CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, March 11, 2024

The City Commission met in formal session Monday, March 11,2024, 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
Amy Skinner, Director, Planning and Building
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Elyse Wiemann, Recording Secretary

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

Mayor Sikes-Kline requested a moment of silence and Commissioner Horvath led the Pledge of Allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

MOTION

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

3. Special Presentations, Recognitions and Proclamations

Proclamation 2024-09: Proclaims March 2024 as Archaeology Month in the City of St. Augustine. (N. Sikes-Kline, Mayor)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Pastor Delphine Sands
- Nancy Murphy
- Scott York
- Melinda Rakoncay
- Vicki Pepper
- Martha Mickler
- BJ Kalaidi

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 MARCH 25, 2024:
Ordinance 2024-05 - Parking code update

CA.3. Reminder of Upcoming Meetings:
March 25, 2024, 5:00pm, Regular City Commission Meeting
April 8, 2024, 5:00pm, Regular City Commission Meeting
April 22, 2024, 4:00pm, Community Redevelopment Agency Meeting
April 22, 2024, 5:00pm, Regular City Commission Meeting

CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:
February 12, 2024, Regular Meeting

CA.5. RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S):
• 866 West 7 Street - Diane and Eugene Manning
• 550 Madeore Street - Will Tunstall
• 2 McWilliams Street - Nell Johnson and Gradon Frenzel

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 selection of Regina Gayle Phillips for the 2024 Adelaide Sanchez Award for Historic Education and Interpretation. (B. Blonder, Commissioner)

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 Mayor Sikes-Kline and APPROVED BY UNANIMOUS VOICE VOTE.

6. Appeals

(None)

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

7.A. General Public Presentations

(None)

7.B. Items of Great Public Importance

(None)

7.C. Other Items Requiring Public Hearing

(None)

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

8.A.1. Ordinances - Second Reading

8.A.1. Ordinance 2024-04: Amends the existing design of the building for the existing Planned Unit Development (PUD) at 36 Granada Street and 8 DeSoto Place to enclose a courtyard. (A. Skinner, Director Planning and Building).

Amy Skinner, Planning and Building Director, presented Ordinance 2024-04.

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

- Melinda Rakoncay

David Repass spoke on behalf of the applicant and reviewed the patio changes. He said the intent was to keep as much history as possible.

Commissioner Horvath said having the original feedstore sign on the façade was important. She asked for that information to be relayed to the owner.

Mr. Repass said he thought that was the intent.

Commissioner Blonder stated that was what the Commission and the applicant had agreed upon.

Mr. Birchim advised the PUD narrative referenced the original feedstore signage and as indicated in the sign code the feedstore sign could be painted on one side of the building. He said if the original mural was removed, it was allowed to be recreated on any elevation of the building.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2024-04 on second reading. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez, City Attorney read the title as follows:

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE ZONING FOR APPROXIMATELY .75 ACRES OF PROPERTY LOCATED AT 36 GRANADA STREET (PID# 203240-0000) AND 8 DE SOTO PLACE (PID# 203230-0000), AS MORE PARTICULARLY DESCRIBED HEREINAFTER, TO AMEND ITS CURRENT PLANNED UNIT DEVELOPMENT (PUD) CLASSIFICATION ADOPTING A NEW PLANNED UNIT DEVELOPMENT (PUD) INCLUDING A REVISED FLOOR PLAN AND ELEVATION DRAWINGS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; 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 2024-05: Updates and amends the City's parking code. (A. Skinner, Director Planning and Building)

Amy Skinner, Planning and Building Director reviewed the Ordinance.

Commissioner Garris questioned the complexity of the City's ordinance compared to the County's.

Ms. Skinner said the County Ordinance was similar to the length of the City's update. She said the nature of the County was very different than the City as it was more of an urban environment. She noted the proposed changes in the ordinance.

Commissioner Horvath spoke in concern of the price in lieu of payment for parking. She asked if they had reviewed other Cities that did the same thing and what they charged.

Ms. Skinner confirmed they had reviewed the cost varied in other cities in Florida. She said it ranged between $8,000 to

$15,000; the consultant the City had been working with, suggested $5,000 for surface parking and $25,000 for the parking structure and a consultant group suggested an average of $71 per square foot equaling $12,800 per space.

Commissioner Horvath said the price of property in the downtown area had escalated; a thought that should be considered. She said overall, they wanted to improve the quality of life but without parking available, people would park in the neighborhoods.

Ms. Skinner said the concept was challenging as it could impact neighborhoods in the short-term for the ones that did not have a residential parking program. She said the transition could be difficult but if parking requirements were eliminated it could benefit businesses to be at their highest and best use. She said the Planning and Zoning Board (PZB) had worked extensively to develop a solution in the hopes to reduce traffic and encourage alternative modes of transportation. She said this was based on urban planning and design.

Commissioner Horvath applauded the hard work that had been put into the update and felt it was time.

Commissioner Springfield agreed the neighborhoods would be the ones affected; however, he felt this would take time. He said parking would not change until businesses changed. He suggested adding a monitoring system in the neighborhoods and educate the residents more about parking.

Ms. Skinner said they were not limiting parking if businesses wanted to provide it and the City was trying to create more options since a lot of properties were nonconforming and parking sometimes was a very limiting factor.

Commissioner Blonder said in the past she requested an incentive program for impervious surfaces to help eliminate their initial cost. She also wanted an incentive program for electric vehicles at hotels/motels. She said the proposal, as it was, would make it more difficult for surface parking spaces to be allowed.

Ms. Skinner said it might not make it more difficult; however, it could change the economic calculation and encourage the development of the property instead of a parking lot.

Mayor Sikes-Kline said she was hesitant to pass this as she was concerned with the livability of the City and the residents. She asked if outreach had been done in the community as this was a very important issue.

Ms. Skinner replied that she had met with the neighborhood councils, and they had conducted to the surveys, and she reviewed the responses.

Mayor Sikes-Kline said she liked the survey information provided but did not feel the residents clearly understood what was happening and how they would be impacted.

Ms. Skinner acknowledged it would be a change; however, the City was an urban area and they tried to have a mixture of mobility options as there was a variety of different users.

Mayor Sikes-Kline requested an overlay zoning map to understand how this would affect the districts and to understand how much of a buffer there would be between residential and the commercial areas. She was in support of this proceeding to second reading for public hearing. She felt the fee in lieu of parking should be increased and thought $15,000 was low. She said parking could generate for a business around $200,000 a year in retail sales.

Commissioner Blonder agreed the fees needed to be looked at deeper and noted

in Section 28-376 a (5) the wording for electric vehicle and mobile devices needed to be clarified. She emphasized the neighborhoods needed to understand the impact this could have on them. She was in support of the overall change.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2024-05 on first reading read by title only and moved to second reading. The motion was SECONDED by Commissioner Horvath.

Isabelle Lopez, City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING AND UPDATING THE CODE OF ORDINANCES CHAPTER 28, ARTICLE IV SUPPLEMENTARY REGULATIONS, DIVISION II OFF-STREET PARKING AND LOADING; ADDING SECTION 28-372 OFF-STREET PARKING PROVISIONS FOR NEIGHBORHOOD DEVELOPMENT; ADDING ADDITIONAL PARKING PROVISION OPTIONS TO SECTION 28-373; ADDING SECTION 28-376 MOBILITY HUBS; AMENDING SECTION 28-347 SUPPLEMENTARY REGULATIONS FOR CERTAIN USES (3) PARKING LOTS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Springfield, Horvath, Garris, Blonder, Sikes-Kline
NAYES: NONE
MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

(None)

10. Staff Reports and Presentations

10.A. Discussion regarding the dates for the 2024-2025 Nights of Lights. (M. Wissel, Director Communications)

Melissa Wissel Communications Director discussed the dates for the 2024-2025 Nights of Lights. She proposed a new resolution.

The Commissioners heard from the following members of the public:

- Melinda Rakoncay
- Scott York

Ms. Wissel recommended providing a new resolution which would outline the Night of Lights timeline to be the Saturday prior to Thanksgiving and end the last Sunday in January.

Mayor Sikes-Kline said for 2025 it would end on January 26th as that was the last Sunday.

Ms. Wissell replied that was correct and she would provide a new resolution for consideration.

Commissioner Blonder stated she liked the proposal as written and thought many City residences would like it to end sooner; however, this provided certainty and she was in support of the change.

Commissioner Springfield noted he was in support of the proposed change as it would shorten it on both ends. He stated the original intent was to highlight the architecture of the City and felt it was getting out of control.

Mayor Sikes-Kline agreed the original intent was being lost.

MOTION

Mayor Sikes-Kline MOVED to proceed with a Resolution. The motion was SECONDED by Commissioner Horvath and APPROVED BY UNANIMOUS VOICE VOTE.

11. ITEMS BY CITY ATTORNEY
(None)

12. ITEMS BY CITY CLERK

(None)

13. ITEMS BY CITY MANAGER

Mr. Birchim provided an update regarding Commissioner Garris' comments about human resources and the City's workforce practices. He advised that the City would work with employment attorney Avery McKnight to investigate the situation. He said Mr. McKnight was very experienced in this area and they provided all the information requested. He said this was also an opportunity to learn and make positive changes to the organization.

Mayor Sikes-Kline thanked the Commission for trusting her with the issue and after speaking with Ms. Lopez and Mr. Birchim, this was the outcome. She asked if Commissioner Springfield would take on this matter since he had Human Resource experience, and if he could work with the City manager moving forward.

Commissioner Springfield replied he was willing but questioned the capacity.

Mayor Sikes-Kline suggested speaking to Mr. Birchim and defining the role and letting the Commission know more at the upcoming meeting.
Commissioner Horvath reiterated for the past six years, diversity in the workforce had been a priority within the City.

Commissioner Blonder was in support of the direction moving forward and was willing to participate in any way necessary.

Commissioner Garris clarified her comments from the past meeting. She said she was aware of the Commission's role and felt it was necessary for the employees to feel valued. She understood the City Manager was responsible for all personnel matters but felt it was important for the Commissioners and the City Manager to understand the challenges within the organization.

14. Items by Mayor and Commissioners

Commissioner Springfield reminded everyone that the noise ordinance was being revised and it was moving slower than most expected. He said the nighttime manager would make a big difference; however, having the ordinance be a complaint driven ordinance would not work and felt there could be both a complaint ordinance and an ordinance where officers were seeking proper behavior not just noise. He noted with the update to the parking ordinance there would be businesses that could move into West Augustine that could not have if the parking was left as, which could be more of a benefit to the neighborhood.

Commissioner Blonder felt there was a misunderstanding about the preemption that took place last year that required a business impact study. She asked for background and clarification regarding the topic.

Ms. Lopez reported that last year's business impact statement requirement had an exemption for anything that was a land development code matter; however, the noise ordinance was not tied to the land development code or zoning.

Commissioner Blonder asked if the ordinance were changed to have outside noise cease at 10:00p.m. and the current bill passed would the business impact study have to be completed.

Ms. Lopez said regardless, the noise ordinance would require a business impact statement. She said the better example would be the parking ordinance as that was a land development code regulation and last year's bill created an exemption; however, that would change in October.

Commissioner Blonder proposed and sponsor naming the Weeden pocket park in Lincolnville. She suggested considering naming the park for someone of historic significance to the Lincolnville neighborhood. She said the park construction would be completed this summer and thought it would be good to have this completed before construction ended.

Mayor Sikes-Kline asked, since the park had a name currently what would be replaced.

Mr. Birchim said the park was informally called the Weeden pocket park since it was on Weeden Street. He said there was a procedure for naming parks and a list of recommendations could be provided. He said Jamie D. Perkins would be able to assist with this proposal.

Mayor Sikes-Kline felt what everyone referred to as the noise ordinance should be called the sound ordinance after having feedback from the Responsible Hospitality Institute, as music was not always noise. She said this was more about sound as it was not all noise.

15. Adjournment

There being no further business, the meeting was adjourned at 6:48 P.M.[1]

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

THE CITY OF ST. AUGUSTINE CORPORATION

[1] Transcribed by Elyse Wiemann