balloon	DiCeglie	Revising a prohibition on the release of certain balloons to delete a specified timeframe and number of balloons; deleting an exemption from such prohibition for certain biodegradable or photodegradable balloons; providing that a person who violates the prohibition commits the noncriminal infraction of littering, etc.	Filed 11/28/23.	
SB 350	Cold Case Murders	Osgood	Citing this act as the "Decker-Backmann Act"; requiring the heads of law enforcement agencies or their designees to review certain cold cases upon receiving a written application from a designated person; providing requirements for such reviews; requiring law enforcement agencies to provide specified training; requiring law enforcement agencies, by a specified date and periodically thereafter, to report certain data to the Global Forensic and Justice Center at Florida International University, etc.	Filed 11/07/23; Referred to Criminal Justice; Appropriations Committee on Criminal and Civil Justice; Fiscal Policy, 11/15/23.	

**CITY ATTORNEY LEGISLATIVE BILL TRACKING
2024 REGULAR SESSION**

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	VOTE HISTORY
SB 386	Affordable Housing Parking Requirements	Osgood	Requiring counties and municipalities, respectively, to reduce parking requirements for certain developments if they are located within a specified distance of a major transportation hub; defining the term “major transportation hub”, etc.	Filed 11/08/23; Referred to Community Affairs; Transportation; Rules, 11/15/23.	
HB 395	Protection of Historical Monuments and Memorials	Black; Barnaby; Jacques; Rudman	Prohibits certain acts concerning historical monuments & memorials; prohibits addition of certain signs or other objects on or adjacent to memorial; provides for damages; provides for standing to bring civil actions; provides for civil penalties for officials who engage in certain actions; provides for removal of such officials; provides for state funding for restoration of monument or memorial in certain circumstances; provides for reimbursement of such funds; specifies certain duties of DOS, State Historic Preservation Officer, & Florida Historical Commission.	Filed 11/09/23; Referred to State Affairs Committee; Referred to Appropriations Committee; Referred to Judiciary Committee; In State Affairs Committee, 11/22/23.	
SB 406	Statewide Environmental Resource Permitting Rules	Rodriguez	Requiring that stormwater management systems be designed with side slopes that meet a certain minimum design requirement; superseding certain side slope rules and authorizing their repeal by a specified publication of notice and a specified filing, etc.	Filed 11/09/23; Referred to Environment and Natural Resources; Fiscal Policy; Rules, 11/28/23.	
HB 421	Removal of Roadside Memorials	Gossett-Seidman	Requires state agency, county, municipality, private entity, or person to make best efforts to provide advance notice to certain entities or persons before altering, dismantling, destroying, or removing traffic-related roadside memorial.	Filed 11/13/23; Referred to Transportation & Modals Subcommittee; Referred to Local Administration, Federal Affairs & Special Districts Subcommittee; Referred to Infrastructure Strategies Committee; In Transportation & Modals Subcommittee, 11/22/23.	
SB 572	Removal of Roadside Memorials	Rodriguez	Citing this bill as the “Dori Slosberg, Carolina Gil Gallego, Margo Scher, Crystal Cordes, and Ryan Rashidian Memorial Notification Act”; requiring a state agency, county, municipality, private entity, or person to make best efforts to provide advance notice to certain entities or persons before altering, dismantling, destroying, or removing a traffic-related roadside memorial, etc.	Filed 11/27/23.	

CITY ATTORNEY LEGISLATIVE BILL TRACKING
2024 REGULAR SESSION

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	VOTE HISTORY
HB 569	Suits Against the Government	McFarland	Abolishes common-law doctrine of home venue privilege with respect to action against state; increases statutory limits on liability for tort claims against state & its agencies & subdivisions; authorizes subdivision of state to settle claim in excess of statutory limit without further action by Legislature regardless of insurance coverage limits; prohibits insurance policy from conditioning payment of benefits on enactment of claim bill; specifies limitations in effect on date final judgment is entered apply to that claim; requires DFS to adjust limitations on tort liability every year after specified date; revises period within which certain claims must be present to certain entities; revises exceptions relating to instituting actions on tort claims against state or one of its agencies or subdivisions; revises period after which failure of certain entities to make final disposition of claim shall be deemed final denial of claim; revises limit on certain attorney fees; revises statute of limitations for tort claims against state or one of its agencies or subdivisions & exceptions thereto.	Filed 11/20/23.	
SB 472	Sovereign Immunity	Brodeur	Increasing the statutory limits on liability for tort claims against the state and its agencies and subdivisions; prohibiting an insurance policy from conditioning payment of benefits on the enactment of a claim bill; specifying that the limitations in effect on the date a final judgment is entered apply to that claim, etc.	Filed 11/15/23; Referred to Governmental Oversight and Accountability; Appropriations; Rules, 11/28/23.	
SB 480	Renewable Natural Gas	DiCeglie	Authorizing a public utility to recover prudently incurred renewable natural gas infrastructure project costs through an appropriate Florida Public Service Commission cost-recovery mechanism; specifying eligible renewable natural gas infrastructure projects; revising the required contents of a basin management action plan for an Outstanding Florida Spring to include identification of certain water quality improvement projects; encouraging counties and municipalities to develop regional solutions to certain energy issues; authorizing the farm-to-fuel initiative to address the production and capture of renewable natural gas, etc.	Filed 11/15/23; Referred to Regulated Industries; Appropriations Committee on Agriculture, Environment, and General Government; Fiscal Policy, 11/28/23.	
SB 280	Vacation Rentals	DiCeglie	Requiring advertising platforms to collect and remit specified taxes for certain vacation rental transactions; defining the term “advertising platform”; adding licensing to the regulated activities of public lodging establishments and public food service establishments which are preempted to the state; requiring advertising platforms to require that persons placing advertisements or listings for vacation rentals include certain information in the advertisements or listings and attest to certain information; authorizing the division to revoke, refuse to issue or renew, or suspend vacation rental licenses under certain circumstances, etc.	Filed; Referred to Regulated Industries; Fiscal Policy, 11/30/23.	

CS = Committee Substitute filed.

* Bills with no counterpart in Senate or House have minimal chance of passage.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and City Commissioners

DATE: December 11, 2023

RE: Proposed meeting date cancellations and approval of the 2023 schedule

Attached is the proposed 2024 City Commission meeting and holiday schedule, which also includes the Community Redevelopment Agency meeting dates and special budget meeting dates. Due to holiday conflicts, staff is recommending the cancellation of two regular meetings as follows:

- November 25, 2024, Due to the Thanksgiving Holiday
- December 25, 2024, Due to the Christmas Holiday

Staff is requesting consideration to cancel or reschedule the additional holiday conflicts:

- May 27, 2024, Memorial Day (consideration to reschedule or cancel)
- November 11, 2024, Veterans' Day (recommendation to reschedule for Tuesday, November 12, 2023 or Monday, November 18, 2023)



Darlene Galambos
City Clerk

Xc: David Birchim, City Manager

CITY OF ST. AUGUSTINE

CITY COMMISSION MEETING & HOLIDAY SCHEDULE – 2024

JANUARY

NEW YEAR'S DAY OBSERVED– MONDAY, JANUARY 1, 2024

City Commission Meeting – January 8, 2024

MARTIN LUTHER KING, JR. DAY – MONDAY, JANUARY 15, 2024

City Commission Meeting – January 22, 2024

Community Redevelopment Agency Meeting – January 22, 2024 (prior to City Commission Meeting)

FEBRUARY

City Commission Meeting – February 12, 2024

PRESIDENT'S DAY – MONDAY, FEBRUARY 19, 2024

City Commission Meeting – February 26, 2024

MARCH

Daylight Savings Time BEGINS – Sunday, March 10, 2024

GOOD FRIDAY – FRIDAY, MARCH 29, 2024/EASTER SUNDAY MARCH 31, 2024

City Commission Meeting – March 11, 2024

City Commission Meeting – March 25, 2024

APRIL

City Commission Meeting – April 8, 2024

City Commission Meeting – April 22, 2024

Community Redevelopment Agency Meeting – April 22, 2024 (prior to City Commission Meeting)

MAY

City Commission Meeting – May 13, 2024

City Commission Special Meeting – May 13, 2024, at 3:30 P.M. (Strategic Plan and CIP)

City Commission Meeting – May 27, 2024 (CONSIDERATION TO RESCHEDULE OR CANCEL)

MEMORIAL DAY – MONDAY, MAY 27, 2024

JUNE

City Commission Meeting – June 10, 2024

JUNETEENTH – WEDNESDAY, JUNE 19, 2024

City Commission Meeting – June 24, 2024

JULY

INDEPENDENCE DAY – THURSDAY, JULY 4, 2024

City Commission Special Meeting – July 8, 2024, at 3:00 P.M. (Budget Assumptions)

City Commission Meeting – July 8, 2024

City Commission Meeting – July 22, 2024

Community Redevelopment Agency Meeting – July 22, 2024 (prior to City Commission Meeting)

AUGUST

City Commission Meeting – August 12, 2024

City Commission Meeting – August 26, 2024

City Commission Budget Workshop Meetings August 22, 2024, and (if necessary) August 23, 2024

SEPTEMBER

LABOR DAY – MONDAY, SEPTEMBER 2, 2024

City Commission Special Budget Meeting 5:05pm – September 5, 2024

City Commission Meeting – September 9, 2024

City Commission Special Budget Meeting 5:05pm – September 19, 2024

City Commission Meeting – September 23, 2024

OCTOBER

City Commission Meeting – October 14, 2024

City Commission Meeting – October 28, 2024

Community Redevelopment Agency Meeting – October 28, 2024 (prior to City Commission Meeting)

NOVEMBER

Daylight Savings Time ENDS – Sunday, November 3, 2024

VETERAN'S DAY – FRIDAY, NOVEMBER 11, 2024

City Commission Meeting – TUESDAY, November 12, 2024

THANKSGIVING HOLIDAYS – THURSDAY & FRIDAY, NOVEMBER 28-29, 2024

★City Commission Meeting – November 25, 2024 (Cancelled)

DECEMBER

City Commission Meeting – December 9, 2024

CHRISTMAS HOLIDAYS – WEDNESDAY & THURSDAY, DECEMBER 24-25, 2024

★City Commission Meeting – December 25, 2024 (Cancelled)

NEW YEAR'S DAY HOLIDAY – WEDNESDAY, JANUARY 1, 2025

CITY OF ST. AUGUSTINE

HOLIDAY SCHEDULE – 2024

	<u>DATE OBSERVED</u>
NEW YEARS EVE/DAY	JANUARY 1, 2024
MARTIN LUTHER KING DAY	JANUARY 15, 2024
PRESIDENT'S DAY	FEBRUARY 19, 2024
GOOD FRIDAY	MARCH 29, 2024
MEMORIAL DAY	MAY 27, 2024
JUNETEENTH	JUNE 19, 2024
INDEPENDENCE DAY	JULY 4, 2024
LABOR DAY	SEPTEMBER 2, 2024
VETERAN'S DAY	NOVEMBER 11, 2024
THANKSGIVING HOLIDAYS	NOVEMBER 28-29, 2024
CHRISTMAS HOLIDAYS	DECEMBER 24 & 25, 2024
NEW YEARS EVE/DAY	JANUARY 1, 2025

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and Commissioners

DATE: November 30, 2023

RE: Request for **ONE (1)** appointment – Code Enforcement Adjustment and Appeals Board (CEAAB)

Notification was previously given regarding three (3) term expirations on the Code Enforcement Adjustment and Appeals Board expiring on December 27, 2023.

Advertising requesting applications was placed in the St. Augustine Record and posted on the City's website.

Only one (1) application was received from Thomas G. Day. Mr. Day has served one full term and is eligible for reappointment. The requested appointment will expire December 27, 2026.

Attached is the application received, in addition to the current Code Enforcement Adjustment and Appeals Board roster, profile and responsibilities. I respectfully request consideration be given to appointing the applicant.

Sincerely,



Darlene Galambos
City Clerk

Attachment: Application

xc: (CEAAB) Clerk's File

CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO CITY BOARD/COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on a City of St. Augustine board or committee. In accordance with Ordinance 2003-14 citizen boards that assist in the governing of the City of St. Augustine shall be made up of persons who reside within the City Limits. Exceptions to this City Commission policy may be made for members of ad-hoc committees on a case-by-case basis by the City Commission. All applications must include a cover letter and resume.

1. APPLICANT THOMAS G DAY
2. RESIDENCE (address) 19 SARABOESA ST. PHONE 201 865 2107 (MOBILE)
3. BUSINESS OWNED (Address) _____ PHONE _____
4. PROPERTY OWNED (Address) 19 SARABOESA ST ST. A. 32084
5. MAILING ADDRESS PREFERRED 19 SARABOESA ST ST. A. 32084
6. E-mail Address tomelg1@comcast.net
7. BOARD DESIRED CEAAB
8. OCCUPATION (include resume) RETIRED
9. PROFESSIONAL QUALIFICATIONS: (Attach additional information or Cover Letter)

10. OTHER COMMENTS OR INFORMATION

SERVED ON CEAAB 2016-2023

11. "Ethnicity and race information is requested under the authority of 42 U.S.C. Section 2000e-16 and in compliance with the Office of Management and Budget's 1997 Revisions to the Standards for the Classification of Federal Data on Race and Ethnicity. Providing this information is voluntary and has no impact on your employment status, but in the instance of missing information, your employing agency will attempt to identify your race and ethnicity by visual observation."

Specific Instructions: The two questions below are designed to identify your ethnicity and race. **Regardless of your answer to question 1, go to question 2.**

Question 1. Are You Hispanic or Latino? (A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.) ☐ Yes ☒ No

Question 2. Please select the racial category or categories with which you most closely identify by placing an "X" in the appropriate box. Check as many as apply.

RACIAL CATEGORY (Check as many as apply)

- | | |
|--|--------------------------|
| ☐ American Indian or Alaska Native | ☐ |
| ☐ Asian | |
| ☐ Black or African American | |
| ☐ Native Hawaiian or Other Pacific Islander | |
| ☒ White | |

12. SIGNATURE OF APPLICANT

Thomas G Day

DATE 10/26/23

CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

Meets Monthly, 2nd Tuesday - 3:00 p.m.
Alcazar Room, City Hall

Board Member	Contact information	Appointment	3-Year Terms Expire
Irvin C. Rubin Engineer	224 St. George Street, 32084 352-275-4087 Irvin_rubin@hotmail.com	4/25/2022 fill vacancy	12/27/2024
Jan Marie Kelly Lawyer	174 Oneida Street, 32084 937-307-4493 Jan.elections@icloud.com	2/14/2022 fill vacancy	12/27/2024
Charlu "Cece" Reigle Realtor	186 Oneida Street 904-315-3150 ccreigle@gmail.com	2/26/2018 fill vacancy 12/14/20 1 st full term	12/27//2023
Marilyn Meade Garrett	8 E. Park Ave., 32084 904-814-2199 merrilyn61@att.net	12/13/2021 fill vacancy 12/12/2022 1 st full term	12/27/2025
Karen Valachovic Realtor/Registered nurse	38 Carrera St., 32084 904-923-6053 karensells@gmail.com	2/10/2020 1 st full term 12/12/2022 2 nd full term	12/27/2025
Thomas Day Retired	19 Saragossa St. 32084 904-819-9711 tomday1@comcast.net	01/14/19 fill vacancy 12/14/20 1 st full term	12/27/2023
Larry Weeks Director of BS and Campus Planner/Flagler	106 Inlet Drive 32080 904-810-5313 larryd.weeks@gmail.com	01/08/18 1 st full term 12/14/20 2 nd full term	12/27/2023

CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

Authorization:	Chapter 2, Article V, Division 2, Code of the City of St. Augustine.
Number of Members:	Seven 7
Terms of Office:	To establish staggered terms, original appointments were two 2 for one 1 year; three 3 for two 2 years; and two 2 for three 3 years. Thereafter, all appointments are for three 3 years.
Appointment:	By City Commission.
Reappointment:	Normal appointments expire December 27 of each year. Members may serve two 2 consecutive full terms only.
Qualifications:	When possible, shall include: architect, businessperson, engineer, general contractor, subcontractor, and realtor. Resident of the city.
Duties:	Hear cases presented by the local governing body attorney or by a member of the administrative staff of the local governing body. At the conclusion of the hearing, the board shall issue findings of fact, based on evidence of record and conclusions of law, and shall issue an order affording the proper relief consistent with powers granted herein. The board shall have the power to: 1 Adopt rules for the conduct of its hearings, 2 Subpoena alleged violators and witnesses to its hearings, Subpoenas may be served by the Police Dept., 3 Subpoena evidence, 4 Take testimony under oath, 5 Issue orders having the force of law to command whatever steps are necessary to bring a violation into compliance.
Attendance:	Ordinance 2018-11 amended Sec. 2-191 to remove the language regarding meeting attendance and instead states <u>"Members of Boards may be removed by majority vote of the Commission, upon notice of the intent to remove the Board member mailed to the address on record at the office of the city clerk by certified U.S. mail, return receipt requested, and a hearing before the City Commission providing the member an opportunity to be heard"</u> .
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Meetings:	Second Tuesday of each month, the Alcazar Room, 3:00 P.M.

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, October 23, 2023

The City Commission met in formal session Monday, October 23, 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: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Corey Sakard, Director, General Services
Barry Fox, Code and Vacation Rental Manager
Morgane Lanni, Code Enforcement Officer
Amy Skinner, Director, Planning and Building
Eric Mauldin, Harbor Master
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Abby Pedigo, Fire Marshall
Elyse Wiemann, Recording Secretary

INVOCATION AND PLEDGE OF ALLEGIANCE

Reverend Eliut Alicea of Bridge of Life 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 Horvath **MOVED** to approve the Regular Agenda as presented. The motion was **SECONDED** by Commissioner Springfield and **APPROVED BY UNANIMOUS VOICE VOTE.**

3. Special Presentations, Recognitions and Proclamations (N. Sikes-Kline, Mayor)

3.A. Presentation to the Honorable Cyndi Stevenson, Representative, for her continued support of the City of St. Augustine. (N. Sikes-Kline, Mayor)

Mayor Sikes-Kline recognized and thanked Representative Cyndi Stevenson, for her continued support of the City of St. Augustine.

3.B. Certificate of Recognition 2023-18CR: Recognizing the 100th Anniversary of Kiwanis of St. Augustine whose members provide meaningful service to our children, homes, schools and

community. (J. Springfield, Commissioner)

Commissioner Springfield presented a Certificate of Recognition for the 100th Anniversary of Kiwanis of St. Augustine. He shared that Kiwanis members provided meaningful service to our children, homes, schools, and community.

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Walter Bost
- Melinda Rakoncay
- Nancy Murphy
- Phillip McDaniel
- BJ Kalaidi
- Denise De Clair

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 NOVEMBER 13, 2023:

- Ordinance 2023-33 - Amends General Employee's Pension allocation

CA.3. Reminder of Upcoming Meetings:

- November 13, 2023, 3:00pm, Community Redevelopment Agency Special Meeting
- November 13, 2023, 3:30pm, Special City Commission Meeting (conservation land acquisition discussion)
- November 13, 2023, 5:00pm, Regular City Commission Meeting
- December 11, 2023, 5:00pm, Regular City Commission Meeting

- January 8, 2024, 5:00pm, Regular City Commission Meeting

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

- Special City Commission Meeting, August 21, 2023
- Regular City Commission Meeting, August 28, 2023
- Regular City Commission Meeting, September 11, 2023
- Special City Commission Meeting, September 14, 2023

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

- 1653 Natalie Road - Abraham L. Nelson, Jr.

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: NONE.

CA.8. Approval of the dockage agreement between the City and Nao Victoria Foundation to bring the vessel, Nao Trinidad, to the city. (Eric Mauldin, Harbormaster)

CA.9. Fourth quarter report (FY 2022-2023) for the legal department. (I. Lopez, City Attorney)

End Consent Agenda

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

None.

5.B. Approval of Consent Agenda

MOTION

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

6. Appeals

6.A. Appeal of the Planning and Zoning Board's denial of a rezoning application for a PUD at 115 La Quinta Place. (A. Skinner, Director Planning and Building)

Amy Skinner, Planning and Building Director, provided an overview of the appeal regarding the Planned Unit Development (PUD) for 115 La Quinta Place.

Isabelle Lopez, City Attorney, explained the appeal procedures and reviewed the Commission's options for consideration of the appeal.

There was consensus to hear the applicant's presentation prior to public comment.

James Whitehouse, St. Johns Law Group, represented the Applicant, Ryan Dettra. He reviewed details of the project and the appeal application. He stated that he believed the Applicant's right to due process had been violated. He outlined the errors he believed the Planning and Zoning Board (PZB) had made in their decision.

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

- Cheryl Kavanaugh
- Thomas Kavanaugh
- Jane McCutcheon
- Susan O'Toole
- Kerry Nelson
- Melinda Rakoncay
- Frank Bozzaralli

- Bruce Maguire
- Jackie Hird
- Gail Eubanks
- Madeline Wise
- Adrian Dinsmoore
- Alexander Peacock
- Joshua Macheall
- Lauren Giber
- Jeanetta Salyer
- Herbert Gowen
- Phil McDaniel
- Bryan Crowder
- Heather Dettra
- Lisa Kuezlea
- Nancy Pellicer
- Paul Kraft
- Paisley Fodor
- BJ Kalaidi
- Denise De Clair
- Peter Della Vecchia

The public hearing was closed.¹

The Commissioners provided their ex parte communication.

Mr. Whitehouse and Mr. Dettra provided their rebuttal and noted changes that were made to the project based on input from the community and the PZB.

Commissioner Blonder questioned the time the last trolley ran and if the proposed development would be open until midnight. She asked if there was a timeline regarding the development for the San Sebastian parcel.

Ms. Skinner replied that the last pick-up for the trolley was at 4:30 p.m. and ended at 5:00 p.m. She confirmed some of the operations would be open until midnight. Regarding the San Sebastian parcel, she said the first hotel was going through the permitting process, but she was not aware of any other timeline.

Mayor Sikes-Kline asked for confirmation that the PZB and Commission approved

¹ Break from 7:12p.m.-7:22p.m.

the Ice Plant with no Letter of Intent for parking.

Ms. Skinner said she was unfamiliar with how the PUD for the Ice Plant was approved at that time. She said they do have off-site parking now. She indicated it was zoned PUD and went through a process.

Mayor Sikes-Kline and Ms. Skinner discussed PZB's approval of other agreements for offsite parking, as well as whether the Applicant had addressed a buffer for sound.

Mayor Sikes-Kline asked if there had been expert testimony on behalf of the City regarding possible impacts due to a lack of parking.

Ms. Skinner noted the Applicant had submitted a transportation analysis addressing potential trips generated. She said the theory was that walking would reduce the trip requirements, but it did not address parking issues. She said the report had been analyzed by the City's Mobility Coordinator and Manager.

Mayor Sikes-Kline asked if the report had been provided to the PZB prior to their decision.

Ms. Skinner confirmed the Applicant's report had been submitted to PZB, but the City's analysis had not.

Mayor Sikes-Kline clarified that there was no Letter of Intent provided, but there was a provision that stated there would be parking provided prior to a Certificate of Occupancy.

Ms. Skinner confirmed that was correct; however, PZB had requested specifics regarding a parking plan.

Commissioner Horvath said offsite parking could be lost unless there was a very lengthy lease in place. She said the concept was great, but the location was

not. She asked for clarification on whether other businesses were out of compliance with parking.

Ms. Skinner said each location had its own conditions. She indicated there may be some that were non-conforming, but those had been grandfathered-in to an extent.

Commissioner Garriss said it appeared PZB reviewed the information and decided on the best solution for the property. She appreciated Mr. Dettra's excitement about the Project; however, she felt the location could overwhelm the neighborhood. She noted that rideshare and offsite parking were not working for the current businesses. She agreed that the Project was great, but the location was not.

Commissioner Springfield appreciated the work PZB had done and commended Mr. Dettra on projects he had been involved with around the City. He indicated the main issue was parking and for that reason he could not support the Project at this time.

Commissioner Horvath said the zoning was CL-1 and should be a buffer with low intensity use. She felt the Project had evolved since it was first presented.

Mayor Sikes- Kline stated the Commission was to decide on the criteria. She said a PUD was the appropriate instrument to be used and that the Project was unique. She said the PZB determined the application did not meet the burden of proof and no parking plan was provided as requested. She shared her concern that the City did not have their own expert testify on parking but agreed that PZB made the right decision.

MOTION

Commissioner Blonder MOVED to affirm the PZB's denial of the application for a PUD and to deny the appeal. She said specific references to City Code tied back to several of Code provisions that she wanted to highlight.

She reviewed Section 28-286 subsection D and subsection G particularly with regard to neighborhoods; Section 28-287, the definition a PUD established pursuant to Ordinance of the City Commission must also include an attached final development plan and project narrative with specified development conditions and a program for the provision, maintenance and operation of all areas, improvements, facilities and necessary services for the common use of all occupants thereof; Section 28-288 there were no formal written agreements for the long term maintenance for all sections of the project proposal included particularly with regard to offsite parking; Section 28-289 she noted three highlighted portions: 28-289 A number 7 on page 29, identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement; Section 28-289 subsection B number 4 will be compatible with the adjacent neighborhood; Section 28-289 subsection C it does not meet the requirements; and section 28-292 does not meet the requirements.

Ms. Lopez asked if Commissioner Blonder was including Commissioner Horvath's findings on the public purpose of maintaining the existing zoning. Commissioner Horvath suggested that it be kept to the PUD as that was what had been requested by the applicant. She said the purpose of the CL-1 zoning was the buffer, and what was proposed was no longer a buffer due to the intensity.

Ms. Lopez asked for confirmation that the Commission agreed that maintaining the existing zoning did further a public purpose.

The Commission confirmed their agreement.

The motion was seconded by Commissioner Horvath.

VOTE ON MOTION:

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

NAYES: None

MOTION APPROVED UNANIMOUSLY

6.B. Appeal of City Manager decision to deny application for an animal drawn carriage permit by Teresa A. Henegar, Celebration Carriage. (D. Birchim, City Manager)

Mr. Birchim reviewed the appeal. He said the total number of carriages by City Code was not to exceed 30. He indicated that most recently 15 permits were issued by the City and one of those was not renewed this fiscal year. He shared that three companies applied for that permit and noted the letter he provided them was included in the Commission's packet. He said after reviewing the Comprehensive Plan, specifically the transportation and mobility elements, he felt that approving more horse drawing touring vehicles was contrary to the Plan. He commented that current and upcoming redevelopments would result in increased traffic and congestion, and approval was contrary to the public safety. He stated these reasons were the basis for the denial at this time.

Commissioner Springfield asked for confirmation that the previous City Commission agreed to 15 permits even though the Code allowed for thirty.

Mr. Birchim replied in the affirmative.

Ms. Lopez discussed the type of appeal being heard and the process the Commission could use.

Teresa Henegar, Appellant, provided information regarding the appeal.

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

- Aaron Jockers

The public hearing was closed.

Commissioner Blonder asked if this was an additional license or a replacement license.

Mr. Birchim replied that there were fourteen active permits and there could be a total of 15. He noted they were not transferable.

Commissioner Garris asked if Ms. Henegar worked for the person who held the license.

Ms. Henegar replied that her previous boss was sick and had turned the permit back into the City. She stated she had worked for the previous company for four years and other local companies for many years.

Commissioner Garris said she believed the decision should be overturned and the Appellant allowed to obtain the license based on her background and existing obligations.

Mayor Sikes-Kline asked the City Manager how many licenses were in place six months ago.

Mr. Birchim said that there had been 15. He confirmed the denial was based on the amount of construction and traffic that would occur over the next few years.

Commissioner Horvath suggested that the Appellant be operational only during the Nights of Lights based on obligations made.

Ms. Lopez said a limited franchise could be created if agreed to by both parties.

Ms. Henegar said she would operate during Nights of Lights but asked that the decision be revisited after the event ended.

Commissioner Springfield asked the City Manager if other carriage license requests would be denied because of the traffic.

Mr. Birchim said if other licenses became available, he would not renew them until after the construction was complete.

Ms. Lopez said the Commission had the authority to regulate the licenses through the City Code.

Mr. Birchim advised the franchises would renew automatically unless the franchisee chose not to.

Commissioner Springfield suggested the process should ensure all three of the applicants were considered if the decision of the City Manager was overturned.

Ms. Lopez noted the Appellant had filed a formal appeal within the time limit per City Code and was the one in front of the Commission for a decision.

Commissioner Blonder said she believed the horse carriages were an incompatible use on the roadways based on the amount of traffic in the area. She said it was a reasonable compromise to allow the Appellant to use the license through Nights of Lights as suggested.

Mayor Sikes-Kline said she would support Commissioner Garris' suggestion to issue the license with no provision and keep 15 carriages on the streets.

MOTION

Commissioner Garris MOVED to overturn the City Manager's decision to deny the application for the animal drawn carriage permit for Teresa Henegar, Celebration Carriage. The motion was SECONDED by Mayor Sikes-Kline.

Commissioner Blonder said she would not support the motion and thought they should build in time to revisit safety and compatibility.

VOTE ON MOTION:

AYES: Garris, Sikes-Kline, Springfield

NAYES: Blonder, Horvath
MOTION APPROVED 3/2

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 2023-31: Charter amendment to remove the police pension section and codify it in the municipal code. (I. Lopez, City Attorney)

Ms. Lopez presented Ordinance 2023-31.

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

MOTION

Commissioner Blonder MOVED to accept and pass Ordinance 2023-31 on second reading read by title only. The motion was SECONDED by Mayor Sikes-Kline.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-31

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING THE CHARTER OF THE CITY OF ST. AUGUSTINE TO REMOVE ARTICLE IX FROM THE CHARTER OF THE CITY OF

ST. AUGUSTINE TO INSTEAD BE CODIFIED WITHIN THE CITY OF ST. AUGUSTINE MUNICIPAL CODE; CREATING CHAPTER 20, ARTICLE VI, SECTIONS 20-220 THROUGH 20-236 OF THE CODE OF THE CITY OF ST. AUGUSTINE TO CODIFY THE POLICE OFFICERS RETIREMENT SYSTEM; PROVIDING FOR A REFERENDUM PROPOSITION FOR THE NEXT SPECIAL ELECTION; PROVIDING FOR INCLUSION IN THE CHARTER OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE)

VOTE ON MOTION:

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

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)

8.C.1. Resolution 2023-35 - SECOND PUBLIC HEARING - Designates properties (Parcel ID Nos. 111225-0120, 111225-000, 111220-0000, 11130-0000, 111110-0000, 111220-0000 known as the Broudy properties) as Brownfield areas. (I. Lopez, City Attorney)

Ms. Lopez presented Resolution 2023-35.

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

- BJ Kalaidi

The public hearing was closed.

Ms. Lopez noted the parcel numbers were listed in the Resolution and within Exhibit

1. She said all parcels would be included in the site.

MOTION

Mayor Sikes-Kline **MOVED** to pass Resolution 2023-35. The motion was **SECONDED** by Commissioner Blonder.

VOTE ON MOTION:

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

NAYES: None

MOTION APPROVED UNANIMOUSLY

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

9.A.1. Ordinance 2023-33: Amends the 1977 City Employees' Retirement System pension allocation of investments to allow for greater diversification. (I. Lopez, City Attorney)

Ms. Lopez presented Ordinance 2023-33.

MOTION

Mayor Sikes-Kline **MOVED** to pass Ordinance 2023-33 on first reading and be moved to second reading. The motion was **SECONDED** by Commissioner Blonder.

Ms. Lopez read the Ordinance.

ORDINANCE NO. 2023-33

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 20, ARTICLE IV, SECTION 20-124 OF THE CODE OF THE CITY OF ST. AUGUSTINE REGARDING INVESTMENT OF RETIREMENT SYSTEM ASSETS FOR THE 1977 CITY EMPLOYEES' RETIREMENT SYSTEM; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY

OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: None

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

None.

10. Staff Reports and Presentations

10.A. Petition for Voluntary Annexation and Pre-Annexation Agreement - Four parcels of land adjacent to the Cat's Paw Marina on Nix Boatyard Road (199 and 200 Nix Boatyard Road). (A. Skinner, Director Planning and Building)

Ms. Skinner presented the Petition for Voluntary Annexation and Pre-Annexation agreements. She showed the Commission maps of the areas in question.

Commissioner Blonder asked if the County zoning area was more intensive than the potential PUD and if there had been a tree inventory.

Ms. Skinner said that part of the site would be under more intensive County zoning requirements. She noted that some trees had been removed but if annexed, the area would be subject to City requirements and limitations.

MOTION

Mayor Sikes-Kline **MOVED** to approve the voluntary annexation and pre-annexation agreement. The motion was **SECONDED** by Commissioner Springfield.

VOTE ON MOTION:

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

NAYES: None

MOTION APPROVED UNANIMOUSLY

MOTION

Commissioner Horvath MOTIONED to move the presentation on the City's Code Enforcement Program to a future meeting. The motion was **SECONDED** by Commissioner Blonder and **APPROVED BY UNANIMOUS VOICE VOTE**.

10.B. Update regarding the City's Code Enforcement Program and Short-Term Rental Program. (A. Skinner, Director Planning and Building)²

11. ITEMS BY CITY ATTORNEY

None.

12. ITEMS BY CITY CLERK

12.A. Notification of three term expirations on the Code Enforcement, Adjustment and Appeals Board (CEAAB). (D. Galambos, City Clerk)

12.B. Notification of two term expirations on the St. Augustine Firefighters' Pension Trust Fund Board. (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, notified the Commission of two vacancies on the Firefighter Pension Trust Fund Board. She said the openings would be advertised appropriately. She noted that both current board members were eligible for reappointment.

Ms. Galambos shared that the Code Enforcement Adjustments and Appeals Board had three upcoming term expirations. She said that two current members were eligible for reappointment. She noted the opportunities would be advertised accordingly.

13. ITEMS BY CITY MANAGER

² Item 10.B. moved to another meeting.

None.

14. Items by Mayor and Commissioners

Mayor Sikes-Kline shared that Walter Bost who had spoken during Public Comment wanted to move forward with a Commemorative Coin project, which may require a Resolution or a Letter of Support. She said any profits would go to a nonprofit, 501c (3).

Commissioner Springfield shared his appreciation of the Business Impact Statements.

15. Adjournment

There being no further business, the meeting was adjourned at 9:00 P.M.³

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

³ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

City Commission Special Meeting Monday, November 13, 2023

The City Commission met in formal session Monday, November 13, 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: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
William (J.B.) Miller, Land Management Coordinator
Todd Grant, Public Works Director
Amy Skinner, Director, Planning and Building
Jennifer Michaux, Police Chief
Colleen Kuhn, Recording Secretary

2. General Public Comments

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

3. LAND CONSERVATION PROGRAM PRESENTATION

3.A.

Reuben Franklin, Assistant City Manager, began the workshop and requested feedback on the proposed Land Conservation Program. He reviewed the presentation outline and said the City's Comprehensive Plan had many elements tied to the proposed Program. He quoted City Policy 1.7.1. and reviewed properties the City had purchased.

Commissioner Blonder noted that Listed Animal Species were ones threatened with extinction.

William (J.B.) Miller, Land Management Coordinator, reviewed the following:

- Programs operated by other entities
- Proposed Mission Statement and Goals

Mayor Sikes-Kline said that historic, archaeological, and cultural resources were very important and should be included in the Mission Statement. She suggested the proposed title include these items.

Commissioner Springfield agreed with the Mayor's comments and said not to restrict the Program to just sensitive lands.

Commissioner Blonder suggested the following:

- Incorporate Volusia County's first goal or add a goal on passive recreation

- Add an ecosystem services goal, for example “to protect and/or enhance ecosystem services for the benefit of our community”

Mr. Miller said when a piece of property was considered for acquisition, the property maps, scores, and rankings should be available to the public.

David Birchim, City Manager, suggested an inventory be completed on each property.

Mr. Miller said the City would need a thorough assessment of natural and cultural resources on each property to obtain a good ranking.

Commissioner Blonder asked if staff could gather examples of programs operated by other cities rather than counties.

Mr. Miller said the City’s real estate acquisition procedures would inform the process. He reviewed the following considerations:

- Develop a selection matrix from the Goals and Objectives
- Develop an appraisal process
- Identify who negotiates a purchase and handles the closing
- Obtain an environmental audit if needed
- Develop a preliminary Management Plan
- Determine if the City would own and/or manage the property

Mr. Franklin reviewed other factors including funding, grants, communications, operations and management, application process, and website postings and information.

The Commission and staff discussed possible dedicated funding sources for the Program.

Mr. Franklin reviewed the Commission’s feedback:

- Mission and Goals required further work
- Create a decision matrix
- Identify a potential launch date
- Consider environmentally sensitive land restrictions
- Use of Volusia County information
- Addition of ecosystem services

Mayor Sikes-Kline suggested assessing fees on City construction projects; essentially, the City taxing itself.

Mr. Birchim said staff would review that option further and bring details back to the Commission.

5. Adjournment

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

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

¹ Transcribed by Colleen Kuhn

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, November 13, 2023

The City Commission met in formal session Monday, November 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: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Todd Grant, Director, Public Works
Corey Sakryd, Director, General Services
Amy Skinner, Director, Planning and Building
Barry Fox, Code Enforcement Manager
Richard Schauland, Building Official
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Colleen Kuhn, Recording Secretary

INVOCATION AND PLEDGE OF ALLEGIANCE

Elliot Palevsky, Founding Member of the Temple Bet Yam, St. Augustine, delivered the invocation, and Commissioner Horvath led the Pledge of Allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

David Birchim, City Manager, requested that Resolution 2023-40 be added to the Regular Agenda as item 9.B.2.

MOTION

Commissioner Horvath MOVED to approve the Regular Agenda with the change requested. The motion was SECONDED by Mayor Sikes-Kline.

VOTE ON MOTION:

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

NAYES: None

MOTION APPROVED UNANIMOUSLY

3. Special Presentations, Recognitions and Proclamations

None.

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Nick Florio
- Chris Fulmer
- Chad Light
- Regina Gayle Phillips

- Philip Smith
- Vicki Pepper
- BJ Kalaidi

Public comment was closed.

5. Consent Agenda

Mr. Birchim read the Consent Agenda.

CA.1. Preview of upcoming Commission meetings.

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON DECEMBER 11, 2023:

- Ordinance 2023-34: Names an alley in the Model Land Co. St. Augustine subdivision

CA.3. Reminder of Upcoming Meetings:

- December 11, 2023, 5:00pm, Regular City Commission Meeting
- January 8, 2024, 5:00pm, Regular City Commission Meeting
- January 22, 2024, prior to City Commission Meeting, Community Redevelopment Agency Meeting
- January 22, 2024, 5:00pm, Regular City Commission Meeting
- February 12, 2024, 5:00pm, Regular City Commission Meeting

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

- September 25, 2023, Regular City Commission Meeting
- September 28, 2023, Special City Commission Meeting
- October 9, 2023, Regular 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).

- Proclamation 2023-34: Proclaiming November 19, 2023, as People Helping People Day. (C. Garriss, Commissioner)

- Proclamation 2023-38: Proclaims support of the Nation of Israel and the Jewish community. (N. Sikes-Kline, Mayor)

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

NONE.

CA.8. Carry forward requests for years ended 2022/2023. (M. Simpson, Director Finance)

CA.9. Nomination of Roy Hunt for the 2024 deAviles Award. (N. Sikes-Kline, Mayor)

CA.10. Annual status report from the office of the City Attorney. (I. Lopez, City Attorney)

CA.11. Invoices from Cavendish Partners, P.A. for legal services in the Marlowe v. City issue for \$660.00 and in the quiet title issue at 68 Anderson Street for \$348.00. (I. Lopez, City Attorney)

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

None.

5.B. Approval of Consent Agenda

MOTION

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

6. Appeals

6.A. Appeal of City Manager decision to deny an application for an animal drawn carriage permit by Lacey M. Sanchez, Coastal Carriages, LLC. (D. Birchim, City Manager)

Mr. Birchim explained the appeal and his reasons for denying the application.

Commissioner Springfield said he would not support an additional carriage permit. He asked the City Manager to bring forward a plan if he intended to reduce the number of carriages in the future.

Commissioner Garriss did not see the need to go over the limit of 15 carriages at this time.

Commissioner Blonder said she had voted against the last applicant appeal and would not support this appeal.

Commissioner Horvath said she was not in favor of adding more carriages.

Mayor Sikes-Kline MOVED to uphold the City Manager's denial of the permit from the applicant and requested a Resolution be drafted to limit the number of carriage permits. The motion was SECONDED by Commissioner Springfield and APPROVED BY UNANIMOUS VOICE VOTE.

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

7.A. General Public Presentations

7.A.1. Request by St. Johns County Cultural Events, Inc. on the 2023 Sing Out Loud event and a request to make this a two-day annual event. (M. Breidenstein, Assistant City Manager)

Meredith Breidenstein, Assistant City Manager, introduced Danya Markovits.

Danya Markovits, Cultural Affairs Manager, St. Johns Cultural Events Incorporated, reviewed the presentation and highlighted the following benefits of the event:

- Spotlitged the community
- Empowered local talent
- Raised funds for local charities
- Provided economic benefits to the community and local businesses during a typically slow time of the year
- Boosted tourism
- Attracted interest outside of St. Johns County
- Increased demand for lodging

Ms. Markovits said they were seeking approval from the Commission to continue Sing Out Loud as a reoccurring event. She noted it took 3-5 years to build a nationwide festival brand. She explained how the event would grow, expand, and support the local community and artists.

Commissioner Garriss noted that she attended the event and found it well managed. She said she met with the organizers to discuss the availability of City resources in the event of an emergency. She expressed support to continue the event.

Commissioner Blonder said she was in favor of making it an annual event and supported staff's recommendations. She suggested the County assist with staffing and any costs to repair Frances Field. She noted that she did not support the recommendation regarding composting.

Commissioner Springfield said he was concerned about a long-term commitment and suggested a two-year evaluation period. He said he would like the City to receive something from the event.

Staff from St. Johns Cultural Events shared information on how the event was advertised and why St. Johns County

residents may have attended. They said they would share survey results with the Commission and could capture additional data in the future.

Commissioner Horvath agreed that the City should get something out of the event. She expressed concern for the residents' quality of life and did not foresee adding something permanently.

Mayor Sikes-Kline said she was a big fan of the event. She expressed her appreciation of the partnership with St. Johns Cultural Events Incorporated and said they had shown themselves to be trustworthy. She agreed that the City should receive some proceeds and was very happy that local artists were being supported. She noted that all great cities had a musical signature, and she believed the event deserved a long-term commitment.

Commissioner Blonder agreed with Mayor Sikes-Kline and said she supported a long-term commitment.

Commissioner Garris reminded the Commission that there was a Special Events Committee that monitored, discussed, and addressed concerns regarding events held at Francis Field.

Commissioner Springfield suggested adding a clause to get out of the agreement, and to renew it every two years.

MOTION

Mayor Sikes-Kline MOVED to ask staff to work on an MOU moving forward with a minimum of a five-year commitment and to include the Commission's comments about some sort of benefit to the community as far as proceeds. The motion was SECONDED by Commissioner Garris.

VOTE ON MOTION:

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

NAYES: None

MOTION APPROVED UNANIMOUSLY

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 2023-33: Amends the 1977 City Employees' Retirement System pension allocation of investments to allow for greater diversification. (I. Lopez, City Attorney)

Isabelle Lopez, City Attorney, presented Ordinance 2023-33.

The public hearing was opened; however, there was no response.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-33 on second reading. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-33

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 20, ARTICLE IV, SECTION 20-124 OF THE CODE OF THE CITY OF ST. AUGUSTINE REGARDING INVESTMENT OF RETIREMENT SYSTEM ASSETS FOR THE 1977 CITY EMPLOYEES' RETIREMENT SYSTEM; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

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

9.A.1. Ordinance 2023-34: Creates Section 22-168 naming an unnamed alley in the Model Land Co. St. Augustine subdivision "Kelley's Alley". (T. Grant, Director Public Works)

Todd Grant, Public Works Director, reviewed Ordinance 2023-34.

Commissioner Garris said the City had the opportunity to recognize a resident who was dedicated to animals.

Commissioner Blonder said she was in support of the Ordinance.

Mayor Sikes-Kline said the next item on the agenda covered naming criteria.

Commissioner Horvath asked how many unnamed alleys were in the area.

Mr. Birchim said some alleys were named but most were not.

Mr. Grant explained that fire and police responded to an actual address, not a named alley.

Commissioner Springfield said he was not in favor of naming alleys until a process was created for doing so.

Mayor Sikes-Kline said she was in support of the Ordinance.

The Commission agreed to hear Kimberly Boyer's comments.

- Kimberly Boyer

Ms. Lopez shared an edit the Commission would see at second reading.

MOTION

Commissioner Garris MOVED to pass Ordinance 2023-34 on first reading and moved to second reading. The motion was SECONDED by Commissioner Blonder.

Ms. Lopez read the Ordinance.

ORDINANCE NO. 2023-34

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, CREATING CHAPTER 22, ARTICLE IV, SECTION 22-168 OF THE CODE OF ST. AUGUSTINE, TO PROVIDE FOR THE NAMING OF A PREVIOUSLY UNNAMED ALLEY LYING IN MODEL LAND CO. ST. AUGUSTINE SUBDIVISION AND BOUNDED ON THE NORTH BY BLOCK D, TO THE SOUTH BY BLOCK C, EAST OF N. PONCE DE LEON BLVD AND WEST OF RIBERIA STREET, AS "KELLEY'S ALLEY"; 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 AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Garris, Blonder, Horvath, Sikes-Kline

NAYES: Springfield

MOTION CARRIES: 4/1

9.B. Resolutions

9.B.1. Resolution 2023-39: Establishes the process for the naming and renaming of City owned public rights-of-ways, streets and alleyways. (T. Grant, Director Public Works)

Mr. Grant reviewed Resolution 2023-39.

Commissioner Springfield suggested the Resolution say 75% of homesteaded property owners.

Ms. Lopez said that was fine and discussed possible impacts on long-term renters. She noted if street names were changed, it would require an Ordinance and Business Impact Statements.

Darlene Galambos, City Clerk, said she had researched city policies across the state and most had 75% as their standard.

Commissioner Horvath agreed with adding homesteaded property owners.

Mayor Sikes-Kline said it gave the City a policy to work with and the Resolution could be amended in the future if needed.

Mr. Grant read Section 2 of the Ordinance.

Commissioner Garris suggested it be lowered to 60% of homesteaded property owners.

MOTION

Commissioner Garris MOVED to pass Resolution 2023-39 to include 60% of homesteaded property owners. The motion was SECONDED by Mayor Sikes-Kline.

VOTE ON MOTION:

AYES: Garris, Sikes-Kline, Springfield, Horvath¹

NAYES: None

MOTION APPROVED UNANIMOUSLY

¹ Commissioner Blonder was out of the room for the Motion and Vote

9.B.2. Resolution 2023-40: Approving and ratifying the Vacant Land Contract with San Sebastian River, LLC, and authorizing execution of the Vacant Land Contract by the City Manager. (D. Birchim, City Manager)

Mr. Birchim reviewed Resolution 2023-40.

MOTION

Commissioner Blonder MOVED to pass Resolution 2023-40. The motion was SECONDED by Mayor Sikes-Kline.

VOTE ON MOTION:

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

NAYES: None

MOTION APPROVED UNANIMOUSLY

10. Staff Reports and Presentations

10.A. Discussion regarding the Memorandum of Understanding between the City and West Augustine Gateway, LLC regarding a public parking garage at 198-212 West King Street. (R. Franklin, Assistant City Manager)

The Commission agreed to take public comment on this Item.

Reuben Franklin, Assistant City Manager, led the discussion regarding the third revision of the Memorandum of Understanding (MOU). He summarized changes as outlined in the Commission's meeting packet.

The Commission heard from the following members of the public:

- Melinda Rakoncaj
- BJ Kalaidi
- Charles Pappas
- Chad Light

Public comment was closed.

Commissioner Springfield expressed interest in discussing the lease price.

Mr. Broudy said the \$300,000 annual lease was based on an appraisal and noted it would probably be higher now. He acknowledged the Commission's concerns and suggested reducing the lease to \$275,000 annually, at 2.5%, which would decrease his net by \$1,000,000 over 30 years. He said the Project was important enough to make concessions.

Commissioner Horvath said it was her opinion that the City was paying too much for the property and felt the City and Mr. Broudy should be able to come to an agreed upon price. She said the City would own the garage after 30 years but would still have to buy the property. She indicated she would support rent-to-own of the property.

Commission Springfield said they were supporting businesses and helping to resolve the traffic and parking problems. He discussed the proposed purchase price, what conditions might be like in 30 years, and the City's ability to borrow money in the future. He suggested the Project be paid for through parking and tourism and said he was in favor of the Agreement.

Commissioner Blonder agreed with Commissioner Springfield and supported moving forward with the MOU.

Commissioner Garris indicated the current garage would be paid off in ten years and believed the Broudy Project would be operating in the black by then. She said the Project should move forward.

Mayor Sikes-Kline said she wanted current and future residents to get the best deal and she was not satisfied with what was being offered. She noted that a lease-to-own agreement, where the lessee received the land for a dollar at the end of the lease, was standard. She indicated she was not ready to say yes and felt there was a long way to go on MOU.

MOTION

Commissioner Springfield MOVED to accept the revised Memorandum of Understanding between the City of St. Augustine and West Augustine Gateway, LLC with the changes on Exhibit B referencing the Conceptual Rent Schedule of the land lease beginning at \$275,000 and moving forward at 2.5% for the remainder of the 30 years. The motion was SECONDED by Commissioner Garris.

VOTE ON MOTION:

AYES: Springfield, Garris, Blonder

NAYES: Horvath, Sikes-Kline

MOTION CARRIES: 3/2

10.B. Update regarding the City's Code Enforcement Program and Short-Term Rental Program. (A. Skinner, Director Planning and Building)

Amy Skinner, Planning and Building Director, presented an update to the City's Code Enforcement and Short-Term Rental (STR) programs. She described the roles and responsibilities within the Code Enforcement and Building divisions and highlighted the following:

- STR fees covered program expenses
- State statute preempted the City's ability to regulate STRs; regulations were limited to enforcement of the City's Code
- Registration and monitoring were performed by outside contractor
- Public education was ongoing
- 744 STR units were registered for 2023
- 6668 residential units were within the City's limits
- 11% of the City's residential units were registered STR
- Roles and responsibilities of the Code Enforcement Adjustment and Appeals Board

Richard Schauland, City Building Official, reviewed information from the Florida Statute regarding code enforcement. He discussed coordination efforts with other City departments to address enforcement and compliance issues.

Barry Fox, Code Enforcement Manager, presented information on Code Enforcement's staffing levels, responsibilities, and procedures in the areas of administration, STRs, homeless outreach, and assistance with natural disasters. He discussed a recent survey on the City's homeless population and shared the Division's responsibilities with homeless outreach and Family Reunification.

Commissioner Garris asked when building demolitions may happen.

Mr. Fox explained the process and said it would likely be a January to March timeframe.

Mayor Sikes-Kline said the St. Johns County Sheriff's office had a Reunification Program and wondered if there was duplication.

Mr. Fox explained that the Reunification Program had started under the City's Police Department. He noted the County's Program sought to place inmates in a stable environment upon their release rather than putting them out on the streets. He said he felt both the City and County Programs were important.

Commissioner Garris shared her experience with the homeless population and encouraged others to learn how homeless services worked.

Mr. Fox and the Commission discussed STR complaints, owner occupancies, and maps of STR locations.

10.C. Review of design recommendation for the green space in front of the St. Augustine Municipal Marina to be

known as Harbormaster Park. (M. Wissel, Director Communications)

Melissa Wissel, Communications Director, reviewed the final design and suggested it be double-sided. She requested the Commission's approval and said the dedication was scheduled to happen around April 2024.

Doris Adukiewicz thanked the City Commission and staff for their efforts and recognition of her husband, Sam Adukiewicz.

The Commission approved the proposed signage.

Commissioner Springfield suggested developing criteria for adding other names to the signage.

11. ITEMS BY CITY ATTORNEY

None.

12. ITEMS BY CITY CLERK

12.A. Notification of:

- **One vacancy - Civil Service Board due to resignation**
- **Three term expirations - Code Enforcement, Adjustment and Appeals Board**
- **Two term expirations - St. Augustine Firefighters' Pension Trust Fund**

Ms. Galambos provided a reminder that applications were being accepted for vacancies on the following Boards: Civil Service, Code Enforcement Adjustments and Appeals, and the Firefighter Pension Trust Fund. She asked the Commission to refer applicants to the Clerk's Office.

13. ITEMS BY CITY MANAGER

None.

14. Items by Mayor and Commissioners

Mayor Sikes-Kline had questions regarding information provided during Public Comment that pertained to the distance a bar must be from a school or church and signage requirements.

Mr. Birchim clarified that businesses that sold and served alcohol must be at least 100 feet away from a church or school, and that the specific points of the measurements differed. Regarding signage, he said the City's Code did not allow signage above the ground floor of a building.

Staff and the Commission discussed signage and the Commission's previous decision regarding restrictions on residential signage. They agreed to revisit the topic.

Commissioner Blonder asked for more information about the Florida Man event. She requested a Letter of Support for the Florida Department of Transportation's State Road A1A Hybrid Project.

The Commission agreed to provide the Letter of Support.

Commissioner Springfield said he had spoken with residents on Spanish Street who expressed interest in making some directional changes around Cuna Street and other areas. He shared that he asked staff to make a presentation on the recommendations.

15. Adjournment

There being no further business, the meeting was adjourned at 8:09 P.M.²

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

² Transcribed by Colleen Kuhn

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and Commissioners
City Manager

DATE: November 15, 2023

RE: Request for use of the City Seal

Lindsay Christopher, Administrator, Reverb Church, has requested to incorporate the city seal on a sweatshirt for their students to wear at graduation. They have their own logo but would like to make a limited-edition sweatshirt as something extra special for their students. This request is for a one-time use and the application that was submitted is attached, along with an image of the sweatshirt.

Per City Code Section 2.1, permission to use the City Seal may only be granted by the City Commission. Should you concur, please place this matter on the Consent Agenda for the December 11, 2023, meeting.



Darlene Galambos
City Clerk

Darlene Galambos

From: noreply@civicplus.com
Sent: Tuesday, November 7, 2023 10:49 AM
To: Lucy Fountain; Darlene Galambos
Subject: Online Form Submittal: Application for Use of City Seal

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Application for Use of City Seal

First Name	Lindsay
Last Name	Christopher
Mailing Address	395 S. Legacy Trail
City	Saint Augustine
State	Florida
Zip Code	32092
Phone Number	9042933813
Email Address	lindsay@reverb.church
Applying As	Not-For-Profit Corporation
Corporation/Fictitious Name	Reverb Church
Upload Division of Corporations form:	Reverb Certif of Exempt..pdf
Written Description of Intended Use of City Seal	We would love to put it on a sweatshirt for our students to wear as they graduate. We have our own logo, but would like to make a limited edition sweatshirt with the City Seal as something extra special for our students.
Upload Sketch/Visual Depiction	Screenshot 2023-11-07 at 9.40.06 AM.png
Number of Objects Intended to Include the City Seal	9

Duration of the Requested Approval	Printing on sweatshirt for year 2023 and 2024
How will the requested use of the City Seal further the City's Vision Plan and the goals of livability, authenticity, vitality, and character of St. Augustine as a distinctive community	The values depicted in the City Seal are the same core values that we uphold at Reverb Church and in our leadership academy. We have a love and appreciation for this city and want to be connected with it by wearing it's crest proudly.
Requested Use in Conjunction with City Sponsored Event or Other Government Sponsored Event	No
Requested Use in Conjunction with a Private Event	No
Electronic Signature Agreement	I agree.
Electronic Signature	Lindsay Christopher
Date	11/7/2023

Email not displaying correctly? [View it in your browser.](#)

RTX



Class of 2023

REVERB TRAINING EXPERIENCE



Consumer's Certificate of Exemption

Issued Pursuant to Chapter 212, Florida Statutes

DR-14
R. 01/18

85-8015717934C-0	08/31/2021	08/31/2026	RELIGIOUS-PHYSICAL PLACE
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

REVERB CHURCH INC
245 MEADOWLARK LN
ST AUGUSTINE FL 32092-3467

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.

CITY OF ST. AUGUSTINE

M E M O R A N D U M

TO: David Birchim
City Manager

DATE: November 30, 2023

RE: Memorandum of Understanding

The attached is the memorandum of understanding (MOU) agreement between the City of St. Augustine and the Coastal Florida Police Benevolent Association. This MOU modifies Articles 14, 19, and 20, (wages, vacation, and sick leave). First, the MOU modifies Article 14 to officially add 1 additional Police Officer for on call pay. This Police Officer is part of the Safe Trak Team, which serve to assist families within the City who have members with mental illness or conditions that cause them to wander (such as dementia or severe autism). If a registered family member goes missing, Safe Trak is called out alongside bloodhounds, and the St. Johns County Sheriff's Office air unit to find the missing person. Second, the MOU modifies Article 19 and 20, to have accrued vacation and sick leave paid out via a special pay plan/401a, which will save the employee and the City 7.65% in FICA taxes once it is established. The MOU needs to be ratified by the Commission.

Please add this to the consent agenda for the City Commission meeting on December 11th for approval.

As always, please do not hesitate to contact me if you have any questions.



Donna S. Hayes
Human Resources Director

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is entered into between the City of St. Augustine (City) and the Coastal Florida Police Benevolent Association (Union). The parties agree as follows:

1. Amend Article 14, Wages, Section 13 to increase the number of officers for on call pay from three to four. The additional officer must be part of the Safe Trak team.
2. Article 19 and Article 20 will be modified to add the provision of a special pay plan.
3. Specifically, once established, non-probationary employees who are age fifty-two (52) or older who qualify for 100% vacation or sick leave payout will be paid this leave through a Special Pay Plan/401a. The Special Pay Plan is a retirement plan funded by using special forms of compensation, such as your unused sick leave and vacation pay. With your Special Pay Plan, you permanently save 7.65% on FICA taxes (Social Security and Medicare).
4. This Memorandum of Understanding shall be subject to ratification by both the bargaining unit members and the City Commission.

CITY OF ST. AUGUSTINE

COASTAL FLORIDA POLICE
BENEVOLENT ASSOCIATION

David Birchim, for the City

Alexander Barrera, for the Union

Date

Date

Subject to ratification by the City of St. Augustine City Commission

RATIFIED BY THE CITY COMMISSION

Darlene Galambos, City Clerk

Date: _____

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

RE: Nomination for the 2024 De Aviles Award

DATE: December 11, 2023

In accordance with the process outlined in Resolution 2017-08, I request that the nomination of Mr. Roy Hunt be advanced for selection of the 2024 De Aviles Award recipient.

Please place this on the consent agenda for the December 11, 2023, City Commission meeting for approval. The presentation shall be scheduled for February 12, at 4:30pm, prior to the first regularly scheduled meeting in February 2024.

Thank you,

A handwritten signature in black ink, appearing to be 'NS' with a stylized flourish.

Nancy Sikes-Kline, Mayor

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

DATE: November 30, 2023

RE: Consent Agenda Item for December 11, 2023 City Commission
Meeting: Request to Revise the ARPA (American Rescue Plan Act)
Spending Plan

Staff requests Commission's approval to revise the ARPA spending plan to utilize WWTP Outfall Repair funds and WWTP Generator Replacement funds in conjunction with Septic to Sewer funds to construct the Pearl Street Gravity Sewer and Water Main Improvement project in West Augustine.

The Pearl Street Gravity Sewer and Water Main Improvement project was originally estimated and budgeted at \$4.5 million. Construction bids and inspection services to complete this gravity sewer project are \$6.6 million.

The WWTP Outfall Repair work was completed without the use of ARPA funds. The WWTP Generator Replacement costs were higher than the budgeted ARPA funds, causing staff to reevaluate the project. The existing generator is within its useful life, allowing us the flexibility to plan and budget for its future replacement. The ARPA grants have a deadline of December 31, 2024 to obligate funds, and December 31, 2026 to fully expend funds.

Staff recommends revising the ARPA spending plan to utilize funds to construct the Pearl Street Gravity Sewer and Water Main Improvement project.

Please let me know if you have any questions or concerns regarding this requested agenda item. Thank you.



Stephen L. Slaughter, P.E.
Utilities Director

Encl: ARPA Review and Request for Adjustment

cc: City Attorney & Department Heads

Internal Project Code	Project Description	12/13/2021 Presentation of ARPA budget to Commission	2/28/2022 Presentation of ARPA budget to Commission	3/28/2022 Commission Approval of ARPA budget	2/27/2023 Commission Approval of Adjusted ARPA budget	12/11/2023 Request to Commission to Adjust ARPA budget	Spent through 11/30/2023	Encumbered through 11/30/2023	Remaining Balances 11/30/2023
ARPA1	Street Sweepers	500,000	500,000	500,000	500,000		500,000	-	-
ARPA2	Cyber Security Upgrades	650,000	509,726	509,726	509,726		366,033	65,634	78,059
ARPA3	Police Cars	250,000	120,000	120,000	320,000		252,288	67,712	-
ARPA4	Garbage Trucks	350,000	700,000	700,000	700,000		700,000	-	-
ARPA5	Stormwater Master Plan	2,000,000	2,110,000	2,080,933	-		-	-	-
ARPA6	Back Bay Study	-	-	-	2,080,933		1,500,143	-	580,790
ARPA7	Septic to Sewer (PEARL Street)	2,000,000	2,000,000	2,000,000	2,000,000	1,100,000	-	-	3,100,000
ARPA8	Police Evidence Shed	200,000	200,000	200,000	-		-	-	-
ARPA9	Utility Monitoring System (SCADA)	650,000	510,000	510,000	510,000		-	-	510,000
ARPA9	WWTP Outfall Rehab	500,000	550,000	550,000	550,000	(550,000)	-	-	-
	WWTP UV Disinfection	700,000	-	-	-		-	-	-
ARPA10	WWTP Generator Replacement		550,000	550,000	550,000	(550,000)	-	-	-
		7,800,000	7,749,726	7,720,659	7,720,659	-	3,318,464	133,346	4,268,849