



**CITY OF ST. AUGUSTINE CITY COMMISSION
REGULAR MEETING AGENDA
MONDAY, JUNE 10, 2024 - 5:00 PM
ALCAZAR ROOM**

1. CALL TO ORDER

- ◆ Roll Call
- ◆ Moment of Silence and Pledge of Allegiance

2. ADMINISTRATIVE ITEMS

- ◆ Modification and Approval of REGULAR AGENDA

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

- 3.A. Proclamation 2024-15:** Proclaims June 2024 as Brain Health Awareness Month in the City of St. Augustine. *(N. Sikes-Kline, Mayor)*
- 3.B. Proclamation 2024-21:** Proclaims June 2024 as Pride Month in the City of St. Augustine. *(B. Blonder, Commissioner)*

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. Live Wildly Foundation Presentation. *(N. Sikes-Kline, Mayor)*

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 2024-08: Introduction of the annexation of a parcel of land to include 523 West King Street (PID1123300000). *(A. Skinner, Director Planning and Building)*

8.A.2. Ordinance 2024-09: Amends the future land use designation of the 0.23 acres of annexed property at 523 West King Street (PID1123300000) from St. Johns County Residential-D to City Commercial Medium Intensity. *(A. Skinner, Director Planning and Building)*

8.A.3. Ordinance 2024-10: Amends the zoning designation of the 0.23 acres of annexed property at 523 West King Street (PID1123300000) from St. Johns County Residential Single Family-three (RS-3) to City Commercial Medium-Two (CM-2). *(A. Skinner, Director Planning and Building)*

8.A.4. Ordinance 2024-11: Introduction of the annexation of a parcel of land to include 525 West King Street (PID1123200000). *(A. Skinner, Director Planning and Building)*

8.A.5. Ordinance 2024-12: Amends the future land use designation of 0.57 acres of annexed property at 525 West King Street (PID1123200000) and 527 West King Street (PID 1123400000) From St. Johns County Residential-D to City Commercial Medium Intensity. *(A. Skinner, Director Planning and Building)*

8.A.6. Ordinance 2024-13: Amends the zoning designation of the 0.57 acres of annexed property at 525 West King Street (PID 1123200000) and 527 West King Street (PID 1123400000) from St. Johns County Planned Unit Development (PUD) to City Commercial Medium-Two (CM-2). *(A. Skinner, Director Planning and Building)*

8.A.7. Ordinance 2024-14: Introduction of the annexation of a parcel of land to include 545 West King Street (PID 1123600000). *(A. Skinner, Director Planning and Building)*

8.A.8. Ordinance 2024-15: Amends the future land use designation of 0.11 acres of annexed property at 545 West King Street (PID 1123600000) from St. Johns County Residential-D to City Commercial Medium Intensity. *(A. Skinner, Director Planning and Building)*

8.A.9. Ordinance 2024-16: Amends the zoning designation of 0.11 acres of annexed property at 545 West King Street (PID 1123600000) from St. Johns County Residential single family-three (RS-3) to City Commercial Medium-Two (CM-2). *(A. Skinner, Director Planning and Building)*

8.A.10. Ordinance 2024-17: Amends Chapter 11 to add protection for Longleaf Pine Trees and amends the dock maximum height limit. *(A. Skinner, Director Planning and Building)*

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

- 8.B.1. Ordinance 2024-19:** Amends Chapter 28 of the City Zoning Code to add a definition of Resiliency Facility and to add a defined Resiliency Facility as a permitted use by exception in the CM-2 and IW zoning districts. *(A. Skinner, Director Planning and Building)*

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

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

- 9.A.1. Ordinance 2024-18:** Extends the non-exclusive natural gas franchise agreement between Peoples Gas System and the City. *(I. Lopez, City Attorney)*
- 9.A.2. Ordinance 2024-20:** Provides the Advisor and Board of Trustees for the Police Officers Retirement System a more diversified range of potential investments and allows all legally permissible investments. *(I. Lopez, City Attorney)*
- 9.A.3. Ordinance 2024-21:** Allows for the restoration of forfeited credited service to police officers. *(I. Lopez, City Attorney)*
- 9.A.4. Ordinance 2024-22:** Establishes, enacts, and clarifies the details of the Police Officers Retirement System Share Plan. *(I. Lopez, City Attorney)*

9.B. Resolutions

- 9.B.1. Resolution 2024-21:** Reduces permit application fees for SJRWMD and FDEP. *(S. Slaughter, Director Utilities & Public Works)*

10. STAFF REPORTS AND PRESENTATIONS

- 10.A.** FDOT Seawall Replacement Project Update. *(J. Beach, Chief Resilience Officer)*
- 10.B.** Recommendation for naming a public park. *(J. Perkins, Neighborhood Services & CRA Manager)*

11. ITEMS BY CITY ATTORNEY

- 11.A.** 2024 Legislative Session Update Part Two-For informational purposes only. *(A. Owen, Assistant City Attorney)*

12. ITEMS BY CITY CLERK

- 12.A.** Appointment of West City Community Redevelopment Area Steering Committee. *(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 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 -

CA.1. Preview of upcoming Commission meetings.

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON DATE: JUNE 24, 2024

- Ordinance 2024-18
- Ordinance 2024-19
- Ordinance 2024-20
- Ordinance 2024-21
- Ordinance 2024-22

CA.3. Reminder of Upcoming Meetings:

- June 24, 2024, 5:00pm, Regular City Commission Meeting
- July 8, 2024, 3:00pm, Special City Commission Meeting (Budget Assumptions)
- July 8, 2024, 05:00pm, Regular City Commission Meeting
- July 22, 2024, 5:00pm, Regular City Commission Meeting

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

- April 8, 2024—Regular City Commission Meeting
- April 22, 2024—Regular City Commission Meeting
- May 13, 2024—Special City Commission Meeting

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

- 350 Abbey Ave-Cecelia O'Neill

CA.6. PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING). NONE.

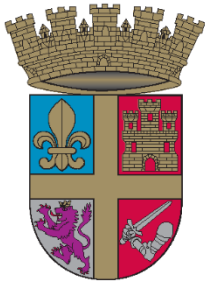
CA.7. NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED: NONE

CA.8. Florida Department of Law Enforcement Grant for St. Augustine Police Department Training Project. (A. Cuthbert, Assistant Chief of Police)

CA.9. Confirmation of nomination of Mr. William "Bill" Dudley for the 2024 Order of La Florida Award. (N. Sikes-Kline, Mayor)

CA.10. Confirmation of nomination of Pastor Laverne March for the 2024 Order of La Florida Award. (C. Garris, Commissioner)

End Consent Agenda



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

PROCLAMATION

***WHEREAS**, “brain health” is defined as the state of brain functioning across cognitive, sensory, social-emotional, behavioral and motor domains, allowing individuals to realize their full potential over a lifetime, irrespective of the presence or absence of disorders; and*

***WHEREAS**, early intervention and timely assessment of cognitive impairment provides an opportunity to take action and make a difference in the lives of people who may be in the early stages of Alzheimer’s Disease; and*

***WHEREAS**, early introduction of strategies for those showing signs of Mild Cognitive Impairment can help maximize independence and maintain capacity for performing activities of daily living, benefiting both individuals and their caregivers; and*

***WHEREAS**, the numbers of Americans living with Alzheimer’s Disease is growing fast, with more than 6 million Americans living with Alzheimer’s disease today in 2024, and that number is projected to rise to nearly 13 million by 2050; and*

***WHEREAS**, learning about the pillars of brain health and implementing prudent lifestyle choices can empower individuals and their caregivers and positively influence the ability to effectively deal with cognitive decline; and*

***WHEREAS**, emphasizing brain health awareness not only improves mental and physical health, but also creates positive social economic impacts for the greater well-being throughout our community.*

***NOW, THEREFORE**, the City Commission of the City of St. Augustine, Florida, declares **JUNE 2024** be designated as **BRAIN HEALTH AWARENESS MONTH** and calls upon all the citizens to bring awareness through fundraising and activities of your choice.*

***IN WITNESS WHEREOF**, I hereunto set my hand and do cause the Seal of the City of St. Augustine to be affixed this 10th day of June in the year of our Lord two thousand twenty-four and the four hundred and fifty eighth year of the founding of St. Augustine, the Nation’s Oldest City.*

2024-15

Nancy Sikes-Kline, Mayor

“Most Loyal and Valorous”

Title conferred upon the Presidio of St. Augustine by King Philip V of Spain, November 26, 1715



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

PROCLAMATION

***WHEREAS**, 236 years ago, our founding fathers wrote the United States Constitution whose preamble states, "We the people, in Order to form a more perfect union, establish justice, ensure domestic tranquility, provide for the common defense, promote the general welfare, and secure the blessings of liberty to ourselves and our posterity, do ordain and establish this Constitution for the United States of America;" and*

***WHEREAS**, the United States of America has made significant progress toward a more perfect union, this progress has not come all at once, and our country still strives to establish justice, welfare, liberty, and tranquility for all; and*

***WHEREAS**, on June 26, 2015, the United States Supreme Court held that the fundamental right to marry belongs to same-sex couples in all 50 states, a victory for all who fought for equality and recognition of their unions; and*

***WHEREAS**, lesbian, gay, bi-sexual, transgender, queer/questioning, intersex, and asexual (LGBTQIA) people are valued members of our families, community, and history; and*

***WHEREAS**, we must continue to support the rights of every citizen to experience equality and freedom from discrimination and recognize the continued need for education and awareness to end discrimination and prejudice.*

***NOW, THEREFORE**, the City Commission of the City of St. Augustine does hereby proclaim June 2024, as **PRIDE MONTH** in the City of St. Augustine, and urges all our citizens to stand as an ally with our friends and neighbors in the face of prejudice wherever it exists, and to embrace the great diversity within our community.*

***IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of St. Augustine to be affixed this 10th day of June in the year of our Lord two thousand and twenty-four and the four hundred and fifty-eighth year of the founding of St. Augustine, the Nation's Oldest City.*

Nancy Sikes-Kline, Mayor

Tuesday, May 28, 2024



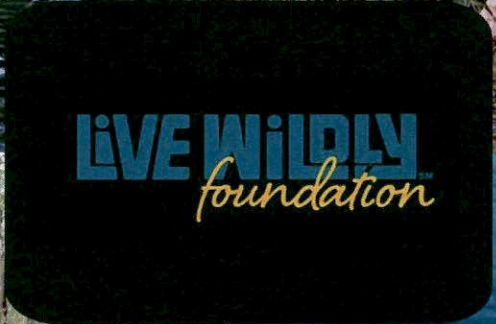
David Birchim, AICP
City Manager
City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

Dear Mr. Birchim,

Thank you for the opportunity to present at the upcoming June 10th commission meeting. Founded in 2022, the Live Wildly Foundation is a 501(c)3 family foundation that applies an entrepreneurial approach to protecting Florida's natural resources while seeking to balance smart growth, a robust economy, and a connected, resilient landscape. Live Wildly is committed to working across the state of Florida and is excited to be partnering with Sing Out Loud for the "Live Wildly Showcase" in St. Augustine this year. As in years past, collaborations with non-profit organizations remain a pillar of Sing Out Loud, and a portion of ticket sales from the Live Wildly Showcase will be dedicated to conservation efforts within St. Johns County, including within the City of St. Augustine. With the Sing Out Loud partnership, Live Wildly is focused on engaging with local stakeholders in and around St. Augustine to amplify conservation efforts in the NE region of the state.

Thank you,

Meredith Budd
Director, Strategic Initiatives
Live Wildly Foundation
meredith@livewildly.com
239-248-4494



Jun 10, 2024
Meredith Budd, Director of Strategic Initiatives



Mission

The Live Wildly Foundation applies an entrepreneurial approach to the conservation of Florida's natural resources and wildlife while seeking to balance smart growth, a robust economy and connected, resilient landscape.

Commitment

Through the creation of diverse coalitions, fostering collaboration, and empowering stakeholders to advance conservation efforts, Live Wildly strives to achieve a harmonious and sustainable future where economic prosperity coexists with a thriving and resilient ecological landscape.

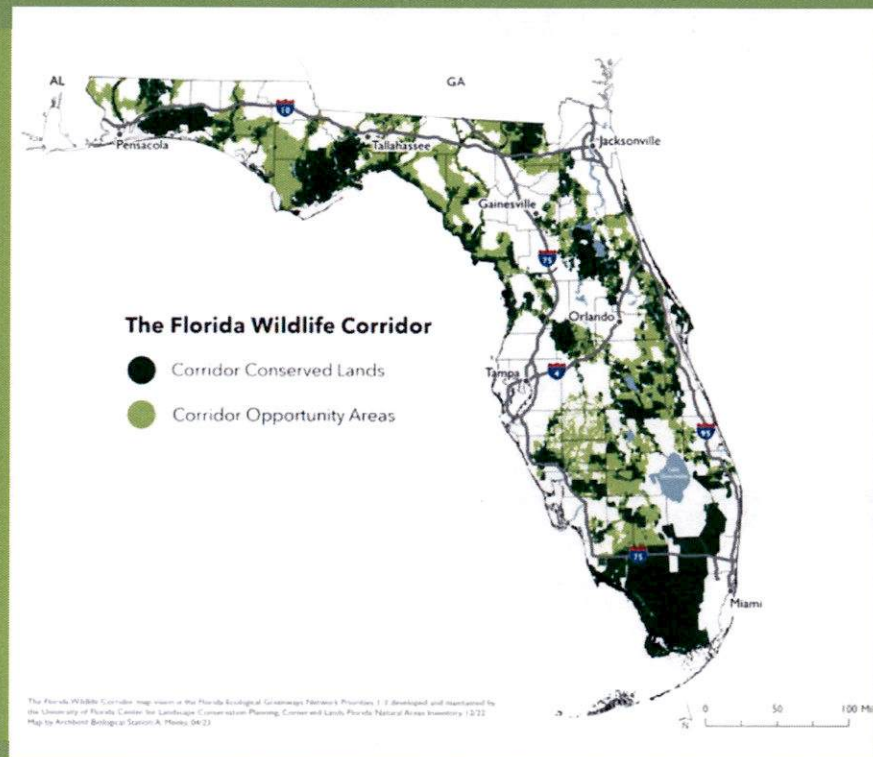
How We Do It

- Implementing strategic public awareness campaigns
- Developing an appreciation for and value of what makes Florida, Florida
- Providing resources to partner organizations for innovative and effective conservation projects
- Facilitating regional planning across connected landscapes

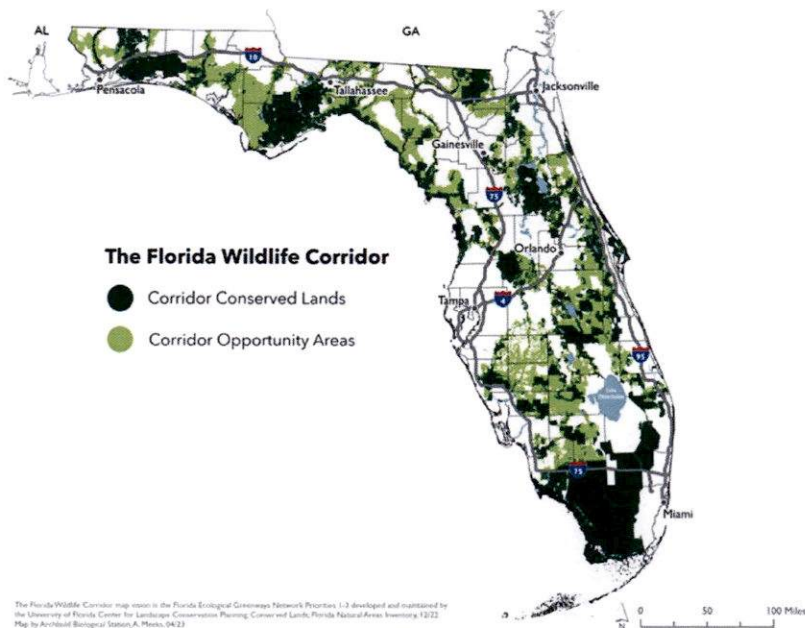


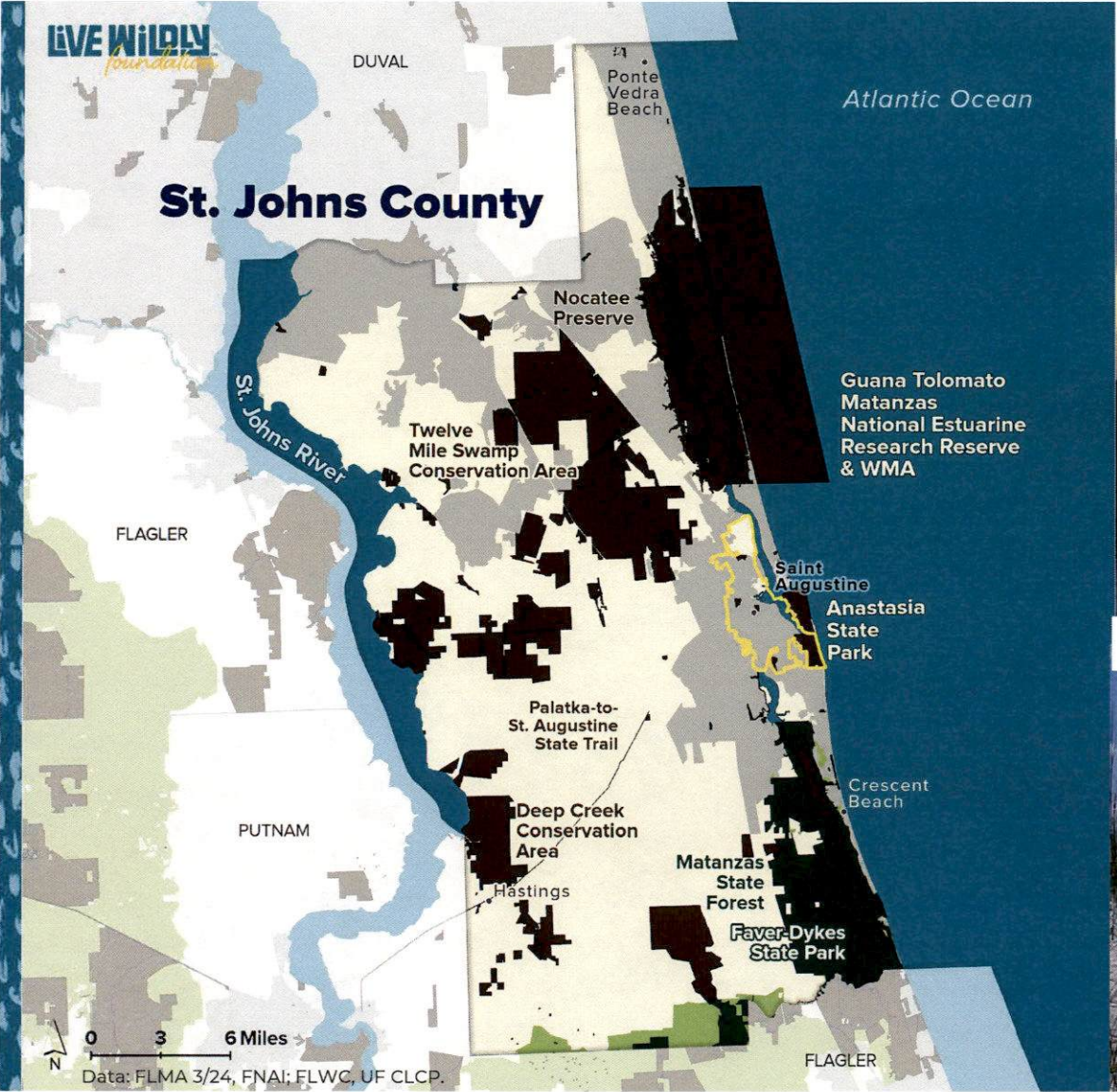
The Florida Wildlife Corridor Act

- Signed into law June 2021
- Passed both House and Senate with unanimous support
- Unprecedented funding for conservation: over \$2B since 2021



Protect ½ the State of Florida for nature AND people



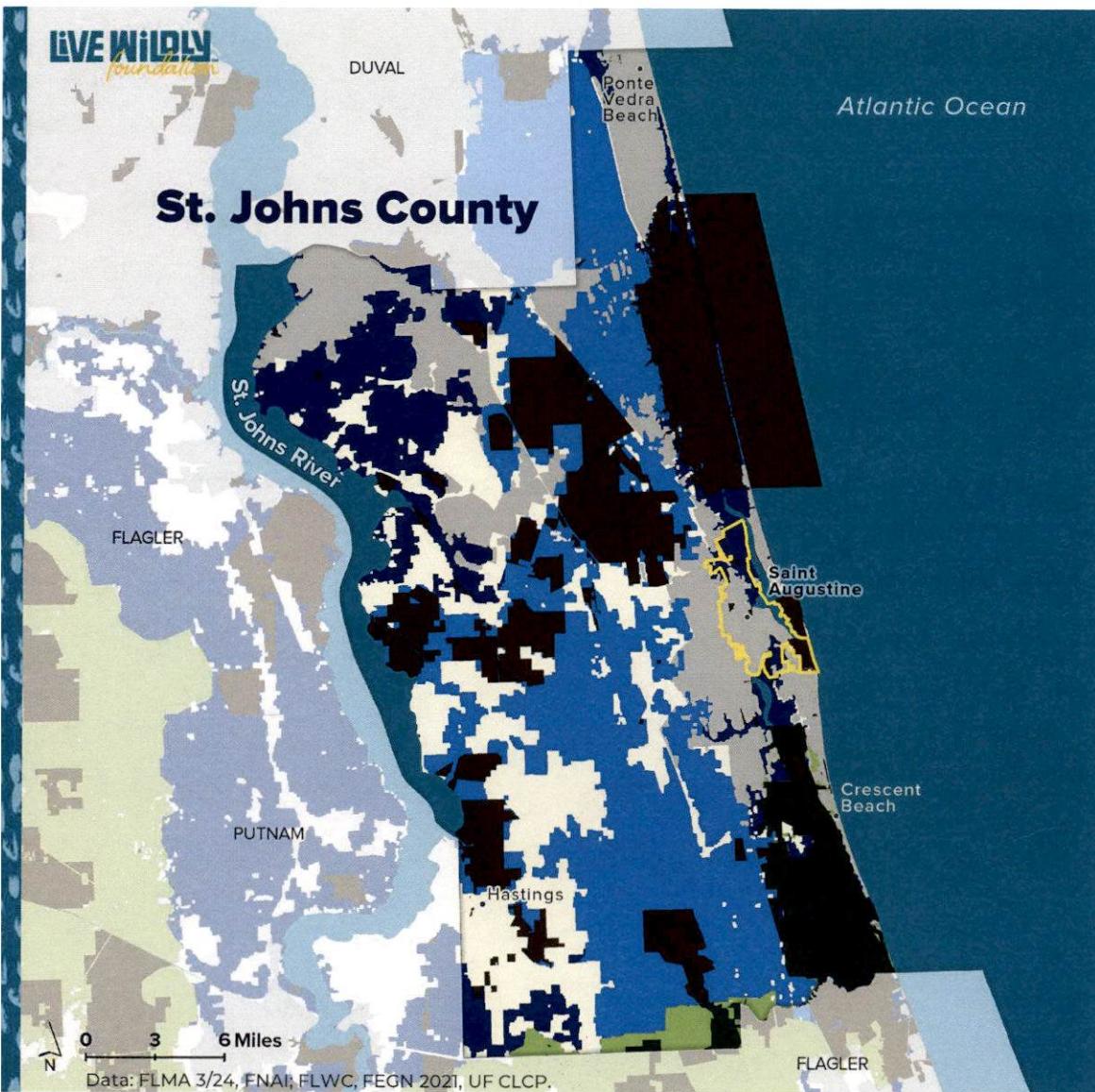


- Corridor Conserved Lands
- Other Conserved Lands
- Corridor Opportunity Areas
- Developed Areas



Strong Conservation Foundation





Florida Ecological Greenways Network

1. Priority 1 corridors (Critical Linkages) are essential for completing a functionally connected statewide network of public and private conservation lands across the state.
2. Priority 2 corridors are often supporting areas surrounding Critical Linkages
3. Priority 3 corridors provide significant alternate routes to Critical Linkages
4. Priority 4 corridors provide important riparian corridors or represent other regionally significant opportunities to protect large intact landscapes.
5. Priority 5 corridors includes all other areas of large intact landscapes that support protection of a statewide ecological network.

Conserved Lands

Atlantic Ocean

Fort Mose
State Park

Matanzas River

Anastasia
State Park

**Northeast
Florida Blueway**
Florida Forever Project
Climate Change Lands

0 0.5 1 Miles

Data: FLMA 3/24, FFBOT 2/24, FNAI; FLWC, FEEN 2021, US CLCP

ESRI, USDA Farm Service Agency

Proposed Conservation

1. The Northeast Florida Blueway Florida Forever Project.



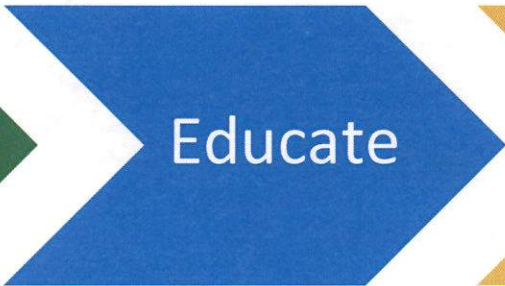
LIVE WILDLYSM

BRAND CAMPAIGN

Connecting PEOPLE to nature



Inspire



Educate



Activate





For Sing Out Loud Festival, Live Wildly means harnessing the unfettered joy of live music in the outdoors to create a force for good. Our festival celebrates the transformative power of music, uniting people to uplift spirits, build community and inspire a movement that connects wild Florida.

SINGOUTLOUD FESTIVAL + **LIVE WILDLY**

SINGOUTLOUD FESTIVAL

LIVE WILDLY SHOWCASE

SAT **ERIC CHURCH** **SEPT 21**

RYAN BINGHAM WITH THE TEXAS GENTLEMEN
THUNDERCAT · THE BREEDERS
MOLLY TUTTLE & GOLDEN HIGHWAY · TRÉ BURT

SUN **NOAH KAHAN** **SEPT 22**

NORAH JONES
MARCUS KING · SIERRA FERRELL
KEVIN MORBY · NAT & ALEX WOLFF

TICKETS ON SALE NOW AT
SINGOUTLOUDFESTIVAL.COM

S!NG OUT LOUD FESTIVAL + LIVE WILDLYSM

The 2024 Live Wildly Showcase is raising funds through the \$10 charity fee for land conservation in St. Johns County!



JOIN THE
Movement

We are wild Florida.

Florida's flowing rivers and springs, vibrant swamps, soaring forests, and pristine coastlines connect us all. I pledge to honor and protect this home we share. With gratitude, I vow to safeguard what sustains us, nurture what nurtures us, and cherish our wild places for myself and generations to come.

I am a guardian of Florida's wild soul.

Petitions Signed 690 Our Goal 1,000

First Name * Last Name *

Email Address * Zip Code *

SUBMIT

*1 Pledge
= \$1 donated!*

<https://livewildly.com/join-the-movement/>

JJ GREY LIVE WILDLY



**"Join the Movement"
push at the St. Augustine
Amphitheater on May
25th + 26th**



THANK YOU
READY TO FIND
YOUR WILD SIDE?

Visit LiveWildly.Com

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: May 24, 2024

RE: **Ordinance 2024-08 related to the Annexation of a Parcel of Land including 523 West King Street (PID 1123300000) – Second Reading and Public Hearing**

Please place the attached ordinance related to the annexation of 523 West King Street on the June 10, 2024, City Commission Agenda for Second Reading and Public Hearing.

The property is approximately 0.23 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its east and northern boundaries. The current use of the property is residential.

The City Commission reviewed and accepted the Voluntary Petition to annex, and annexation agreement at the February 12, 2024, City Commission meeting, and passed this ordinance on First Reading at the April 8, 2024, meeting.

St. Johns County has assigned a future land use designation for the property as Residential-D and the county zoning is Residential, Single family-three (RS-3). The petitioner/applicant appeared before the city's Planning and Zoning Board (PZB) with an application to assign a city future land use designation and to amend the county zoning designation to a city zoning designation on April 2, 2024. The specific city land use designation recommended by the PZB is Commercial Medium Intensity with a recommended city zoning designation of Commercial Medium-two (CM-2).

Also attached is a map illustrating the location of the property in relation to the existing city limits. Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is attached for your information.

If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department

ORDINANCE NO. 2024-08

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 0.23 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING WEST OF THE CITY LIMITS OF ST. AUGUSTINE, AND SOUTH OF WEST KING STREET AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an owner of real property has presented to the City Commission of the City of St. Augustine, Florida a Petition for Voluntary Annexation of property, described more particularly on Exhibit "A," attached hereto and made a part hereof, and depicted on the map attached hereto and made a part hereof as Exhibit "B;" and

WHEREAS, said real property lies in an unincorporated area of St. Johns County, is contiguous to the City of St. Augustine, Florida and is reasonably compact in configuration; and

WHEREAS, the City Commission of the City of St. Augustine, Florida has determined that the Petition has been properly executed by the owner of the subject real property;

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

Section 1. Annexation of Property. The following described property that is currently located outside the incorporated area of the City of St. Augustine, Florida is hereby annexed to the City of St. Augustine, Florida:

**SEE EXHIBIT "A," AND EXHIBIT "B," ATTACHED
HERETO AND MADE A PART HEREOF.**

Section 2. Amendment of Charter. Section 1.04 of the Charter Laws of the City of St. Augustine, Florida is hereby amended by the addition of a new subsection "(xxxx)" to read as described in Exhibit "A," attached hereto and made a part hereof.

Section 3. Filing of Ordinance. Upon passage of this ordinance, the City Clerk shall file a certified copy hereof with the Clerk of the Circuit Court of St. Johns County, Florida, the Florida Department of State and the Chief Administrative Officer of St. Johns County, Florida, all within seven (7) days after the date of adoption of this ordinance.

Section 4. Inclusion in Code. It is the intention of the City Commission that the provisions of this ordinance shall become and be made part of the Code of the City of St. Augustine and that the sections of this ordinance may be renumbered or relettered and the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 5. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 7. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to s. 166.041(5), Florida Statutes.

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

ATTEST:

Nancy Sikes-Kline, Mayor-
Commissioner

Darlene Galambos, City Clerk

(SEAL)

EXHIBIT "A"
LEGAL DESCRIPTION AND RECORDED DEED

BEGINNING at a point on the South side of King Street 55 feet East of the Northwest corner of a certain tract of land conveyed to Horace Lindley on October 28th, 1930 by Moses Demps and Rosa Demps, and recorded in Deed Book 103, Page 591 records of St. Johns County, Florida, as a starting point and thence Easterly along the South boundary line of King Street 50 feet, thence Southerly 200 feet, said line running at a right angle to the South boundary line of King Street, thence Westerly a distance of 50 feet, said line running parallel to the South boundary line of King Street, thence Northerly to the Southern boundary of King Street and the **POINT OF BEGINNING**.

EXCEPT therefrom that portion conveyed to the State of Florida for the use and Benefit of the State Road Department of Florida in deed recorded in Official Records Book 38, Page 732 of the public records of St. Johns County, Florida.

In & Ret Land Title
139 King St.
St. Augustine, FL 32084
File # 18341

5982

Public Records of
St. Johns County, FL
Clerk# 99055244
O.R. 1457 PG 702
04:09PM 11/24/1999
REC \$9.00 SUR \$1.50
Doc Stamps \$269.50

Prepared by: Cindy Brown
Land Title of America Group
4475 US #1 South, Suite 202
St. Augustine, Florida 32086
File No.: L18341

Parcel I.D. No.: 112330-0000 [Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this 22nd day of November, 1999 BETWEEN ERNEST J. McHONE, a married man, GRANTOR*, whose post office address is 5388 Shore Drive, St. Augustine, Florida 32086, GRANTOR*, and EMERGENCY SERVICES & HOMELESS COALITION OF ST. JOHNS COUNTY, INC., GRANTEE*, whose post office address is 291 West King Street, St. Augustine, Florida 32084.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS and RESERVATIONS of record, if any; However, this reference does not operate to reimpose same: SUBJECT TO Zoning Ordinances that may affect subject property; SUBJECT TO Taxes for the year 1999 and Subsequent Years.

THE GRANTOR WARRANTS THAT THE ABOVE DESCRIBED PROPERTY IS NOT THE GRANTOR'S HOMESTEAD AS THAT TERM IS DEFINED PURSUANT TO ARTICLE X, SECTION 4, CONSTITUTION OF THE STATE OF FLORIDA BECAUSE NEITHER THE GRANTOR NOR ANY DEPENDENTS OF GRANTOR RESIDE ON THE ABOVE DESCRIBED REAL PROPERTY OR UPON ANY REAL PROPERTY CONTIGUOUS THERETO.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

Typed Name: J. RUSSELL COLLINS

ERNEST J. McHONE

Typed Name: Linda H. Whittington

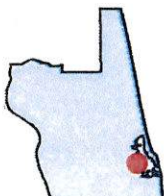
COUNTY OF ST. JOHNS
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on November 22nd, 1999 by ERNEST J. McHONE, a married man who is/are personally known to me or has produced his/her Driver's License, as identification.

[Seal]

J. RUSSELL COLLINS
Notary Public, State of Florida
My Comm. expires April 5, 2000
Comm. No. CG544486

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Name: J. RUSSELL COLLINS
COMMISSION EXPIRATION:



Current Land Use

523 W King Street has a current land use designation of Residential-D (St. Johns County).

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St. Johns County



2024 0



0.01

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 1123300000
Location Address 523 W KING ST
SAINT AUGUSTINE 32084-0000
Neighborhood King-Madore West Old Dixie (2500)
Tax Description* (4) DANCY TRACT E50 OF W105 OF N200FT OF LOT 2 BLK 27 (EX
R/W RD S214) OR1457/702
**The Description above is not to be used on legal documents.*
Property Use Single Family (0100)
Code
Subdivision Dancy Tract of New Augustine Subdivision
Sec/Twp/Rng 41-7-29
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 0.230
Homestead N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)

Owner Information

Owner Name [Emergency Services & Homeless Coalition Of St Johns County Inc](#) 100%
Mailing Address COALITION OF ST JOHNS CO
PO BOX 3422
SAINT AUGUSTINE, FL 32085-3422

Exemption Information

Exemption Type	Status	Amount
Non-Profit		\$141,010

Map



Valuation Information

	2024
Building Value	\$132,196
Extra Features Value	\$0
Total Land Value	\$30,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$162,196
Total Deferred	\$21,186
Assessed Value	\$141,010
Total Exemptions	\$141,010
Taxable Value	\$0

Values listed are from our working tax roll and are subject to change.

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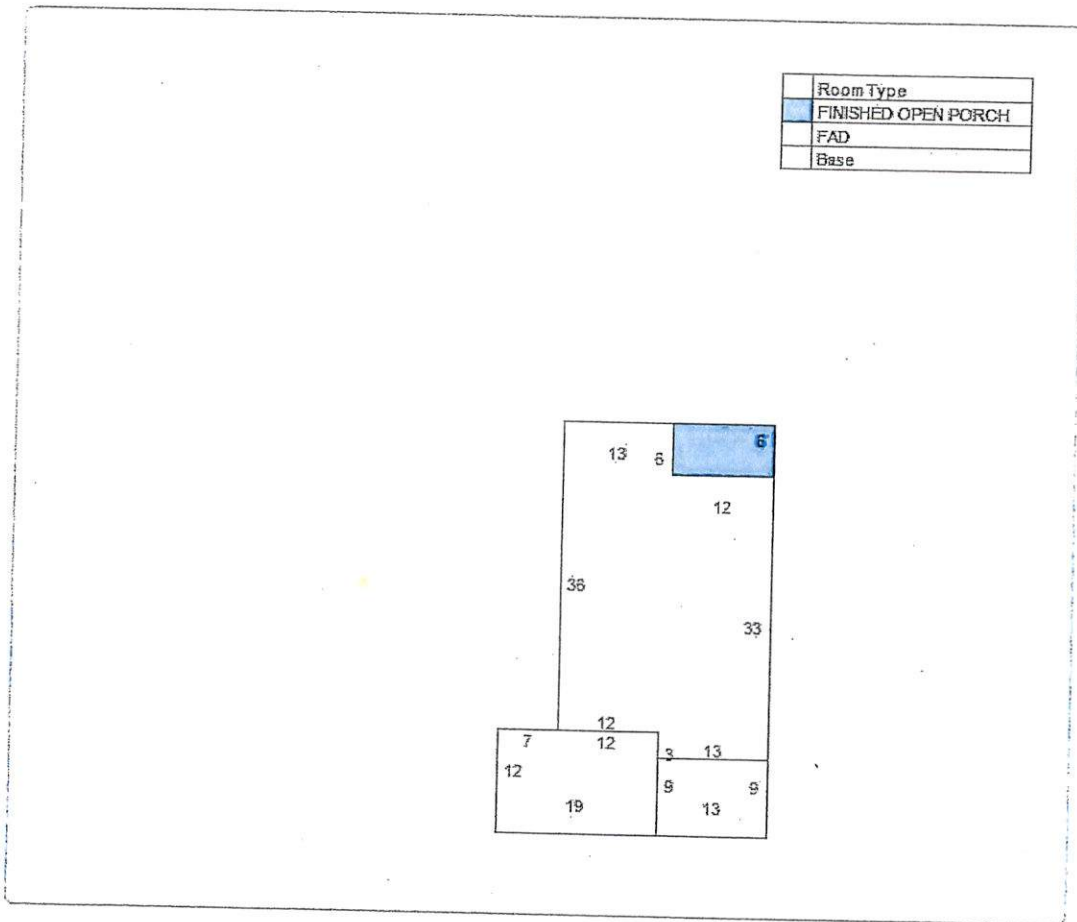
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
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Building Information

Building	1	Roof Cover	Composite Shingle
Building Value	\$132,196	Roof Structure	Gable Hip
Year Built	1940	Interior Flooring	Pine Wood
Actual Area	1284	Interior Wall	Drywall
Conditioned Area	1212	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	3
Exterior Wall	Concrete Block, Wood	Baths	1

Description	Square Footage
BASE AREA	867
ADDITION	117
FINISHED OPEN PORCH	72
ADDITION	228
Total SqFt	1284

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	200	10000	SF	\$30,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
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	6/11/1999	\$0.00	SUMMARY ORDER ADMIN	1416	1520	U	I	EUBANKS SAMUEL JR ESTATE (DEC'D 8/13/96)	BROWN E,PHILLIPS S,EUBANKS A,NOLAND R(1/4)

No data available for the following modules: Sales Questionnaire Form, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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Last Data Upload: 1/30/2024, 1:32:45 AM

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Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Augustine's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: ORDINANCE NO. 2024-08 - AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 0.23 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING WEST OF THE CITY LIMITS OF ST. AUGUSTINE, AND SOUTH OF WEST KING STREET AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

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 of St. Augustine 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

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

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. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **THE ORDINANCE SERVES THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE PUBLIC BECAUSE IT ANNEXES PROPERTY ADJACENT TO THE EXISTING CITY LIMITS IN AN EFFORT TO INCLUDE THE PROPERTY INTO A SOON TO BE FORMULATED CITY COMMUNITY REDEVELOPMENT AREA (CRA). THE ANNEXATION WILL ALSO DEFINE THE CITY MUNICIPAL BOUNDARIES TO PREVENT AND RECTIFY THE CURRENT ENCLAVE.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, 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: **NONE.**

THE PROPOSED ORDINANCE ANNEXES APPROXIMATELY 0.23 ACRES INTO THE CITY LIMITS. THERE ARE NO ANTICIPATED COSTS TO THE NOT-FOR-PROFIT THAT OWNS THE PROPERTY.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NO DIRECT IMPACT TO ANY BUSINESSES.**

4. Additional information the governing body deems useful (if any): **THE PURPOSE OF THE ANNEXATION IS TO INCORPORATE THE EXISTING RESIDENTIAL STRUCTURE INTO THE CITY LIMITS TO ALLOW PARTICIPATION IN A FUTURE CITY CRA.**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: May 24, 2024

RE: **Ordinance 2024-09 – Amending the Future Land Use Designation of 0.23 acres of Annexed Property from St. Johns County Residential-D to City Commercial Medium Intensity – Second Reading and Public Hearing**

The property is approximately 0.23 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its east and northern boundaries. The current use of the property is residential.

The county's Future Land Use Map (FLUM) identifies Residential-D as the current land use category for the property. The owner has requested to change the land use to the City Commercial Medium Intensity land use category. An application to rezone the property to Commercial Medium-two (CM-2), which is consistent with the proposed land use category, has also been submitted. The owner is proposing to maintain the property as its current use.

The Planning and Zoning Board (PZB) reviewed this application on April 2, 2024, and made a recommendation to amend the future land use of this property from the county designation to Commercial Medium Intensity. Attached you will find the Ordinance, and legal description(s), a map illustrating the requested change, and the packet of information regarding this application and the compatible rezoning provided to the PZB.

Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is attached for your information.

Please place Ordinance 2024-09 on the City Commission agenda for second reading and public hearing. If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department



Current Land Use

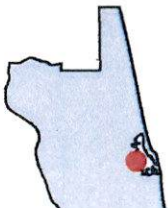
523 W King Street has a current land use designation of Residential-D (St. Johns County).

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2024 0





Proposed Land Use

523 W King Street is proposed to have a future land use designation of Commercial Medium Intensity.

Esri Community Maps Contributors, FDER, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County,



2024



0 0.01

ORDINANCE NO. 2024-09

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.23 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS PORTIONS OF THE DANCY TRACT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY RESIDENTIAL-D TO A CITY DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that parcels of property containing approximately 0.23 acres of land, located south of West King Street as a portion of the Dancy Tract being more fully described herein, that the property's Future Land Use Map (FLUM) designation should be amended from St. Johns County Residential-D to City Commercial Medium Intensity;

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

Section 1. Amending Comprehensive Plan, Future Land Use Map. The following described property, containing approximately 0.23 acres commonly known as a portion of the Dancy Tract, and identified on the Future Land Use Map (FLUM) of St. Johns County as Residential-D, is hereby amended to the city classification of Commercial Medium Intensity. This property is more fully described in the attached legal description.

Section 2. Legal Description of Property. The following described property that is annexed by the adoption of Ordinance 2024-08 and incorporated into the City of St. Augustine, Florida:

**SEE EXHIBIT "A," AND EXHIBIT "B," ATTACHED
HERETO AND MADE A PART HEREOF.**

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to amend the Future Land Use Map (FLUM) of the City's Comprehensive Plan for the City of St. Augustine, Florida to reflect the FLUM amendment of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed. The remaining portions of said Comprehensive Plan for the City of St. Augustine, Florida and any associated ordinances which are not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption or, if challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

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

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

EXHIBIT "A"
LEGAL DESCRIPTION AND RECORDED DEED

BEGINNING at a point on the South side of King Street 55 feet East of the Northwest corner of a certain tract of land conveyed to Horace Lindley on October 28th, 1930 by Moses Demps and Rosa Demps, and recorded in Deed Book 103, Page 591 records of St. Johns County, Florida, as a starting point and thence Easterly along the South boundary line of King Street 50 feet, thence Southerly 200 feet, said line running at a right angle to the South boundary line of King Street, thence Westerly a distance of 50 feet, said line running parallel to the South boundary line of King Street, thence Northerly to the Southern boundary of King Street and the POINT OF BEGINNING.

EXCEPT therefrom that portion conveyed to the State of Florida for the use and Benefit of the State Road Department of Florida in deed recorded in Official Records Book 38, Page 732 of the public records of St. Johns County, Florida.

In & Ret Land Title
139 King St.
St. Augustine, FL 32084
File # L18341

5982

Public Records of
St. Johns County, FL
Clerk# 99055244
O.R. 1457 PG 702
04:09PM 11/24/1999
REC \$9.00 SUR \$1.50
Doc Stamps \$269.50

Prepared by: Cindy Brown
Land Title of America Group
4475 US #1 South, Suite 202
St. Augustine, Florida 32086
File No.: L18341

Parcel I.D. No.: 112330-0000

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this 22nd day of November, 1999 BETWEEN ERNEST J. McHONE, a married man, GRANTOR*, whose post office address is 5388 Shore Drive, St. Augustine, Florida 32086, GRANTOR*, and EMERGENCY SERVICES & HOMELESS COALITION OF ST. JOHNS COUNTY, INC., GRANTEE*, whose post office address is 291 West King Street, St. Augustine, Florida 32084.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS and RESERVATIONS of record, if any; However, this reference does not operate to reimpose same: SUBJECT TO Zoning Ordinances that may affect subject property; SUBJECT TO Taxes for the year 1999 and Subsequent Years.

THE GRANTOR WARRANTS THAT THE ABOVE DESCRIBED PROPERTY IS NOT THE GRANTOR'S HOMESTEAD AS THAT TERM IS DEFINED PURSUANT TO ARTICLE X, SECTION 4, CONSTITUTION OF THE STATE OF FLORIDA BECAUSE NEITHER THE GRANTOR NOR ANY DEPENDENTS OF GRANTOR RESIDE ON THE ABOVE DESCRIBED REAL PROPERTY OR UPON ANY REAL PROPERTY CONTIGUOUS THERETO.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

Typed Name: J. RUSSELL COLLINS

ERNEST J. McHONE

Typed Name: Linda H. Whittington

COUNTY OF ST. JOHNS
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on November 22nd, 1999 by ERNEST J. McHONE, a married man who is personally known to me or has produced his/her Driver's License as identification.

[Seal]

J. RUSSELL COLLINS
Notary Public, State of Florida
My Comm. expires April 5, 2000
Comm. No. CG544486

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Name: J. RUSSELL COLLINS
COMMISSION EXPIRATION:

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 1123300000
 Location Address 523 W KING ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood King-Madore West Old Dixie (2500)
 Tax Description* (4) DANCY TRACT E50 OF W105 OF N200FT OF LOT 2 BLK 27 (EX R/W RD S214) OR1457/702
**The Description above is not to be used on legal documents.*
 Property Use Single Family (0100)
 Code
 Subdivision Dancy Tract of New Augustine Subdivision
 Sec/Twp/Rng 41-7-29
 District City of St Augustine (District 452)
 Millage Rate 18.872
 Acreage 0.230
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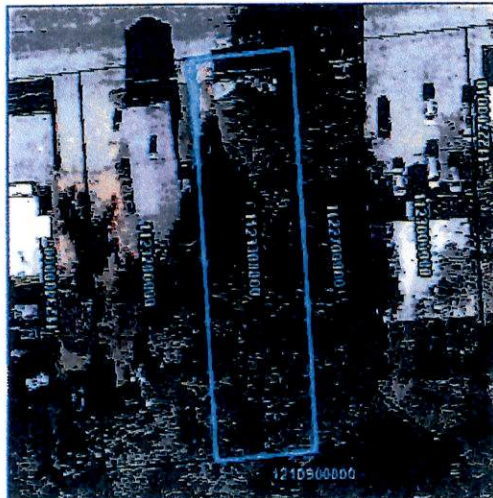

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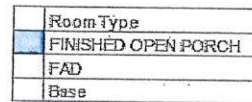
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Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 2, 2024	9.b.	PZB2024-0032
Request	Address	Parcel ID
Comprehensive Plan Land Use Amendment and Rezoning	523 W King Street	<u>112330-0000</u>



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	1805 – Office Buildings (Multi-Story) (Owner Occupied)
Future Land Use Designation:	Residential-D (County)
Zoning Designation:	<u>Residential Single Family: RS-3 (County)</u>
Acreage:	0.23
Applicant:	City of St. Augustine
Owner:	Jeanne Moeller c/o Emergency Services Homeless Coalition of St. Johns County

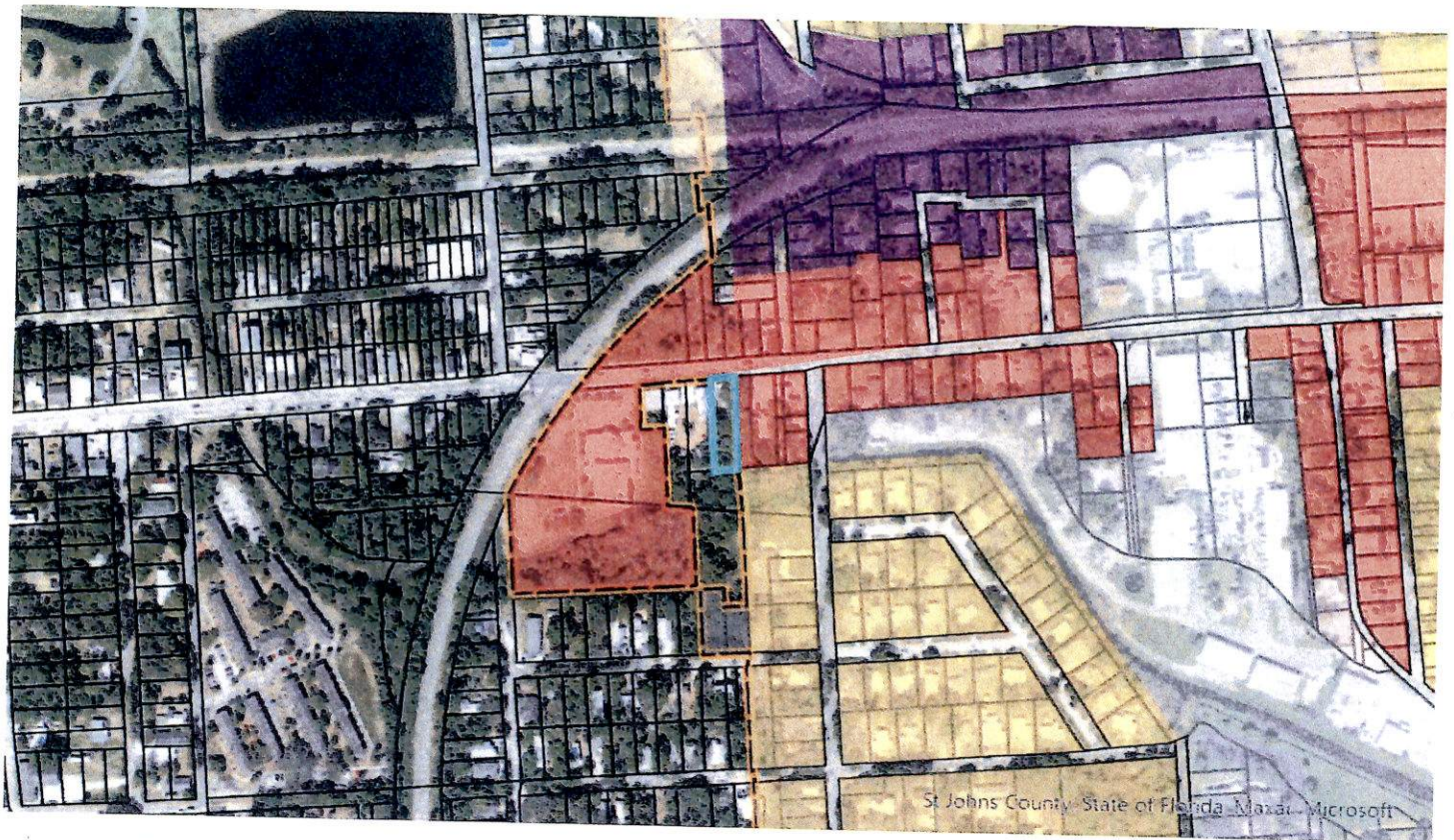


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	1000 – Vacant Commercial	Commercial Medium Intensity	CM-2
South	0100 – Single Family 0000 – Vacant Residential 8900 – Municipally Owned	Residential-D (County)	RS-3 (County)
East	0100 – Single Family	Commercial Medium Intensity	CM-2
West	1705 – Office Buildings (1 Story) (Owner Occupied)	Residential-D (County)	PUD (County)

Request Summary

This application is a request for amending the City’s Comprehensive Plan Land Use map and rezoning the property at 523 W King Street subject to the petition for voluntary annexation which was first reviewed by the City Commission on [February 12, 2024](#).

The surrounding areas within the city along West King Street have a Commercial Medium Intensity land use with a compatible [Commercial Medium-Two: CM-2 zoning designation](#). This commercial designation allows a broad range of uses, including those allowed under [Commercial Medium-One: CM-1](#), and also residential uses that may continue on the property.

Consistency with the City of St. Augustine’s Comprehensive Plan 2040

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use	Objective 5.1	This request for annexation is consistent with this objective based on its location and proximity to other properties located within the City.
	Policy 5.1.2	The City’s policy to encourage infill development in appropriate locations is consistent with this request.
	Goal 6	This request is consistent with the City’s goal for a desired land use pattern.
	Policy 6.5.2	This request is consistent with this policy to apply the Commercial Medium Intensity land use designation where adequate traffic circulation capacity is available.
Historic Preservation		

Conservation and Coastal Management		
Recreation and Open Space		
Transportation and Mobility		
Housing	Policy 3.2.1	This proposal is consistent with this policy as it is compatible infill development within an existing neighborhood.
Infrastructure		

Staff Analysis and Recommendation

Staff does not make recommendations concerning amendments of the City's Future Land Use Map or rezonings, instead the [Board is tasked with making recommendations to the city commission](#) which shall show that the Board has studied and considered:

- (1) The need and justification for the change.
- (2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission.
- (3) Consistency with the comprehensive plan.



Jacob Fredriksson, CNU-A
Planning Manager
Planning and Building Department



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: _____ (plus advertising costs) Project Number: _____
 Receipt Number: _____ Meeting Date: _____
 Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: City of St. Augustine Contact Number: _____
 Business (if applicable): _____
 Address: P.O. Box 210 City: St. Augustine State: FL Zip: 32085
 E-Mail Address: _____
2. NAME OF PROPERTY OWNER: Jeanne Moeller Contact Number: 904-460-6670
 Business (if applicable): Emergency Services Homeless Coalition of St Johns County
 Address: 523 West King Street City: St. Augustine State: FL Zip: 32084
 E-Mail Address: debi@homelesscoalitionstjohns.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
 Lot: _____ Block: _____
 Subdivision: _____ Parcel Number: 1123300000
4. PROJECT STREET ADDRESS: 523 West King Street
5. SPECIFIC PROPOSED USE: Existing structure
6. ACTION REQUESTED:

☐ Conservation Zone Development	☐ Appeal of Staff Determination
☐ Exception	☒ Land Use Plan Amendment
☐ Variance	☒ Rezoning
☐ Other: _____	
7. DESCRIPTION OF ACTION REQUESTED: This request is related to a voluntary annexation petition and development agreement to annex this 0.23 acres owned by the Homeless Coalition into the City of St. Augustine.
The request is for the PZB to make a recommendation to the City Commission related to a city land use category and zoning designation.
This property is currently undesignated by St. Johns County. The requested land use is Commercial Medium Intensity with a compatible zoning district of Commercial Medium-two (CM-2).
8. JUSTIFICATION FOR ACTION REQUESTED: This property is proposed to be annexed into the city.
When property is annexed into the city it needs to be incorporated into the city's Comprehensive Plan and zoning map.

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: _____

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: _____

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: _____

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: _____

10. PREVIOUS APPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☒ No If yes, please give date and final disposition below.

11. AGREEMENT:

In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the Board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the Board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the Code.

Signature of Applicant

Date

Jeane Moeller
Signature of Property Owner

3/12/2024
Date



Owner's Authorization For Agent

City of St. Augustine is/are hereby authorized TO ACT ON BEHALF OF ESHC of St Johns County, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: _____

BY: Jeanne Moeller
Signature of Owner

Jeanne Moeller
Print Name of Owner

904-460-6670
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 12th day of March, 2024.

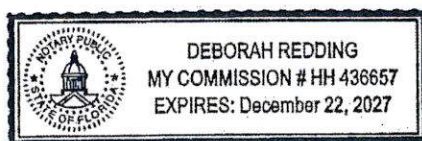
By Jeanne Moeller

Identification verified: Personally Known

Oath sworn: _____ Yes _____ No

Notary Signature: Deborah Redding

My Commission expires: December 22, 2027



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID1123300000

Location Address523 W KING ST
SAINT AUGUSTINE 32084-0000

NeighborhoodKing-Madore West Old Dixie (2500)

Tax Description*(4) DANCY TRACT E50 OF W105 OF N200FT OF LOT 2 BLK 27 (EX R/W RD S214) OR1457/702
**The Description above is not to be used on legal documents.*

Property Use CodeSingle Family (0100)

SubdivisionDancy Tract of New Augustine Subdivision

Sec/Twp/Rng41-7-29

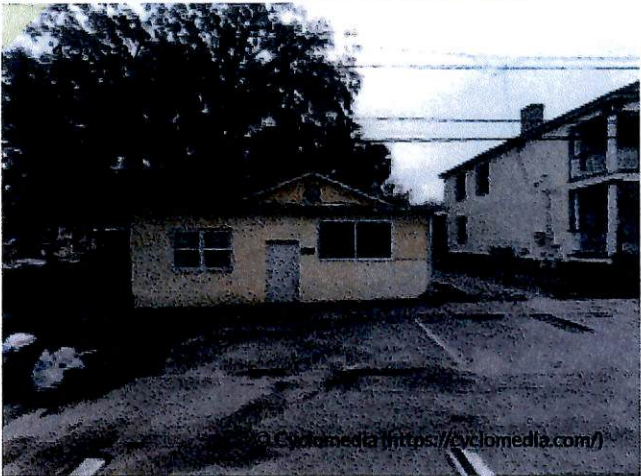
DistrictCity of St Augustine (District 452)

Millage Rate18.872

Acreage0.230

HomesteadN

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

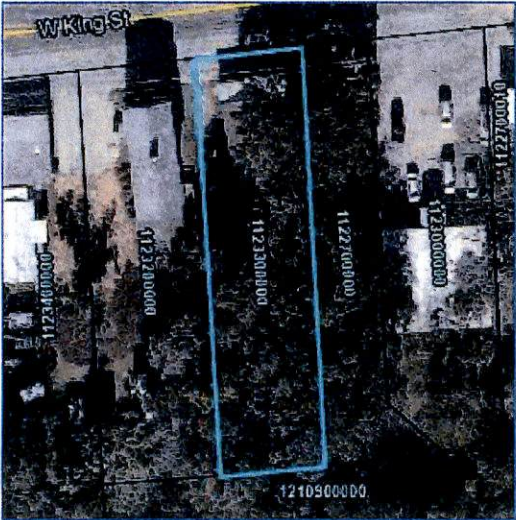
Owner NameEmergency Services & Homeless Coalition Of St Johns County Inc 100%

Mailing AddressCOALITION OF ST JOHNS CO
PO BOX 3422
SAINT AUGUSTINE, FL 32085-3422

Exemption Information

Exemption Type	Status	Amount
Non-Profit		\$141,010

Map



Valuation Information

	2024
Building Value	\$132,196
Extra Features Value	\$0
Total Land Value	\$100,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$232,196
Total Deferred	\$91,186
Assessed Value	\$141,010
Total Exemptions	\$141,010
Taxable Value	\$0

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

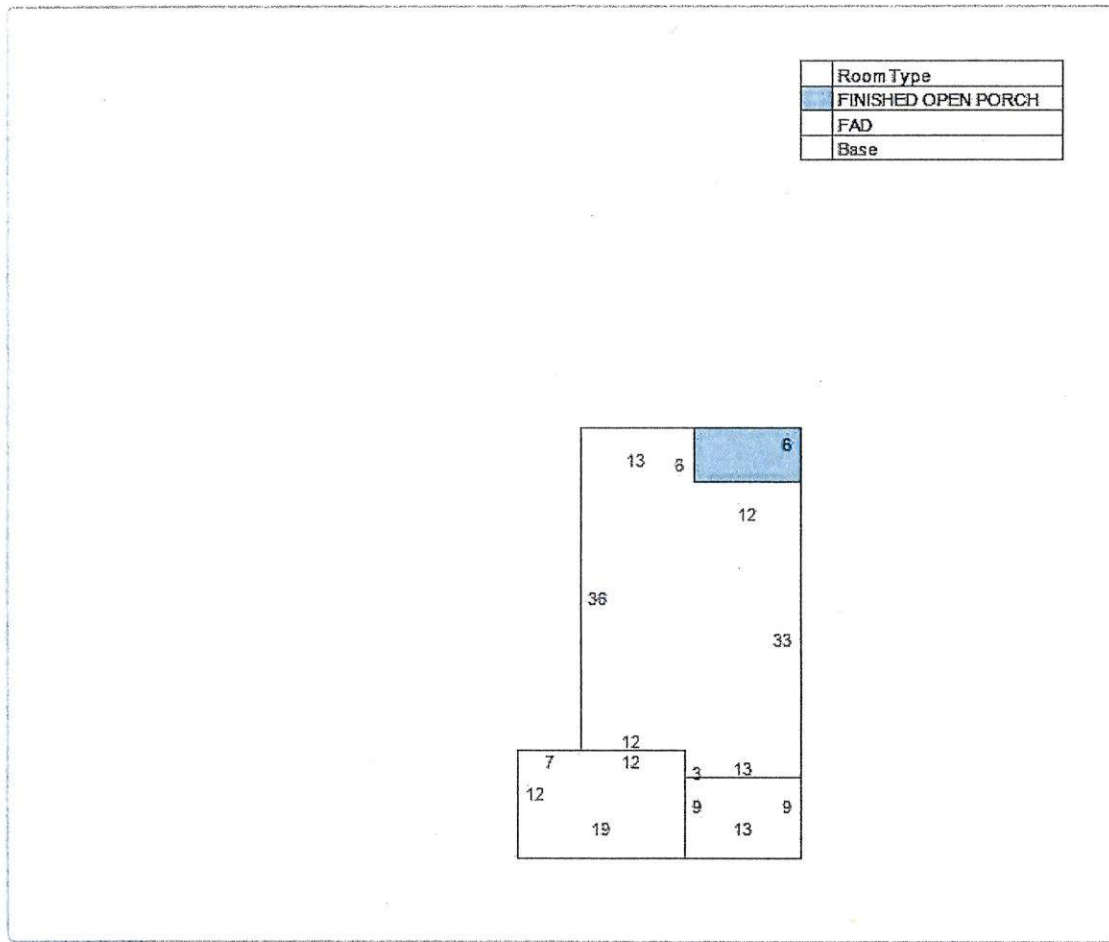
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Building Information

Building	1	Roof Cover	Composite Shingle
Building Value	\$132,196	Roof Structure	Gable Hlp
Year Built	1940	Interior Flooring	Pine Wood
Actual Area	1284	Interior Wall	Drywall
Conditioned Area	1212	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	3
Exterior Wall	Concrete Block, Wood	Baths	1

Description	Square Footage
BASE AREA	867
ADDITION	117
FINISHED OPEN PORCH	72
ADDITION	228
Total SqFt	1284

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	200	10000	SF	\$100,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
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	6/16/1999	\$10,500.00	WARRANTY DEED	1418	1736	U	I	BROWN ELEANOR/PHILLIPS SHIRLEY/EUBANKS ETAL	MCHONE ERNEST J
	6/11/1999	\$0.00	SUMMARY ORDER ADMIN	1416	1520	U	I	EUBANKS SAMUEL JR ESTATE (DEC'D 8/13/96)	BROWN E,PHILLIPS S,EUBANKS A,NOLAND R(1/4)

No data available for the following modules: Sales Questionnaire Form, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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 Last Data Upload: 3/13/2024, 1:53:11 AM

Contact Us

Developed by
 Schneider
 GEOSPATIAL

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Augustine's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: ORDINANCE NO. 2024-09 AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.23 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS PORTIONS OF THE DANCY TRACT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY RESIDENTIAL-D TO A CITY DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING 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 of St. Augustine 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.

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

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. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **THE ORDINANCE SERVES THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE PUBLIC BECAUSE IT CHANGES THE COUNTY LAND USE OF AN ANNEXED PROPERTY TO A CITY LAND USE DESIGNATION. THE ANNEXATION WILL ALSO DEFINE THE CITY MUNICIPAL BOUNDARIES TO PREVENT AND RECTIFY THE CURRENT ENCLAVE AND CHANGE THE LANDU USE TO A CONISTENT CATEGORY WITHIN THE CITY ALONG WEST KING STREET.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, 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: **NONE.**

THE PROPOSED ORDINANCE ANNEXES APPROXIMATLEY 0.23 ACRES INTO THE CITY LIMITS. THERE ARE NO ANTICIPATED COSTS TO THE NOT-FOR-PROFIT THAT OWNS THE PROPERTY.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NO DIRECT IMPACT TO ANY BUSINESSES.**

4. Additional information the governing body deems useful (if any): **THE PURPOSE OF THE ANNEXATION IS TO INCORPORATE THE EXISTING RESIDENTIAL STRUCTURE INTO THE CITY LIMITS TO ALLOW PARTICIPATION IN A FUTURE CITY CRA.**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: May 24, 2024

RE: **Ordinance 2024-10 – Amending the Zoning Designation of 0.23 acres of Annexed Property from St. Johns County Residential single family-three (RS-3) to Commercial Medium-two (CM-2) – Second Reading and Public Hearing**

The property at 523 West King Street is approximately 0.23 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its east and northern boundaries. The current use of the property is residential.

The county's Future Land Use Map (FLUM) identified Residential-D as the land use category for the property. The owner has requested to change the land use to the city category of Commercial Medium Intensity. This application is to rezone the property to Commercial Medium-two (CM-2), which is consistent with the proposed land use category. The owner is proposing to maintain the property as its current use.

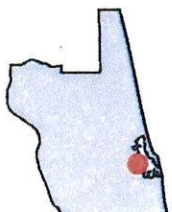
The Planning and Zoning Board (PZB) reviewed this application on April 2, 2024, and made a recommendation to amend the zoning of this property from County RS-3 to city CM-2. Attached you will find the Ordinance, and legal description and a map illustrating the requested change. The packet of information provided to the PZB is included with the land use plan amendment material.

Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is attached for your information.

Please place Ordinance 2024-10 on the City Commission agenda for second reading and public hearing. If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department



Current Zoning

523 W King Street has a current zoning designation of Residential Single Family: RS-3 (County).

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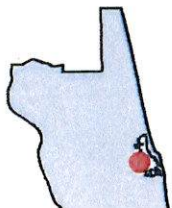


St. AUGUSTINE
EST. 1685

2024



0 0.01 Miles



Proposed Zoning

523 W King Street is proposed to have a zoning designation of Commercial Medium-Two: CM-2.

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County,



ST. AUGUSTINE
EST. 1565

2024



0 0.01 Miles

ORDINANCE NO. 2024-10

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.23 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS A PORTION OF THE DANCY TRACT COMMONLY KNOWN AS 523 WEST KING STREET (PID 1123300000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF ST. JOHNS COUNTY RESIDENTIAL SINGLE FAMILY-THREE (RS-3) TO THE CITY CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that property identified by the attached legal description as containing approximately 0.23 acres of land, located south of West King Street and west of South Whitney Street as a portion of the Dancy Tract, commonly known as 523 West King Street (PID 1123300000) being more fully described herein, should be rezoned;

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

Section 1. The following described property, containing approximately 0.23 acres of land, located south of West King Street and west of South Whitney Street as a portion of the Dancy Tract commonly known as 523 West King Street (PID 1123300000) within the City of St. Augustine, and identified by the attached legal description, is hereby

rezoned from the classification of St. Johns County Residential Single Family-Three (Rs-3) to the City of St. Augustine classification of Commercial Medium-Two (CM-2).

Section 2. Legal Description of Property. The following described property that is annexed by the adoption of Ordinance 2024-08 and incorporated into the City of St. Augustine, Florida:

**SEE EXHIBIT "A," AND EXHIBIT "B," ATTACHED
HERETO AND MADE A PART HEREOF.**

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to change the Zoning Atlas for the City of St. Augustine, Florida to reflect the rezoning of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2024-09 or, if Ordinance No. 2024-09 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

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

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

EXHIBIT "A"
LEGAL DESCRIPTION AND RECORDED DEED

BEGINNING at a point on the South side of King Street 55 feet East of the Northwest corner of a certain tract of land conveyed to Horace Lindley on October 28th, 1930 by Moses Damps and Rosa Damps, and recorded in Deed Book 103, Page 591 records of St. Johns County, Florida, as a starting point and thence Easterly along the South boundary line of King Street 50 feet, thence Southerly 200 feet, said line running at a right angle to the South boundary line of King Street, thence Westerly a distance of 50 feet, said line running parallel to the South boundary line of King Street, thence Northerly to the Southern boundary of King Street and the **POINT OF BEGINNING**.

EXCEPT therefrom that portion conveyed to the State of Florida for the use and Benefit of the State Road Department of Florida in deed recorded in Official Records Book 38, Page 732 of the public records of St. Johns County, Florida.

In & Ret Land Title
139 King St.
St. Augustine, FL 32084
File # L18341

5982

Public Records of
St. Johns County, FL
Clerk# 99055244
O.R. 1457 PG 702
04:09PM 11/24/1999
REC \$9.00 SUR \$1.50
Doc Stamps \$269.50

Prepared by: Cindy Brown
Land Title of America Group
4475 US #1 South, Suite 202
St. Augustine, Florida 32086
File No.: L18341

Parcel I.D. No.: 112330-0000 [Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this 22nd day of November, 1999 BETWEEN ERNEST J. McHONE, a married man, GRANTOR*, whose post office address is 5388 Shore Drive, St. Augustine, Florida 32086, GRANTOR*, and EMERGENCY SERVICES & HOMELESS COALITION OF ST. JOHNS COUNTY, INC., GRANTEE*, whose post office address is 291 West King Street, St. Augustine, Florida 32084.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS and RESERVATIONS of record, if any; However, this reference does not operate to reimpose same: SUBJECT TO Zoning Ordinances that may affect subject property; SUBJECT TO Taxes for the year 1999 and Subsequent Years.

THE GRANTOR WARRANTS THAT THE ABOVE DESCRIBED PROPERTY IS NOT THE GRANTOR'S HOMESTEAD AS THAT TERM IS DEFINED PURSUANT TO ARTICLE X, SECTION 4, CONSTITUTION OF THE STATE OF FLORIDA BECAUSE NEITHER THE GRANTOR NOR ANY DEPENDENTS OF GRANTOR RESIDE ON THE ABOVE DESCRIBED REAL PROPERTY OR UPON ANY REAL PROPERTY CONTIGUOUS THERETO.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

Typed Name: J. RUSSELL COLLINS

ERNEST J. McHONE

Typed Name: Linda H. Whittington

COUNTY OF ST. JOHNS
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on November 22nd, 1999 by ERNEST J. McHONE, a married man who is/are personally known to me or has produced his/her Driver's License as identification.

[Seal]

J. RUSSELL COLLINS
Notary Public, State of Florida
My Comm. expires April 5, 2003
Comm. No. CC544495

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Name: J. RUSSELL COLLINS
COMMISSION EXPIRATION:

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

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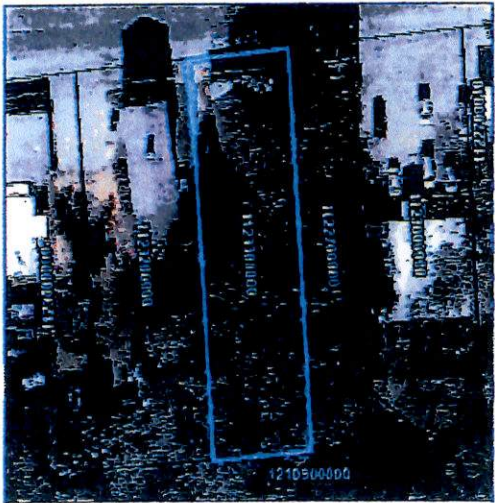
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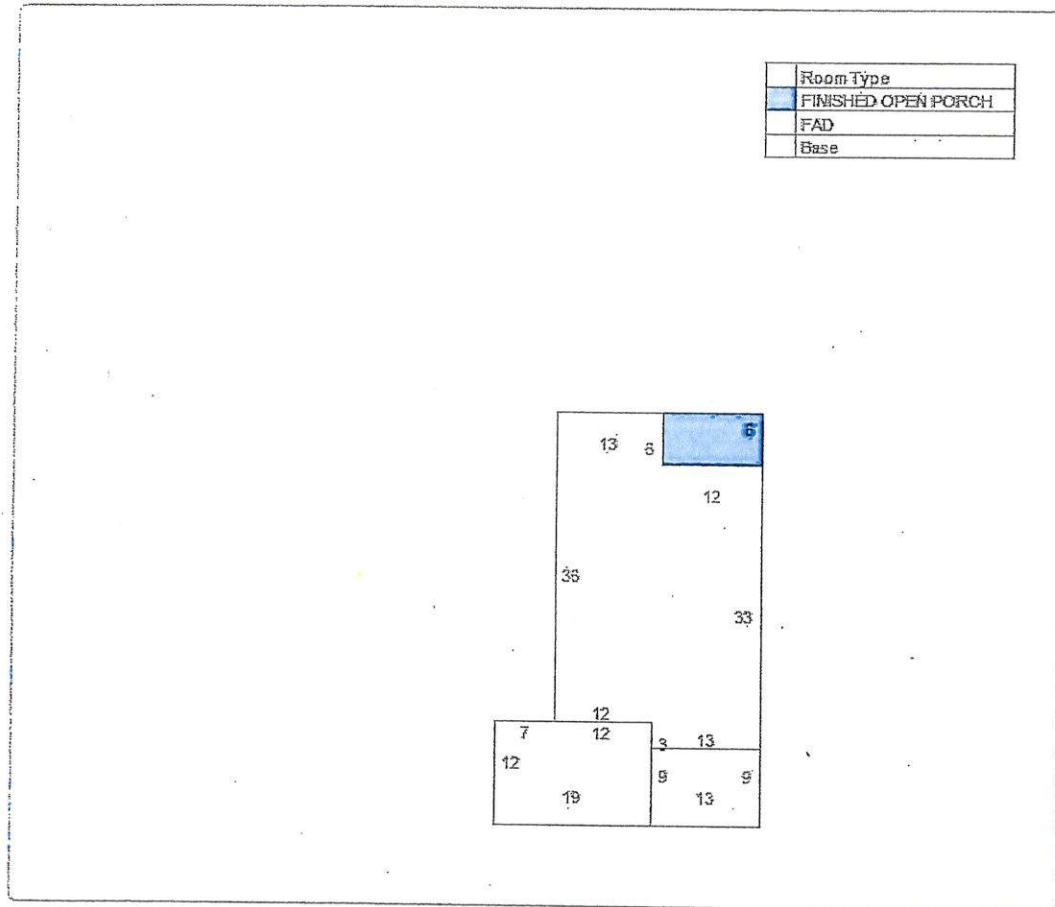
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	11/22/1999	\$38,500.00	WARRANTY DEED	1457	702	U	I	MC HONE ERNEST J	EMER SERV & HOMELESS COALITION OF ST JOHNS CO
	6/16/1999	\$10,500.00	WARRANTY DEED	1418	1736	U	I	BROWN ELEANOR/PHILLIPS SHIRLEY/EUBANKS ETAL	MCHONE ERNEST J
	6/11/1999	\$0.00	SUMMARY ORDER ADMIN	1416	1520	U	I	EUBANKS SAMUEL JR ESTATE (DEC'D 8/13/96)	BROWN E,PHILLIPS S,EUBANKS A,NOLAND R(1/4)

No data available for the following modules: Sales Questionnaire Form, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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[Last Data Upload: 1/30/2024, 1:32:45 AM](#)

Contact Us

Developed by



EXHIBIT "A"

Legal Description Approved by: EA / / / (Grantor's Initials)

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Augustine's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: ORDINANCE NO. 2024-10 AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.23 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS A PORTION OF THE DANCY TRACT COMMONLY KNOWN AS 523 WEST KING STREET (PID 1123300000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF ST. JOHNS COUNTY RESIDENTIAL SINGLE FAMILY-THREE (RS-3) TO THE CITY CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING 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 of St. Augustine 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.

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

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. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **THE ORDINANCE SERVES THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE PUBLIC BECAUSE IT CHANGES THE COUNTY ZONING DESIGNATION OF AN ANNEXED PROPERTY TO A CITY LAND USE DESIGNATION. THE ANNEXATION WILL ALSO DEFINE THE CITY MUNICIPAL BOUNDARIES TO PREVENT AND RECTIFY THE CURRENT ENCLAVE AND CHANGE THE ZONING TO A CONSISTENT CATEGORY WITHIN THE CITY ALONG WEST KING STREET.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, 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: **NONE.**

THE PROPOSED ORDINANCE ANNEXES APPROXIMATELY 0.23 ACRES INTO THE CITY LIMITS. THERE ARE NO ANTICIPATED COSTS TO THE NOT-FOR-PROFIT THAT OWNS THE PROPERTY.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NO DIRECT IMPACT TO ANY BUSINESSES.**

4. Additional information the governing body deems useful (if any): **THE PURPOSE OF THE ANNEXATION IS TO INCORPORATE THE EXISTING RESIDENTIAL STRUCTURE INTO THE CITY LIMITS TO ALLOW PARTICIPATION IN A FUTURE CITY CRA.**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: May 24, 2024

RE: **Ordinance 2024-11 related to the Annexation of Parcels of Land including 525 West King Street (PID 1123200000) and 527 West King Street (PID 1123400000) – Second Reading and Public Hearing**

Please place the attached ordinance related to the annexation of 525 and 527 West King Street on the June 10, 2024, City Commission Agenda for Second Reading and Public Hearing.

The property is approximately 0.57 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its northern boundaries. The current use of the property is office and residential.

The City Commission reviewed and accepted the Voluntary Petition to annex, and annexation agreement at the February 12, 2024, City Commission meeting, and passed this ordinance on First Reading at the April 8, 2024, meeting.

St. Johns County has assigned a future land use designation for the property as Residential-D and the county zoning is Planned Unit Development (PUD). The petitioner/applicant appeared before the city's Planning and Zoning Board (PZB) with an application to assign a city future land use designation and to amend the county zoning designation to a city zoning designation on April 2, 2024. The specific city land use designation recommended by the PZB is Commercial Medium Intensity with a recommended city zoning designation of Commercial Medium-two (CM-2).

Also attached is a map illustrating the location of the property in relation to the existing city limits. Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is attached for your information.

If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department

ORDINANCE NO. 2024-11

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 0.57 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING WEST OF THE CITY LIMITS OF ST. AUGUSTINE, AND SOUTH OF WEST KING STREET AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an owner of real property has presented to the City Commission of the City of St. Augustine, Florida a Petition for Voluntary Annexation of property, described more particularly on Exhibit "A," attached hereto and made a part hereof, and depicted on the map attached hereto and made a part hereof as Exhibit "B;" and

WHEREAS, said real property lies in an unincorporated area of St. Johns County, is contiguous to the City of St. Augustine, Florida and is reasonably compact in configuration; and

WHEREAS, the City Commission of the City of St. Augustine, Florida has determined that the Petition has been properly executed by the owner of the subject real property;

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

Section 1. Annexation of Property. The following described property that is currently located outside the incorporated area of the City of St. Augustine, Florida is hereby annexed to the City of St. Augustine, Florida:

**SEE EXHIBIT "A," AND EXHIBIT "B," ATTACHED
HERETO AND MADE A PART HEREOF.**

Section 2. Amendment of Charter. Section 1.04 of the Charter Laws of the City of St. Augustine, Florida is hereby amended by the addition of a new subsection "(yyyy)" to read as described in Exhibit "A," attached hereto and made a part hereof.

Section 3. Filing of Ordinance. Upon passage of this ordinance, the City Clerk shall file a certified copy hereof with the Clerk of the Circuit Court of St. Johns County, Florida, the Florida Department of State and the Chief Administrative Officer of St. Johns County, Florida, all within seven (7) days after the date of adoption of this ordinance.

Section 4. Inclusion in Code. It is the intention of the City Commission that the provisions of this ordinance shall become and be made part of the Code of the City of St. Augustine and that the sections of this ordinance may be renumbered or relettered and the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 5. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 7. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to s. 166.041(5), Florida Statutes.

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

ATTEST:

Nancy Sikes-Kline, Mayor-
Commissioner

Darlene Galambos, City Clerk

(SEAL)

Exhibit "A"

PARCEL 1: THE WEST FIFTY-FIVE (55) FEET OF THE NORTH TWO-HUNDRED (200) FEET OF LOT TWO (2), BLOCK TWENTY-SEVEN (27) OF THE DANCY TRACT AS RECORDED IN MAP BOOK 1, PAGE 1 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 214, AS PRESENTLY ESTABLISHED.

PARCEL 2: THE NORTH TWO-HUNDRED (200) FEET OF THE EAST FIFTY (50) FEET OF LOT THREE (3), BLOCK TWENTY-SEVEN (27) OF THE DANCY TRACT, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN MAP BOOK 1, PAGE 1 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 214, AS PRESENTLY ESTABLISHED.

Form for GRANTEE REC 10.50 DOC 122.50

In: Estate Title & Guaranty, Inc.

This instrument Prepared by: M. HEYLER ESTATE TITLE & GUARANTY, INC.

Address: 71 Carrera Street
St. Augustine, FL 32084

Property Appraiser's Parcel Identification (Folio) Number(s):
112328-0000

Grantor(s) S.R.R.(s):

WARRANTY DEED
INDIVID. TO INDIVID.

Public Records of
St. Johns County, FL
Clerk# 01-028134
O.R. 1611 PG 704
01:51PM 06/07/2001
REC \$9.00 SUR \$1.50
Doc Stamps \$122.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 5th day of June A.D. 2001 by SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSA MARY DEMPS, DECEASED hereinafter called the grantor, to THE ST. JOHNS ~~PROPERTY~~ HOUSING PARTNERSHIP, INC. whose post office address is, PO Box 1080, St. Augustine, FL 32085, hereinafter called the grantee;

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, remises, releases, conveys and confirms unto the grantee all that certain land situate in ST. JOHNS County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND THEREFOR MADE A PART HEREOF

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, taxes and assessments for the year 2001 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

2 Charles Coleman
Witness:

2A Charles Coleman
Witness:

3 Corey Coleman
Witness:

2A Corey Coleman
Witness:

Address:

Shirley Phillips
SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSA MARY DEMPS, DECEASED

Address:

Address:

Address:

Address:

STATE OF NEW YORK
COUNTY OF Bronx

The foregoing instrument was acknowledged before me this 5th day of June, 2001 by SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE who produced 9 NY State I.D. as identification and who DID take an oath.

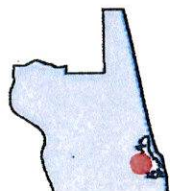
Notary Public, State of New York

6 [Signature]
Notary Public, State of New York

6A
Notary Public, State of New York
No. 02-0354524
Qualified in Bronx County
Commission Expires June 30, 2007

SEAL 748

THIS PURPOSE OF RE-RECORDING THIS DEED IS TO CORRECT GRANTEE'S NAME



Current Land Use

525 & 527 W King Street both have a current land use designation of Residential-D (St. Johns County).

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, 2024



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 1123200000
 Location 525 W KING ST
 Address SAINT AUGUSTINE 32084-0000
 Neighborhood Office (Class C) Countywide (COM) (202.03)
 Tax Description* (5) DANCY TRACT W55 OF N200FT OF LOT 2 BLK 27 (EX R/W OF RD 5214 IN-OR35/671) OR1611/704 & 3157/14(C/D)
 *The Description above is not to be used on legal documents.
 Property Use Office Buildings (1Story) (Owner Occupied) (1705)
 Code
 Subdivision Dancy Tract of New Augustine Subdivision
 Sec/Twp/Rng 41-7-29
 District City of St Augustine (District 452)
 Millage Rate 18.872
 Acreage 0.250
 Homestead N

[Click Here to Open Cydmedia Viewer in a New Tab](#)

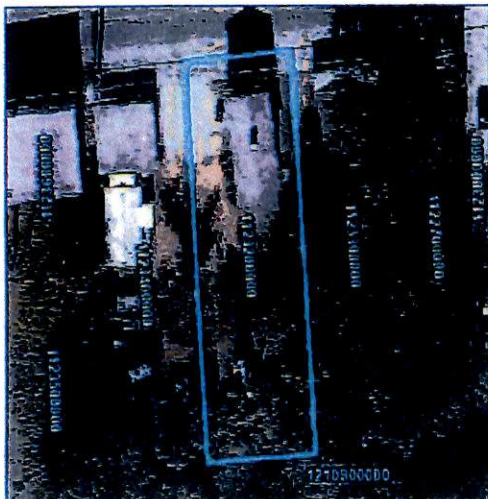
Owner Information

Owner Name [St Johns Housing Partnership Inc](#) 100%
 Mailing Address PO BOX 1086
 SAINT AUGUSTINE, FL 32085-1086

Exemption Information

Exemption Type	Status	Amount
Non-Profit		\$134,308

Map



Valuation Information

	2024
Building Value	\$126,293
Extra Features Value	\$0
Total Land Value	\$77,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$203,293
Total Deferred	\$68,985
Assessed Value	\$134,308
Total Exemptions	\$134,308
Taxable Value	\$0

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

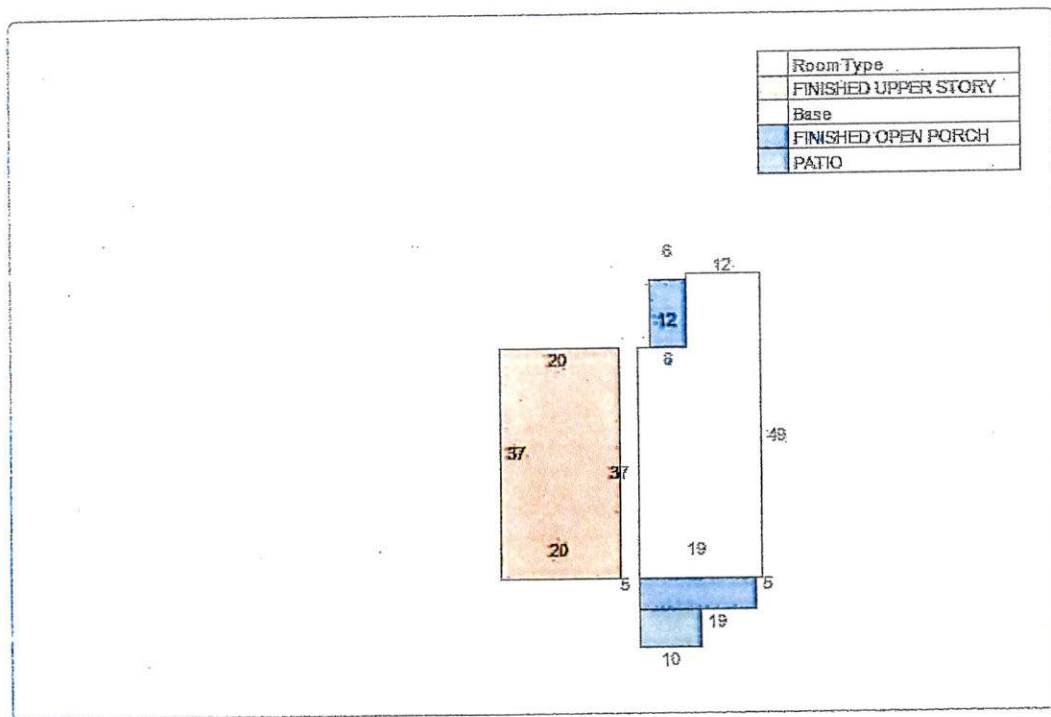
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$129,490	\$0	\$77,000	\$0	\$0	\$206,490	\$122,098	\$206,490	\$0
2022	\$73,528	\$0	\$41,250	\$0	\$0	\$114,778	\$110,998	\$114,778	\$0
2021	\$62,702	\$0	\$41,250	\$0	\$0	\$103,952	\$100,907	\$103,952	\$0
2020	\$64,195	\$0	\$41,250	\$0	\$0	\$105,445	\$91,734	\$105,445	\$0
2019	\$50,395	\$0	\$33,000	\$0	\$0	\$83,395	\$83,395	\$83,395	\$0
2018	\$50,974	\$0	\$33,000	\$0	\$0	\$83,974	\$83,974	\$83,974	\$0
2017	\$52,132	\$0	\$33,000	\$0	\$0	\$85,132	\$85,132	\$85,132	\$0
2016	\$52,712	\$0	\$33,000	\$0	\$0	\$85,712	\$85,712	\$85,712	\$0
2015	\$53,291	\$0	\$30,250	\$0	\$0	\$83,541	\$83,541	\$83,541	\$0
2014	\$53,756	\$0	\$30,250	\$0	\$0	\$84,006	\$84,006	\$84,006	\$0
2013	\$55,610	\$0	\$30,250	\$0	\$0	\$85,860	\$85,860	\$85,860	\$0

Building Information

Building	1	Roof Cover	Metal
Building Value	\$126,293	Roof Structure	Gable Hip
Year Built	1900	Interior Flooring	Hardwood
Actual Area	1940	Interior Wall	Panel
Conditioned Area	1624	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Concrete Siding	Baths	

Description	Square Footage
PATIO/SLAB	60
FINISHED OPEN PORCH	66
BASE AREA	884
FINISHED UPPER STORY	740
FINISHED OPEN PORCH	95
FINISHED OPEN PORCH	95
Total SqFt	1940

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings (1 Story)	55	200	11000	SF	\$77,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/5/2001	\$0.00	CORRECTIVE DEED	3157	14	U	I	PHILLIPS SHIRLEY P/R EST ROSA MARY DEMPS	ST JOHNS HOUSING PRITNSP INC
	6/5/2001	\$17,500.00	WARRANTY DEED	1611	704	U	I	DEMPS ROSA MARY ESTATE BY PERS REP	ST JOHNS COUNTY HOUSING PARTNERSHIP INC

No data available for the following modules: Sales Questionnaire Form, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
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Contact Us

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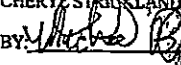


OR1611P60705

(ESTATE OF ROSA MARY DEMPS/ST. JOHNS HOUSING PARTNERSHIP, INC.)

EXHIBIT "A"

PARCEL 1: THE WEST FIFTY-FIVE (55) FEET OF THE NORTH TWO-HUNDRED
(200) FEET OF LOT TWO (2), BLOCK TWENTY-SEVEN (27) OF THE DANCY
TRACT AS RECORDED IN MAP BOOK 1, PAGE 1 PUBLIC RECORDS OF ST.
JOHNS COUNTY, FLORIDA.
LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF
WAY OF STATE ROAD 214, AS PRESENTLY ESTABLISHED.

I HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 12 DAY OF MAY 2007
CHERYL STRICKLAND CLERK
BY:  CLERK



6
2
2

Return to: **GRANTEE REC 10.50 DOC: 122.50**
In: Estate Title & Guaranty, Inc.

This Instrument Prepared by: **M. HEPLER ESTATE TITLE & GUARANTY, INC.**
Address: 71 Corona Street
St. Augustine, FL 32084

Property Appraisal Parcel Identification (Folio) Number(s):
112310-0000

Grantee(s) & S.S.#(s):

Public Records of
St. Johns County, FL
Clerk# 01-028133
O.R. 1611 PG 702
01:51PM 06/07/2001
REC \$9.00 SUR \$1.50
Doc Stamps \$122.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 5th day of June A.D. 2001 by **SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MOSES DEMPS JR., DECEASED** hereinafter called the grantor, to **THE ST. JOHNS COUNTY HOUSING PARTNERSHIP, INC.** whose post office address is **PO Box 10812, St. Augustine, FL 32085**, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, releases, conveys and confirms unto the grantee all that certain land situate in **ST. JOHNS County, State of Florida**, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND THEREFOR MADE A PART HEREOF

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, taxes and assessments for the year 2001 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

2 Charles Phillips Witness
2A Carlos Pujols Witness
3 Corey Coleman Witness
2A Corey Coleman Witness

1 Shirley Phillips SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MOSES DEMPS JR., DECEASED
Address: _____
Address: _____
Address: _____
Address: _____

Address: _____ Address: _____

STATE OF NEW YORK
COUNTY OF BRONX

The foregoing instrument was acknowledged before me this 5th day of June, 2001 by **SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE** who produced NY STATE ID as identification and who DID take an oath.

Notary Public, State and County of New York
6A
Notary Signature
Printed Notary Signature: **DERRICK DALEY**
My Commission Expires: **NOV 15 2004**
My Commission Expires: **NOV 15 2004**
Qualified in Bronx County
Commission Expires June 30, 2007

THE PURPOSE OF RE-RECORDING THIS DEED IS TO CORRECT GRANTEE'S NAME.

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 1123400000
 Location 527 W KING ST
 Address 529 W KING ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood Office (Class C) Countywide (COM) (202.03)
 Tax Description* (6) DANCY TRACT E50FT OF LOT 3 BLK 27 (EX R/W RD S214 IN OR 35/671) OR 1611/701 & 702 & 3157/17(C/D) & 3157/19(C/D)
 *The Description above is not to be used on legal documents.
 Property Use Office Buildings (1Story) (Owner Occupied) (1705)
 Code
 Subdivision Dancy Tract of New Augustine Subdivision
 Sec/Twp/Rng 41-7-29
 District City of St Augustine (District 452)
 Millage Rate 18.872
 Acreage 0.320
 Homestead N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)


Owner Information

Owner Name [St Johns Housing Partnership Inc](#) 100%
 Mailing Address PO BOX 1086
 SAINT AUGUSTINE, FL 32085-1086

Exemption Information

Exemption Type	Status	Amount
Non-Profit		\$64,385

Map



Valuation Information

	2024
Building Value	\$84,028
Extra Features Value	\$2,872
Total Land Value	\$97,055
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$183,955
Total Deferred	\$119,570
Assessed Value	\$64,385
Total Exemptions	\$64,385
Taxable Value	\$0

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$86,463	\$3,016	\$97,055	\$0	\$0	\$186,534	\$58,532	\$186,534	\$0
2022	\$16,521	\$1,138	\$51,994	\$0	\$0	\$69,653	\$53,211	\$69,653	\$0
2021	\$13,799	\$1,169	\$51,994	\$0	\$0	\$66,762	\$48,374	\$66,762	\$0
2020	\$11,676	\$2,201	\$51,994	\$0	\$0	\$65,871	\$43,976	\$65,871	\$0
2019	\$9,473	\$2,232	\$45,000	\$0	\$0	\$56,705	\$39,978	\$56,705	\$0
2018	\$6,860	\$2,263	\$45,000	\$0	\$0	\$54,123	\$36,344	\$54,123	\$0
2017	\$6,533	\$1,960	\$45,000	\$0	\$0	\$53,493	\$33,040	\$53,493	\$0
2016	\$6,533	\$1,991	\$45,000	\$0	\$0	\$53,524	\$30,036	\$53,524	\$0
2015	\$6,533	\$2,022	\$18,750	\$0	\$0	\$27,305	\$27,305	\$27,305	\$0
2014	\$6,149	\$1,784	\$18,750	\$0	\$0	\$26,683	\$26,683	\$26,683	\$0
2013	\$6,149	\$1,803	\$18,750	\$0	\$0	\$26,702	\$26,702	\$26,702	\$0

Building Information

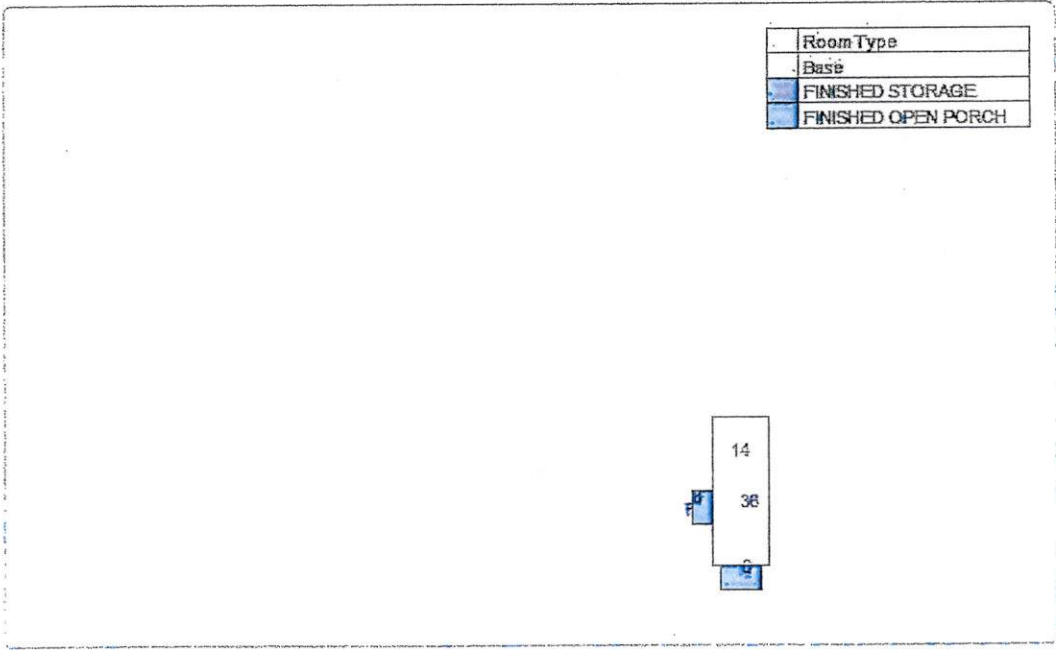
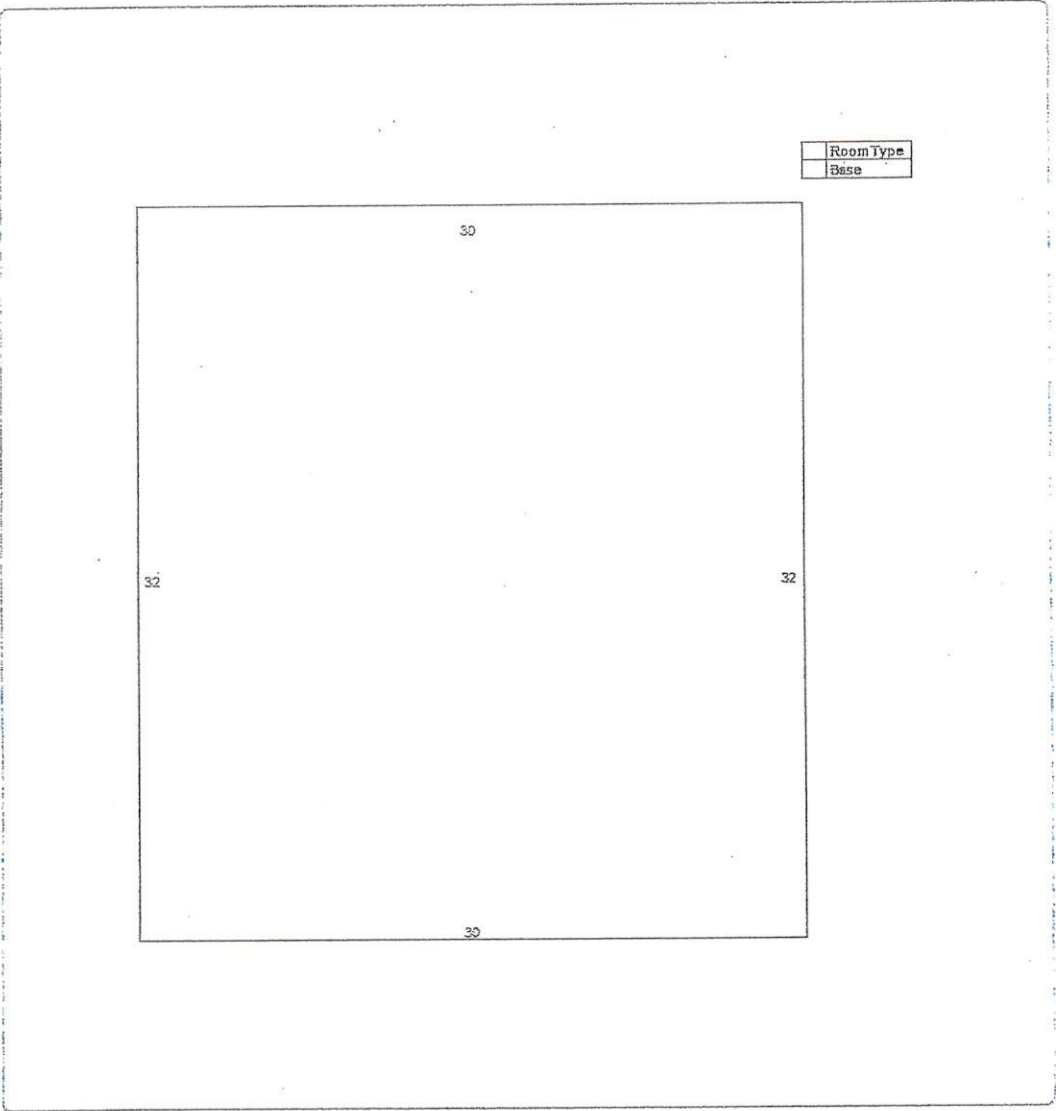
Building	1	Roof Cover	Metal
Building Value	\$32,988	Roof Structure	Gable Hip
Year Built	1945	Interior Flooring	Pine Wood
Actual Area	604	Interior Wall	Drywall
Conditioned Area	504	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Wood	Baths	

Description	Square Footage
FINISHED OPEN PORCH	40
FINISHED STORAGE/UTILITY	60
BASE AREA	504
Total SqFt	604

Building	2	Roof Cover	Built Up
Building Value	\$51,040	Roof Structure	Flat
Year Built	1960	Interior Flooring	Ceramic Tile
Actual Area	960	Interior Wall	Drywall
Conditioned Area	960	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Block	Baths	

Description	Square Footage
BASE AREA	960
Total SqFt	960

Sketch Information



Extra Feature Information

Code Description	Status	Value
Handicap Ramp (COM)		1371
Concrete Paving - Under 8" (COM)		1501

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings (1 Story)	50	300	13865	SF	\$97,055

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/5/2001	\$0.00	CORRECTIVE DEED	3157	19	U	I	PHILLIPS SHIRLEY P/R EST MOSES DEMPS JR DECD	ST JOHNS HOUSING PARTNERSHIP INC
	6/5/2001	\$0.00		3157	17	U	I	PHILLIPS SHIRLEY P/R EST MOSES DEMPS JR DECD	ST JOHNS HOUSING PRTNSP INC
	6/5/2001	\$17,500.00	WARRANTY DEED	1611	702	U	I	DEMPS MOSES JR ESTATE BY PERS REP	ST JOHNS COUNTY HOUSING PARTNERSHIP INC
	6/5/2001	\$100.00	QUIT CLAIM DEED	1611	701	U	I	DEMPS MOSES JR ESTATE BY PERS REP	ST JOHNS COUNTY HOUSING PARTNERSHIP INC
	9/11/2000	\$0.00	OTHER INSTRUMENT	1529	1629	U	I	DEMPS MOSES JR (DECD 8/3/98)	DEMPS MOSES JR ESTATE (LETT OF ADMIN)

No data available for the following modules: Sales Questionnaire Form.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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Developed by



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Augustine's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: ORDINANCE NO. 2024-11 AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 0.57 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING WEST OF THE CITY LIMITS OF ST. AUGUSTINE, AND SOUTH OF WEST KING STREET AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

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 of St. Augustine 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;

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

- 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. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **THE ORDINANCE SERVES THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE PUBLIC BECAUSE IT ANNEXES PROPERTY ADJACENT TO THE EXISTING CITY LIMITS IN AN EFFORT TO INCLUDE THE PROPERTY INTO A SOON TO BE FORMULATED CITY COMMUNITY REDEVELOPMENT AREA (CRA). THE ANNEXATION WILL ALSO DEFINE THE CITY MUNICIPAL BOUNDARIES TO PREVENT AND RECTIFY THE CURRENT ENCLAVE**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, 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: **NONE.**

THE PROPOSED ORDINANCE ANNEXES APPROXIMATELY 0.57 ACRES INTO THE CITY LIMITS. THERE ARE NO ANTICIPATED COSTS TO THE NOT-FOR-PROFIT THAT OWNS THE PROPERTY.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NO DIRECT IMPACT TO ANY BUSINESSES.**

4. Additional information the governing body deems useful (if any): **THE PURPOSE OF THE ANNEXATION IS TO INCORPORATE THE EXISTING USES INTO THE CITY LIMITS TO ALLOW PARTICIPATION IN A FUTURE CITY CRA.**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: May 24, 2024

RE: **Ordinance 2024-12 – Amending the Future Land Use Designation of 0.57 acres of Annexed Property from St. Johns County Residential-D to City Commercial Medium Intensity – Second Reading and Public Hearing**

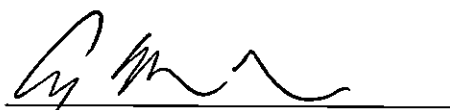
The property included is 525 and 527 West King Street which is approximately 0.57 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its northern boundaries. The current use of the property is office and residential.

The county's Future Land Use Map (FLUM) identifies Residential-D as the current land use category for the property. The owner has requested to change the land use to the City Commercial Medium Intensity land use category. An application to rezone the property to Commercial Medium-two (CM-2), which is consistent with the proposed land use category, has also been submitted. The owner is proposing to maintain the property as its current use.

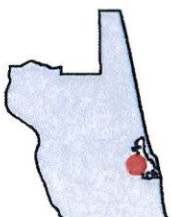
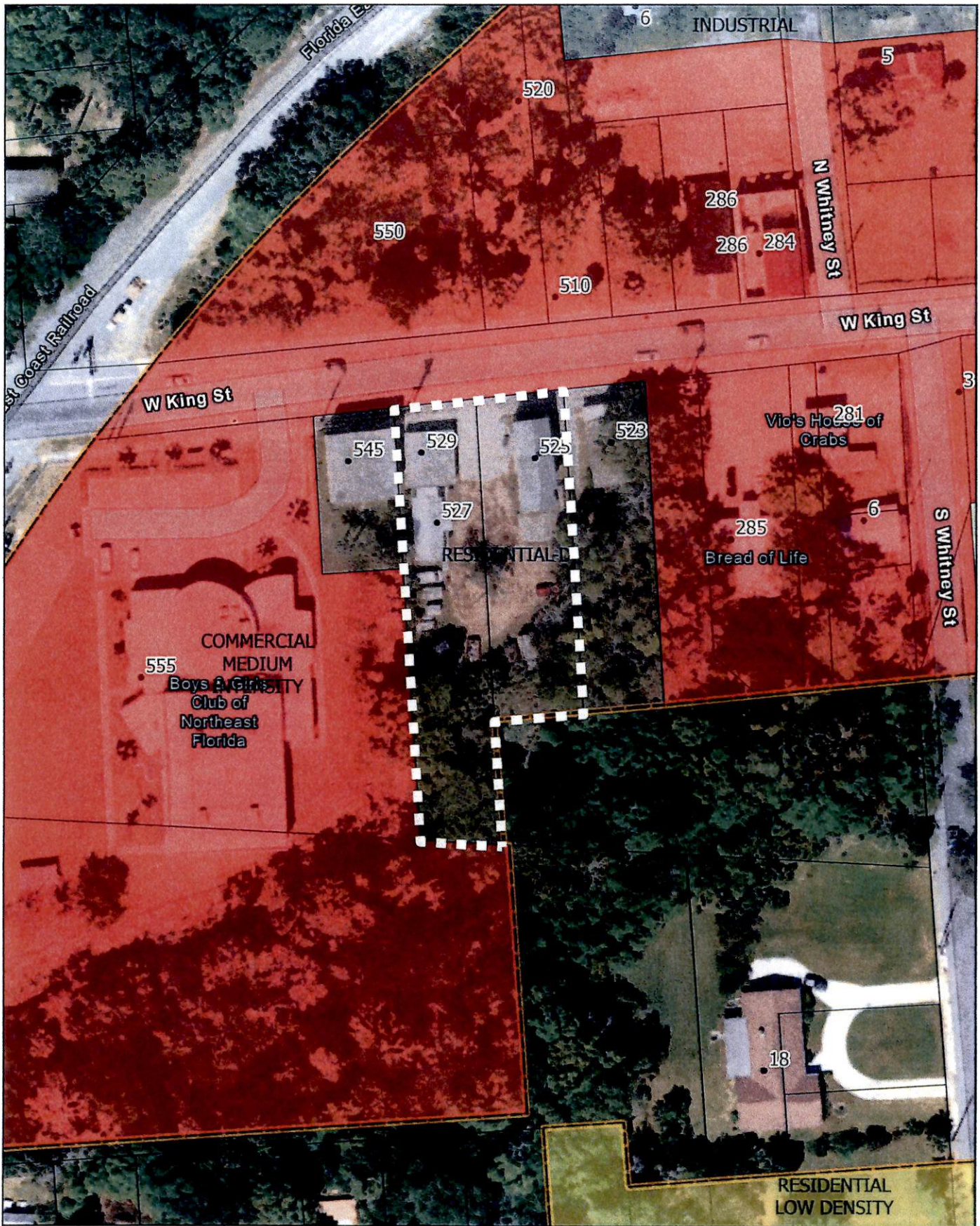
The Planning and Zoning Board (PZB) reviewed this application on April 2, 2024, and made a recommendation to amend the future land use of this property from the county designation to Commercial Medium Intensity. Attached you will find the Ordinance, and legal description(s), a map illustrating the requested change, and the packet of information regarding this application and the compatible rezoning provided to the PZB.

Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is attached for your information.

Please place Ordinance 2024-12 on the City Commission agenda for second reading and public hearing. If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department



Current Land Use

525 & 527 W King Street both have a current land use designation of Residential-D (St. Johns County).

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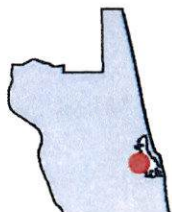


CITY OF
ST AUGUSTINE
EST. 1685

2024



0 0.01 Miles



Proposed Land Use

525 & 527 W King Street are proposed to have a future land use designation of Commercial Medium Intensity.



Esri Community Maps Contributors, FDER, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County,

2024



0 0.01 Miles

ORDINANCE NO. 2024-12

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.57 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS PORTIONS OF THE DANCY TRACT COMMONLY KNOWN AS 525 WEST KING STREET (PID 1123200000) AND 527 WEST KING STREET (PID 1123400000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY RESIDENTIAL-D TO A CITY DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that parcels of property containing approximately 0.57 acres of land, located south of West King Street as a portion of the Dancy Tract commonly known as 525 West King Street (PID 1123200000) and 527 West King Street (PID 1123400000) being more fully described herein, that the property's Future Land Use Map (FLUM) designation should be amended from St. Johns County Residential-D to City Commercial Medium Intensity;

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

Section 1. Amending Comprehensive Plan, Future Land Use Map. The following described property, containing approximately 0.57 acres as a portion of the Dancy Tract commonly known as 525 West King Street (PID 1123200000) and 527 West King Street (PID 1123400000), and identified on the Future Land Use Map (FLUM) of St.

Johns County as Residential-D, is hereby amended to the city classification of Commercial Medium Intensity. This property is more fully described in the attached legal description.

Section 2. Legal Description of Property. The following described property that is annexed by the adoption of Ordinance 2024-11 and incorporated into the City of St. Augustine, Florida:

**SEE EXHIBIT "A," AND EXHIBIT "B," ATTACHED
HERETO AND MADE A PART HEREOF.**

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to amend the Future Land Use Map (FLUM) of the City's Comprehensive Plan for the City of St. Augustine, Florida to reflect the FLUM amendment of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed. The remaining portions of said Comprehensive Plan for the City of St. Augustine, Florida and any associated ordinances which are not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption or, if challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

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

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

Exhibit "A"

PARCEL 1: THE WEST FIFTY-FIVE (55) FEET OF THE NORTH TWO-HUNDRED (200) FEET OF LOT TWO (2), BLOCK TWENTY-SEVEN (27) OF THE DANCY TRACT AS RECORDED IN MAP BOOK 1, PAGE 1 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 214, AS PRESENTLY ESTABLISHED.

PARCEL 2: THE NORTH TWO-HUNDRED (200) FEET OF THE EAST FIFTY (50) FEET OF LOT THREE (3), BLOCK TWENTY-SEVEN (27) OF THE DANCY TRACT, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN MAP BOOK 1, PAGE 1 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 214, AS PRESENTLY ESTABLISHED.

3
② Returns to: GRANTEE REC 10.50 DOC: 122.50
In: Estate Title & Guaranty, Inc.

WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL

Public Records of
St. Johns County, FL
Clerk# 01-028134
O.R. 1611 PG 704
01:51PM 06/07/2001
REC \$9.00 SUR \$1.50
Doc Stamps \$122.50

This Instrument Prepared by: M. HEPLER ESTATE TITLE & GUARANTY,
INC.

Address: 71 Carrera Street
St. Augustine, FL 32084

Property Appraisers Parcel Identification (File) Number(s):
112322-0000

Grantor(s) I.R.S.#(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 5th day of June A.D. 2001 by SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSA MARY DEMPS, DECEASED hereinafter called the grantor, to THE ST. JOHNS COUNTY HOUSING PARTNERSHIP, INC. whose post office address is, PO Box 10810, St. Augustine, FL 32085, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee all that certain land situate in ST. JOHNS County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND THEREFOR MADE A PART HEREOF

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2001 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered by the presence of:

2 Charles Phillips
Witness:

1 Shirley Phillips
SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF
THE ESTATE OF ROSA MARY DEMPS, DECEASED

2A Charles Phillips
Witness:

Address:

3 Cory Coleman
Witness:

Address:

3A Cory Coleman
Witness:

Address:

Address:

STATE OF NEW YORK
COUNTY OF Brook

The foregoing instrument was acknowledged before me this 5th day of June, 2001 by SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE who produced NY State ID as identification and who DID take an oath.

Notary Public, State and County Affiliated

6 [Signature]
Notary Public

6A [Signature]
Notary Public, State of New York
No. 00-4584504

My Commission Expires: June 30, 2007

SEAL 7-8

THE PURPOSE OF RE-RECORDING THIS DEED IS TO CORRECT GRANTEE'S NAME

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 1123200000
 Location 525 W KING ST
 Address SAINT AUGUSTINE 32084-0000
 Neighborhood Office (Class C) Countywide (COM) (202.03)
 Tax Description* (5) DANCY TRACT W55 OF N200FT OF LOT 2 BLK 27 (EX R/W OF RD S214 IN OR35/671) OR1611/704 & 3157/14(C/D)
 *The Description above is not to be used on legal documents.
 Property Use Office Buildings (1Story) (Owner Occupied) (1705)
 Code
 Subdivision Dancy Tract of New Augustine Subdivision
 Sec/Twp/Rng 41-7-29
 District City of St Augustine (District 452)
 Millage Rate 18.872
 Acreage 0.250
 Homestead N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)

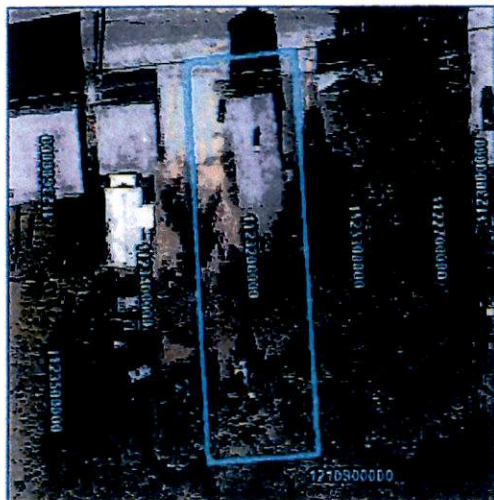
Owner Information

Owner Name [St Johns Housing Partnership Inc](#) 100%
 Mailing Address PO BOX 1086
 SAINT AUGUSTINE, FL 32085-1086

Exemption Information

Exemption Type	Status	Amount
Non-Profit		\$134,308

Map



Valuation Information

	2024
Building Value	\$126,293
Extra Features Value	\$0
Total Land Value	\$77,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$203,293
Total Deferred	\$68,985
Assessed Value	\$134,308
Total Exemptions	\$134,308
Taxable Value	\$0

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

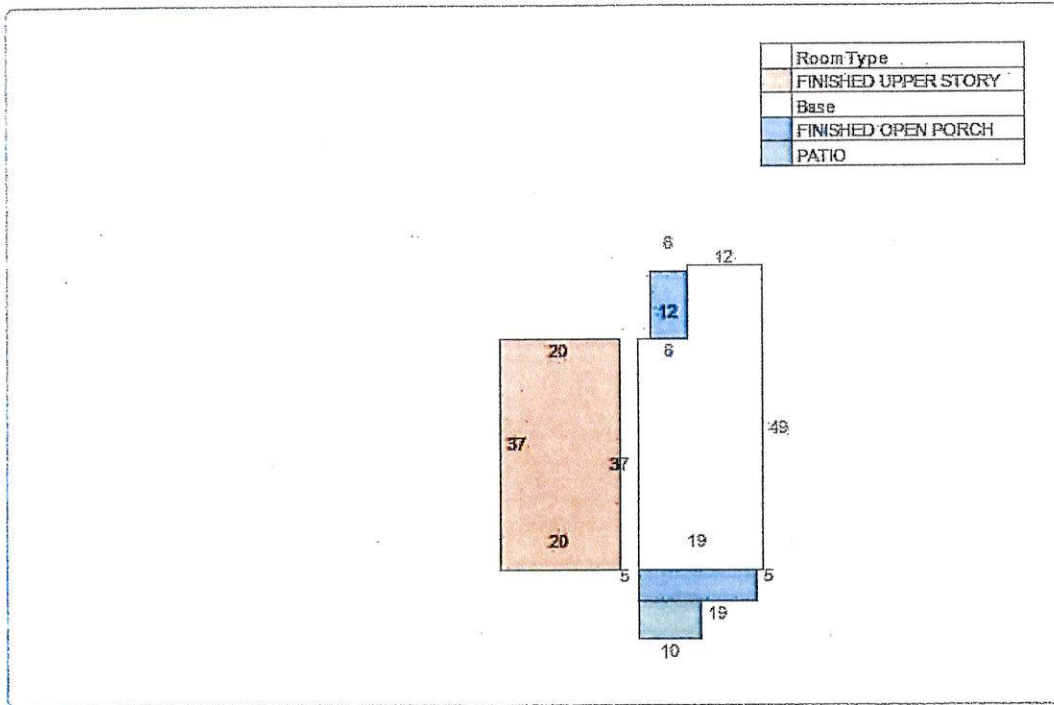
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$129,490	\$0	\$77,000	\$0	\$0	\$206,490	\$122,098	\$206,490	\$0
2022	\$73,528	\$0	\$41,250	\$0	\$0	\$114,778	\$110,998	\$114,778	\$0
2021	\$62,702	\$0	\$41,250	\$0	\$0	\$103,952	\$100,907	\$103,952	\$0
2020	\$64,195	\$0	\$41,250	\$0	\$0	\$105,445	\$91,734	\$105,445	\$0
2019	\$50,395	\$0	\$33,000	\$0	\$0	\$83,395	\$83,395	\$83,395	\$0
2018	\$50,974	\$0	\$33,000	\$0	\$0	\$83,974	\$83,974	\$83,974	\$0
2017	\$52,132	\$0	\$33,000	\$0	\$0	\$85,132	\$85,132	\$85,132	\$0
2016	\$52,712	\$0	\$33,000	\$0	\$0	\$85,712	\$85,712	\$85,712	\$0
2015	\$53,291	\$0	\$30,250	\$0	\$0	\$83,541	\$83,541	\$83,541	\$0
2014	\$53,756	\$0	\$30,250	\$0	\$0	\$84,006	\$84,006	\$84,006	\$0
2013	\$55,610	\$0	\$30,250	\$0	\$0	\$85,860	\$85,860	\$85,860	\$0

Building Information

Building	1	Roof Cover	Metal
Building Value	\$126,293	Roof Structure	Gable Hip
Year Built	1900	Interior Flooring	Hardwood
Actual Area	1940	Interior Wall	Panel
Conditioned Area	1624	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Concrete Siding	Baths	

Description	Square Footage
PATIO/SLAB	60
FINISHED OPEN PORCH	66
BASE AREA	884
FINISHED UPPER STORY	740
FINISHED OPEN PORCH	95
FINISHED OPEN PORCH	95
Total SqFt	1940

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings (1 Story)	55	200	11000	SF	\$77,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/5/2001	6/5/2001	\$0.00	CORRECTIVE DEED	3157	14	U	I	PHILLIPS SHIRLEY P/R EST ROSA MARY DEMPS	ST JOHNS HOUSING PRTNSP INC
6/5/2001	6/5/2001	\$17,500.00	WARRANTY DEED	1611	704	U	I	DEMP'S ROSA MARY ESTATE BY PERS REP	ST JOHNS COUNTY HOUSING PARTNERSHIP INC

No data available for the following modules: Sales Questionnaire Form, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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Contact Us

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OR1611P60705

(ESTATE OF ROSA MARY DUMPS/ST. JOHNS HOUSING PARTNERSHIP, INC.)

EXHIBIT "A"

PARCEL 1: THE WEST FIFTY-FIVE (55) FEET OF THE NORTH TWO-HUNDRED
(200) FEET OF LOT TWO (2), BLOCK TWENTY-SEVEN (27) OF THE DANCY
TRACT AS RECORDED IN MAP BOOK 1, PAGE 1 PUBLIC RECORDS OF ST.
JOHNS COUNTY, FLORIDA.
LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF
WAY OF STATE ROAD 214, AS PRESENTLY ESTABLISHED.

I HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 12 DAY OF 12 2012
CHERYL STRICKLAND, CLERK
BY:  12/12/12



Return for GRANTEE REC 10.50 DOC 122.50
In: Estate Title & Guaranty, Inc.

WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL

Public Records of
St. Johns County, FL
Clerk# 01-028133
O.R. 1611 PG 702
01:51PM 06/07/2001
REC \$9.00 SUR \$1.50
Doc Stamps \$122.50

This Instrument Prepared by: M. HEPLER ESTATE TITLES & GUARANTY,
INC.

Address: 71 Cypress Street
St. Augustine, FL 32084

Property Appraiser Parcel Identification (Folio) Number(s):
112370-0000

Grantee(s) S.S.#(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 5th day of June A.D. 2001 by SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MOSES DEMPS JR., DECEASED hereinafter called the grantor, to THE ST. JOHNS HOUSING PARTNERSHIP, INC. whose post office address is, 90 Box 1080, St. Augustine, FL 32085, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee all that certain land situate in ST. JOHNS County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND THEREFOR MADE A PART HEREOF

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, taxes and assessments for the year 2001 and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness: 2 Charles Phillips

Witness: 2A Carlos Phillips

Witness: 3 Corey Coleman

Witness: 2A Corey Coleman

Witness: 2A Corey Coleman

Witness: 2A Corey Coleman

Witness: 2A Corey Coleman

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Witness: 2A Corey Coleman

Witness: 2A Corey Coleman

Witness: 2A Corey Coleman

Witness: 1 Shirley Phillips

Witness: SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MOSES DEMPS JR., DECEASED

Witness: Address:

Witness: Address:

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THE PURPOSE OF RE-RECORDING THIS DEED IS TO CORRECT GRANTEE'S NAME.

STATE OF NEW YORK
COUNTY OF 4 Bronx

The foregoing instrument was acknowledged before me this 5th day of June, 2001 by SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE who produced 9445 STATE ID, as identification and who DID take an oath.

Notary Public, State and County of New York

Notary Signature: 6A

Printed Notary Signature: DERRICK DALEY

My Commission Expires: NOTARY PUBLIC, State of New York No. 02-4084504

Qualified in Bronx County Commission Expires June 30, 2007

SEAL 148

Valuation Information

	2024
Building Value	\$84,028
Extra Features Value	\$2,872
Total Land Value	\$97,055
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$183,955
Total Deferred	\$119,570
Assessed Value	\$64,385
Total Exemptions	\$64,385
Taxable Value	\$0

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$86,463	\$3,016	\$97,055	\$0	\$0	\$186,534	\$58,532	\$186,534	\$0
2022	\$16,521	\$1,138	\$51,994	\$0	\$0	\$69,653	\$53,211	\$69,653	\$0
2021	\$13,799	\$1,169	\$51,994	\$0	\$0	\$66,962	\$48,374	\$66,962	\$0
2020	\$11,676	\$2,201	\$51,994	\$0	\$0	\$65,871	\$43,976	\$65,871	\$0
2019	\$9,473	\$2,232	\$45,000	\$0	\$0	\$56,705	\$39,978	\$56,705	\$0
2018	\$6,860	\$2,263	\$45,000	\$0	\$0	\$54,123	\$36,344	\$54,123	\$0
2017	\$6,533	\$1,960	\$45,000	\$0	\$0	\$53,493	\$33,040	\$53,493	\$0
2016	\$6,533	\$1,991	\$45,000	\$0	\$0	\$53,524	\$30,036	\$53,524	\$0
2015	\$6,533	\$2,022	\$18,750	\$0	\$0	\$27,305	\$27,305	\$27,305	\$0
2014	\$6,149	\$1,784	\$18,750	\$0	\$0	\$26,683	\$26,683	\$26,683	\$0
2013	\$6,149	\$1,803	\$18,750	\$0	\$0	\$26,702	\$26,702	\$26,702	\$0

Building Information

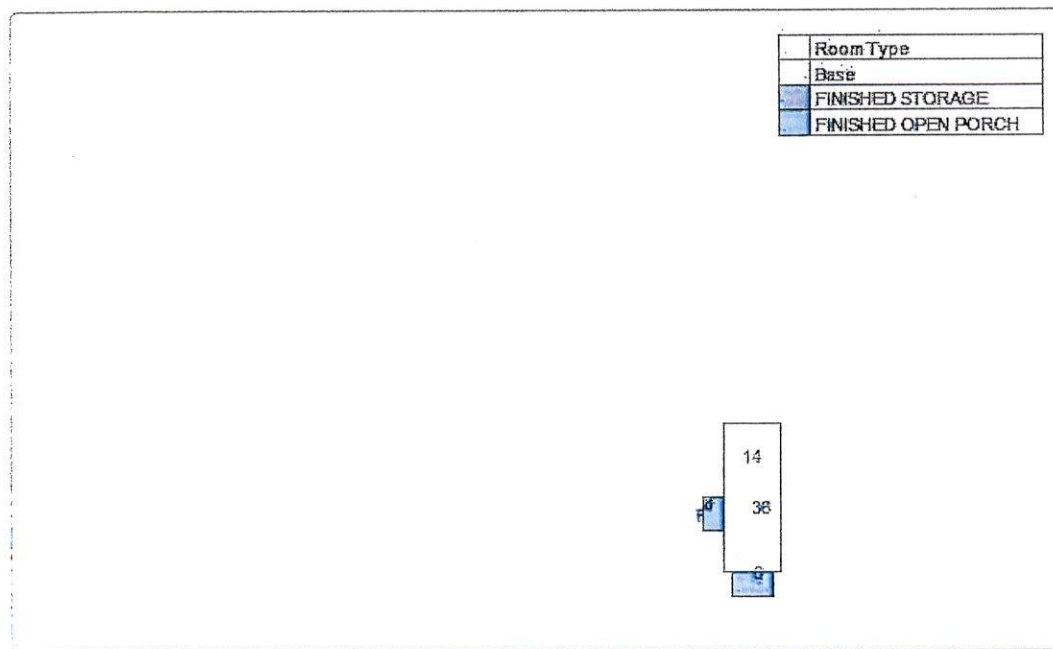
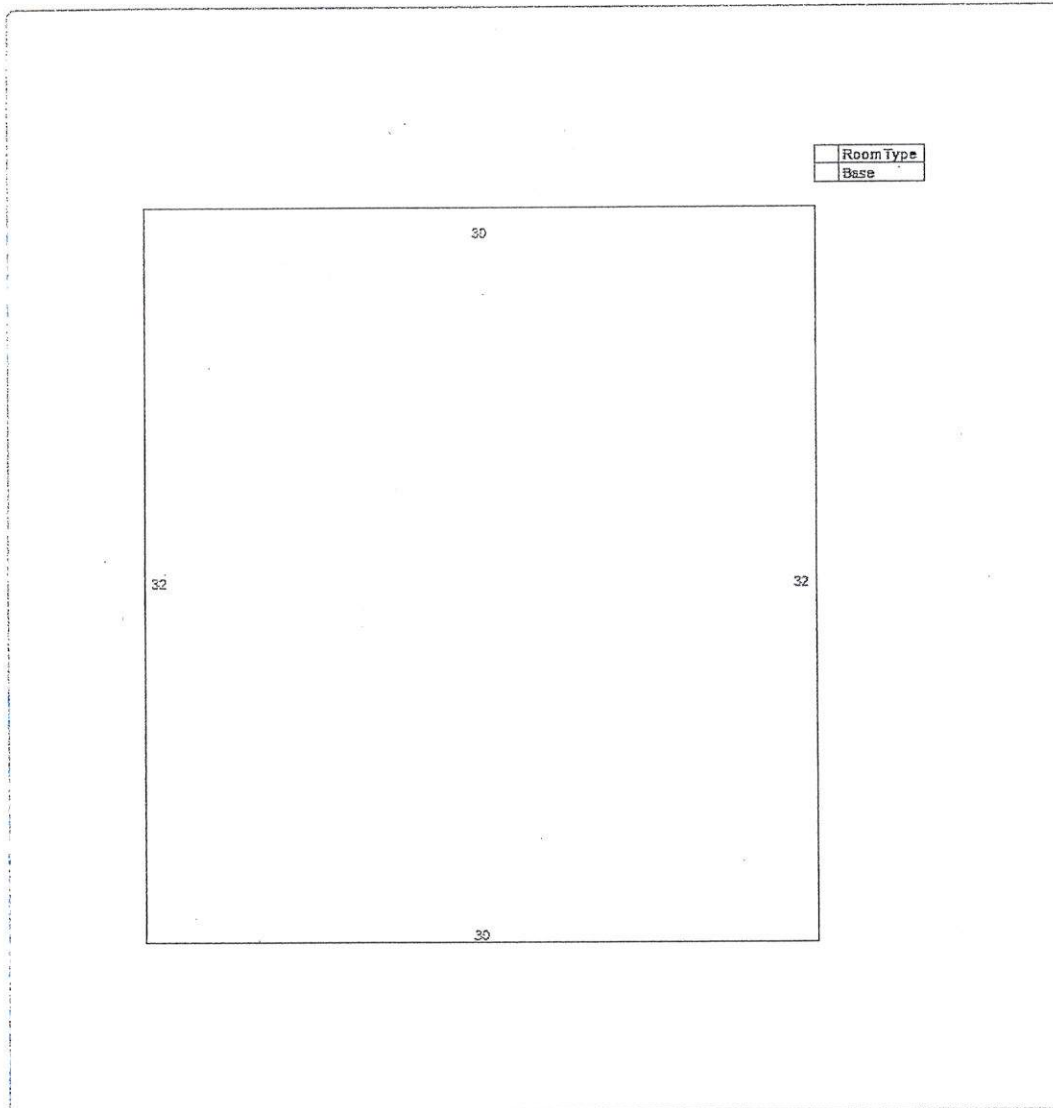
Building	1	Roof Cover	Metal
Building Value	\$32,988	Roof Structure	Gable Hip
Year Built	1945	Interior Flooring	Pine Wood
Actual Area	604	Interior Wall	Drywall
Conditioned Area	504	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Wood	Baths	

Description	Square Footage
FINISHED OPEN PORCH	40
FINISHED STORAGE/UTILITY	60
BASE AREA	504
Total SqFt	604

Building	2	Roof Cover	Built Up
Building Value	\$51,040	Roof Structure	Flat
Year Built	1960	Interior Flooring	Ceramic Tile
Actual Area	960	Interior Wall	Drywall
Conditioned Area	960	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Block	Baths	

Description	Square Footage
BASE AREA	960
Total SqFt	960

Sketch Information



Extra Feature Information

Code Description	Status	Value
Handicap Ramp (COM)		1371
Concrete Paving - Under 8" (COM)		1501

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings (1 Story)	50	300	13865	SF	\$97,055

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
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	6/5/2001	\$0.00		3157	17	U	I	PHILLIPS SHIRLEY P/R EST MOSES DEMPS JR DECD	ST JOHNS HOUSING PRTNSP INC
	6/5/2001	\$17,500.00	WARRANTY DEED	1611	702	U	I	DEMPS MOSES JR ESTATE BY PERS REP	ST JOHNS COUNTY HOUSING PARTNERSHIP INC
	6/5/2001	\$100.00	QUIT CLAIM DEED	1611	701	U	I	DEMPS MOSES JR ESTATE BY PERS REP	ST JOHNS COUNTY HOUSING PARTNERSHIP INC
	9/11/2000	\$0.00	OTHER INSTRUMENT	1529	1629	U	I	DEMPS MOSES JR (DECD 8/3/98)	DEMPS MOSES JR ESTATE (LETT OF ADMIN)

No data available for the following modules: Sales Questionnaire Form.

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[Last Data Upload: 1/30/2024, 1:32:45 AM](#)

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Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 2, 2024	9.c.	PZB2024-0033
Request	Address	Parcel ID
Comprehensive Plan Land	525 W King Street	<u>112320-0000</u>
Use Amendment and Rezoning	527 W King Street	<u>112340-0000</u>



Figure 1. Aerial photograph of the subject properties with 527 W King Street outlined in blue.

Site & Background Information

Property Class: 0100 – Single Family
(St. Johns County Property Appraiser)

Future Land Use Designation: Residential-D (County)

Zoning Designation: Sunnyside House PUD (County Ordinance Number 2003-40)

Acreage: 0.57

Applicant: City of St. Augustine

Owner: Bill Lazar
c/o St. Johns Housing Partnership Inc.

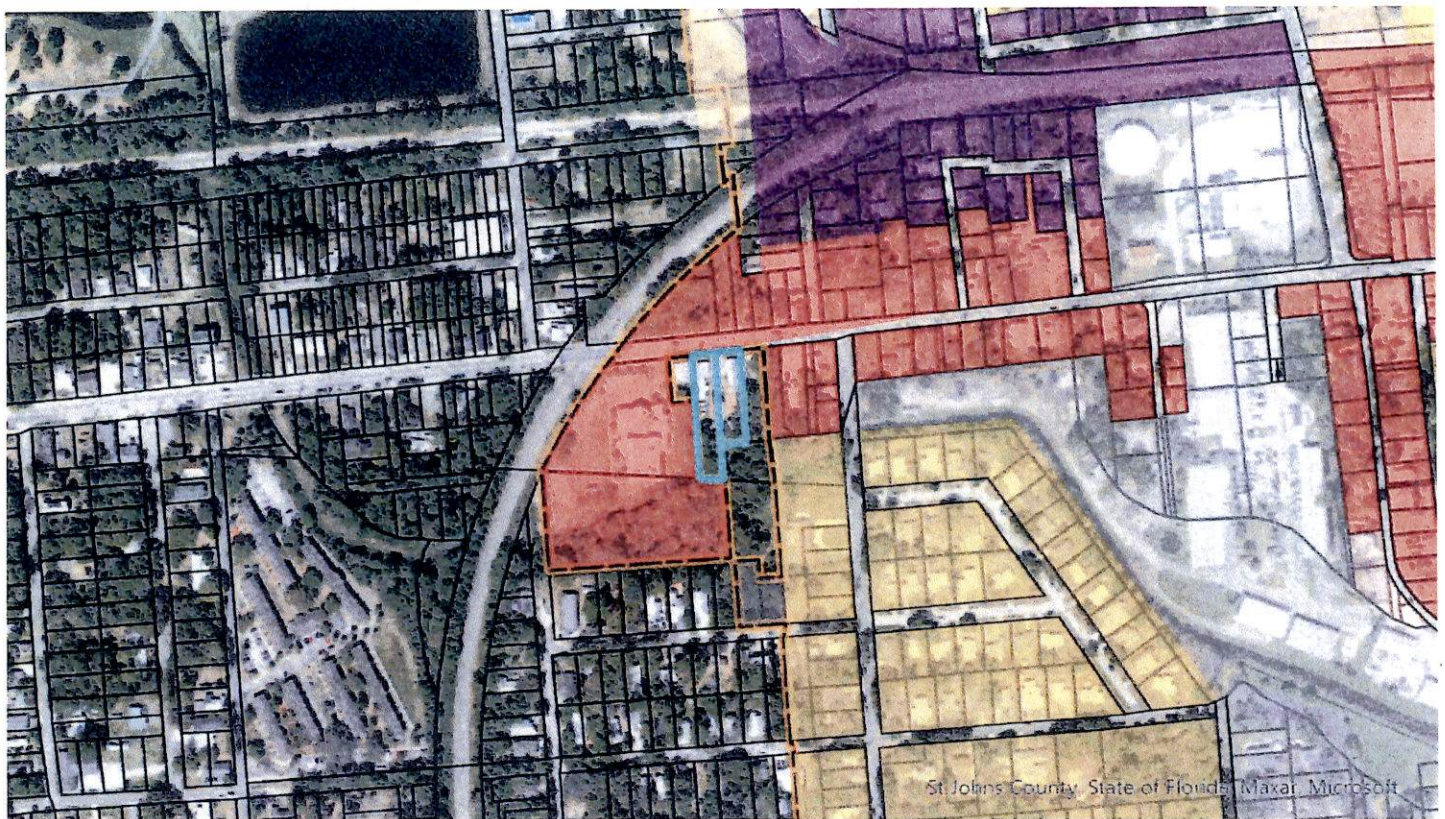


Figure 2. The City of St. Augustine's zoning map highlighting the subject properties.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	1000 – Vacant Commercial	Commercial Medium Intensity	CM-2
South	0100 – Single Family 0000 – Vacant Residential 8900 – Municipally Owned	Residential-D (County)	RS-3 (County)
East	1805 – Office Buildings (Multi-Story) (Owner Occupied)	Residential-D (County)	RS-3 (County)
West	7705 – Clubs, Lodges or Union Halls (Owner Occupied)	Residential-D (County)	RS-3 (County)

Request Summary

This application is a request for amending the City's Comprehensive Plan Land Use map and rezoning the properties at 525 & 527 W King Street subject to the petition for voluntary annexation which was first reviewed by the City Commission on [February 12, 2024](#).

The surrounding areas within the city along West King Street have a Commercial Medium Intensity land use with a compatible [Commercial Medium-Two: CM-2 zoning designation](#). This commercial designation allows a broad range of uses, including those allowed under [Commercial Medium-One: CM-1](#), and also residential uses that may continue on the property.

Consistency with the City of St. Augustine's Comprehensive Plan 2040

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use	Objective 5.1	This request for annexation is consistent with this objective based on its location and proximity to other properties located within the City.
	Policy 5.1.2	The City's policy to encourage infill development in appropriate locations is consistent with this request.
	Goal 6	This request is consistent with the City's goal for a desired land use pattern.
	Policy 6.5.2	This request is consistent with this policy to apply the Commercial Medium Intensity land use designation where adequate traffic circulation capacity is available.
Historic Preservation		

Conservation and Coastal Management		
Recreation and Open Space		
Transportation and Mobility		
Housing	Policy 3.2.1	This proposal is consistent with this policy as it is compatible infill development within an existing neighborhood.
Infrastructure		

Staff Analysis and Recommendation

Staff does not make recommendations concerning amendments of the City's Future Land Use Map or rezonings, instead the [Board is tasked with making recommendations to the city commission](#) which shall show that the Board has studied and considered:

- (1) The need and justification for the change.
- (2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission.
- (3) Consistency with the comprehensive plan.



Jacob Fredriksson, CNU-A
Planning Manager
Planning and Building Department



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: _____ (plus advertising costs) Project Number: _____

Receipt Number: _____ Meeting Date: _____

Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: City of St. Augustine Contact Number: _____

Business (if applicable): _____

Address: P.O. Box 210 City: St. Augustine State: FL Zip: 32085

E-Mail Address: _____

2. NAME OF PROPERTY OWNER: Bill Lazar Contact Number: 904-669-1069

Business (if applicable): St Johns Housing Partnership

Address: 525-527 West King Street City: St. Augustine State: FL Zip: 32084

E-Mail Address: blazar@sjhp.org

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: 1123200000 & 1123400000

4. PROJECT STREET ADDRESS: 525-527 West King Street

5. SPECIFIC PROPOSED USE: Existing structure(s)

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☒ Land Use Plan Amendment

☐ Variance ☒ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: This request is related to a voluntary annexation petition and

development agreement to annex this 0.57 acres owned by the Housing Partnership into the City of St. Augustine.

The request is for the PZB to make a recommendation to the City Commission related to a city land use category and zoning designation.

This property is currently designated Residential-D by St. Johns County with a PUD zoning. The requested land use is Commercial Medium Intensity with a compatible zoning district of Commercial Medium-two (CM-2).

8. JUSTIFICATION FOR ACTION REQUESTED: This property is proposed to be annexed into the city.

When property is annexed into the city it needs to be incorporated into the city's

Comprehensive Plan and zoning map.

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: _____

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: _____

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: _____

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: _____

10. PREVIOUS APPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☒ No If yes, please give date and final disposition below.

11. AGREEMENT:

In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the Board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the Board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the Code.

Signature of Applicant

Date

 3.11.24

Signature of Property Owner

3/11/24
Date



Owner's Authorization For Agent

City of St. Augustine is/are hereby authorized TO ACT ON BEHALF OF _____, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: _____

BY: _____

Signature of Owner

Bill Lazar
Print Name of Owner

904-669-1069
Telephone Number

State of FL

County of St. Johns

Signed and sworn before me on this 11th day of March, 2024

By Bill Lazar

Identification verified:

Oath sworn: Yes X No

Notary Signature: _____

My Commission expires: 2/8/28



Page 11
1100000

Valuation Information

	2024
Building Value	\$126,293
Extra Features Value	\$0
Total Land Value	\$110,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$236,293
Total Deferred	\$101,985
Assessed Value	\$134,308
Total Exemptions	\$134,308
Taxable Value	\$0

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

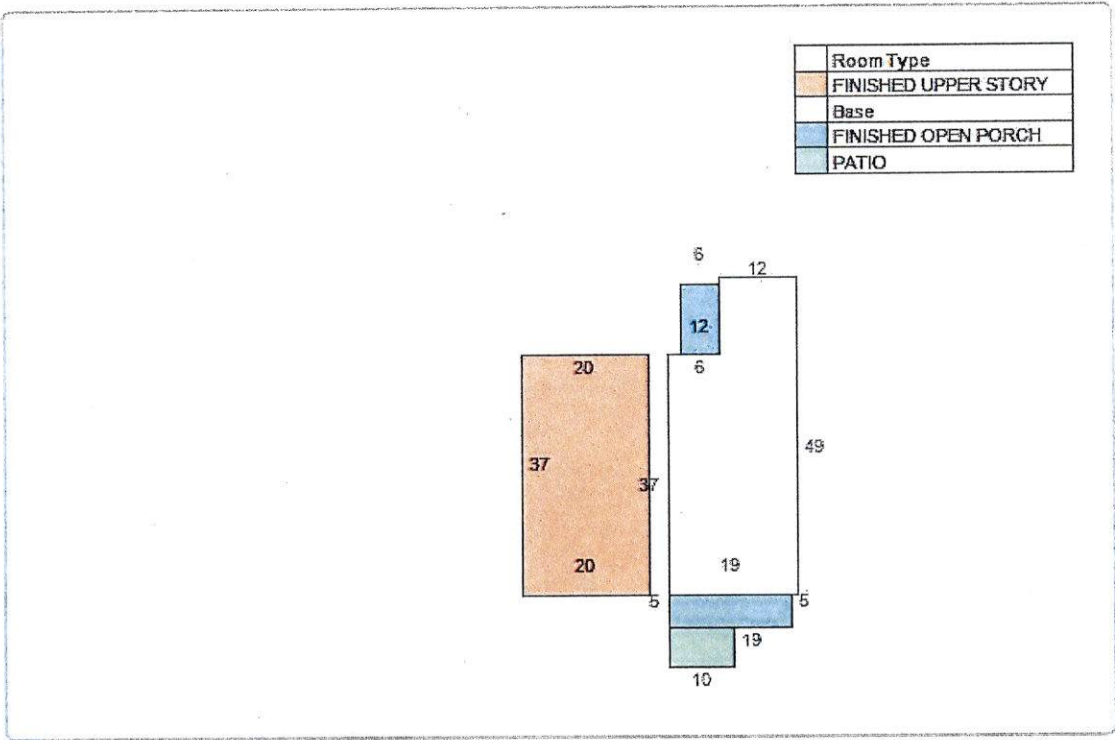
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$129,490	\$0	\$77,000	\$0	\$0	\$206,490	\$122,098	\$206,490	\$0
2022	\$73,528	\$0	\$41,250	\$0	\$0	\$114,778	\$110,998	\$114,778	\$0
2021	\$62,702	\$0	\$41,250	\$0	\$0	\$103,952	\$100,907	\$103,952	\$0
2020	\$64,195	\$0	\$41,250	\$0	\$0	\$105,445	\$91,734	\$105,445	\$0
2019	\$50,395	\$0	\$33,000	\$0	\$0	\$83,395	\$83,395	\$83,395	\$0
2018	\$50,974	\$0	\$33,000	\$0	\$0	\$83,974	\$83,974	\$83,974	\$0
2017	\$52,132	\$0	\$33,000	\$0	\$0	\$85,132	\$85,132	\$85,132	\$0
2016	\$52,712	\$0	\$33,000	\$0	\$0	\$85,712	\$85,712	\$85,712	\$0
2015	\$53,291	\$0	\$30,250	\$0	\$0	\$83,541	\$83,541	\$83,541	\$0
2014	\$53,756	\$0	\$30,250	\$0	\$0	\$84,006	\$84,006	\$84,006	\$0
2013	\$55,610	\$0	\$30,250	\$0	\$0	\$85,860	\$85,860	\$85,860	\$0

Building Information

Building	1	Roof Cover	Metal
Building Value	\$126,293	Roof Structure	Gable Hip
Year Built	1900	Interior Flooring	Hardwood
Actual Area	1940	Interior Wall	Panel
Conditioned Area	1624	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Concrete Siding	Baths	

Description	Square Footage
PATIO/SLAB	60
FINISHED OPEN PORCH	66
BASE AREA	884
FINISHED UPPER STORY	740
FINISHED OPEN PORCH	95
FINISHED OPEN PORCH	95
Total SqFt	1940

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings (1 Story)	55	200	11000	SF	\$110,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/5/2001	\$0.00	CORRECTIVE DEED	3157	14	U	I	PHILLIPS SHIRLEY P/R EST ROSA MARY DEMPS	ST JOHNS HOUSING PRNTNSP INC
	6/5/2001	\$17,500.00	WARRANTY DEED	1611	704	U	I	DEMPS ROSA MARY ESTATE BY PERS REP	ST JOHNS COUNTY HOUSING PARTNERSHIP INC

No data available for the following modules: Sales Questionnaire Form, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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St. Johns County, FL

Apply for Exemptions

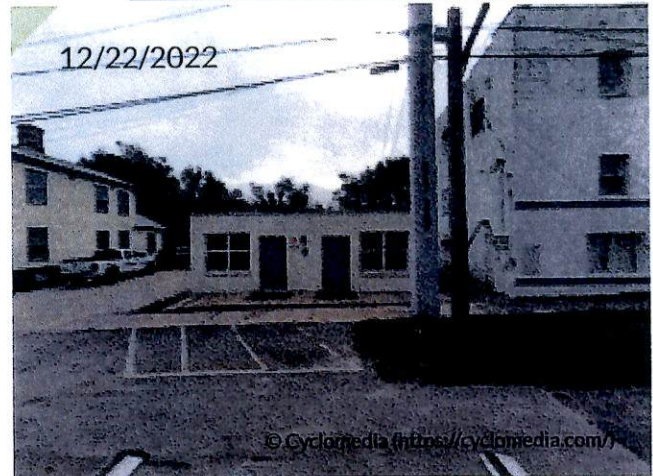
[Apply for Exemptions](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 1123400000
 Location 527 W KING ST
 Address 529 W KING ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood Office (Class C) Countywide (COM) (202.03)
 Tax Description* (6) DANCY TRACT E50FT OF LOT 3 BLK 27 (EX R/W RD S214 IN OR35/671) OR1611/701 & 702 & 3157/17(C/D) & 3157/19(C/D)
**The Description above is not to be used on legal documents.*
 Property Use Office Buildings (15Story) (Owner Occupied) (1705)
 Code
 Subdivision Dancy Tract of New Augustine Subdivision
 Sec/Twp/Rng 41-7-29
 District City of St Augustine (District 452)
 Millage Rate 18.872
 Acreage 0.320
 Homestead N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)


Owner Information

Owner Name [St Johns Housing Partnership Inc](#) 100%
 Mailing Address PO BOX 1086
 SAINT AUGUSTINE, FL 32085-1086

Exemption Information

Exemption Type	Status	Amount
Non-Profit		\$64,385

Map



Valuation Information

	2024
Building Value	\$84,028
Extra Features Value	\$2,872
Total Land Value	\$138,650
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$225,550
Total Deferred	\$161,165
Assessed Value	\$64,385
Total Exemptions	\$64,385
Taxable Value	\$0

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
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2014	\$6,149	\$1,784	\$18,750	\$0	\$0	\$26,683	\$26,683	\$26,683	\$0
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Building Information

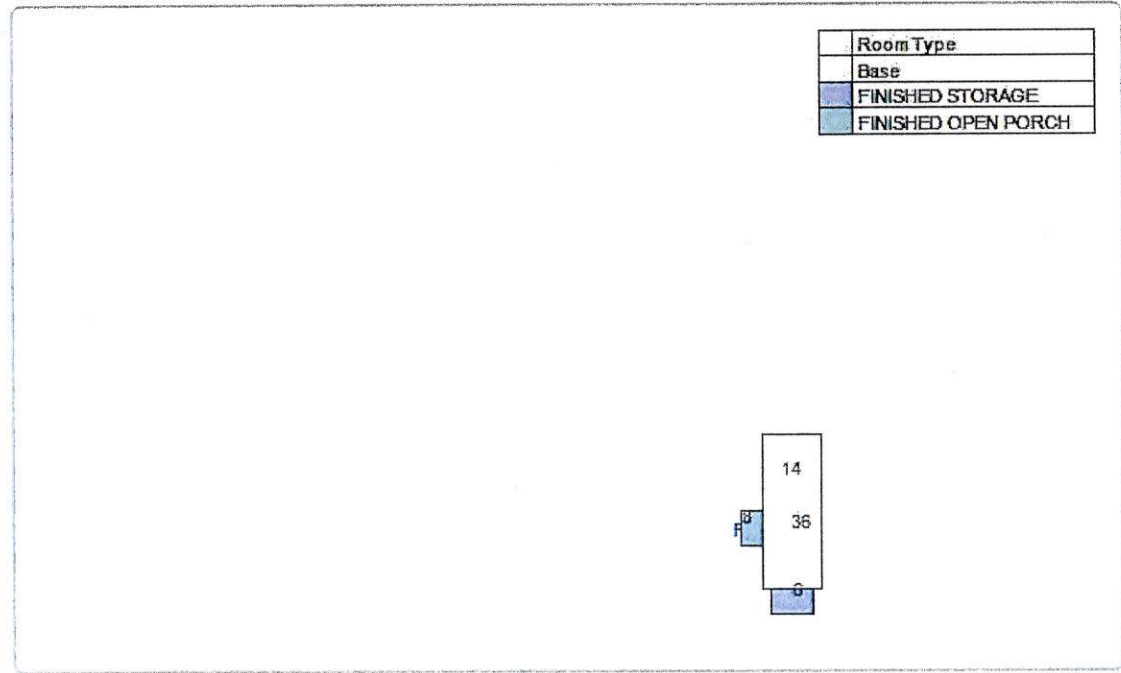
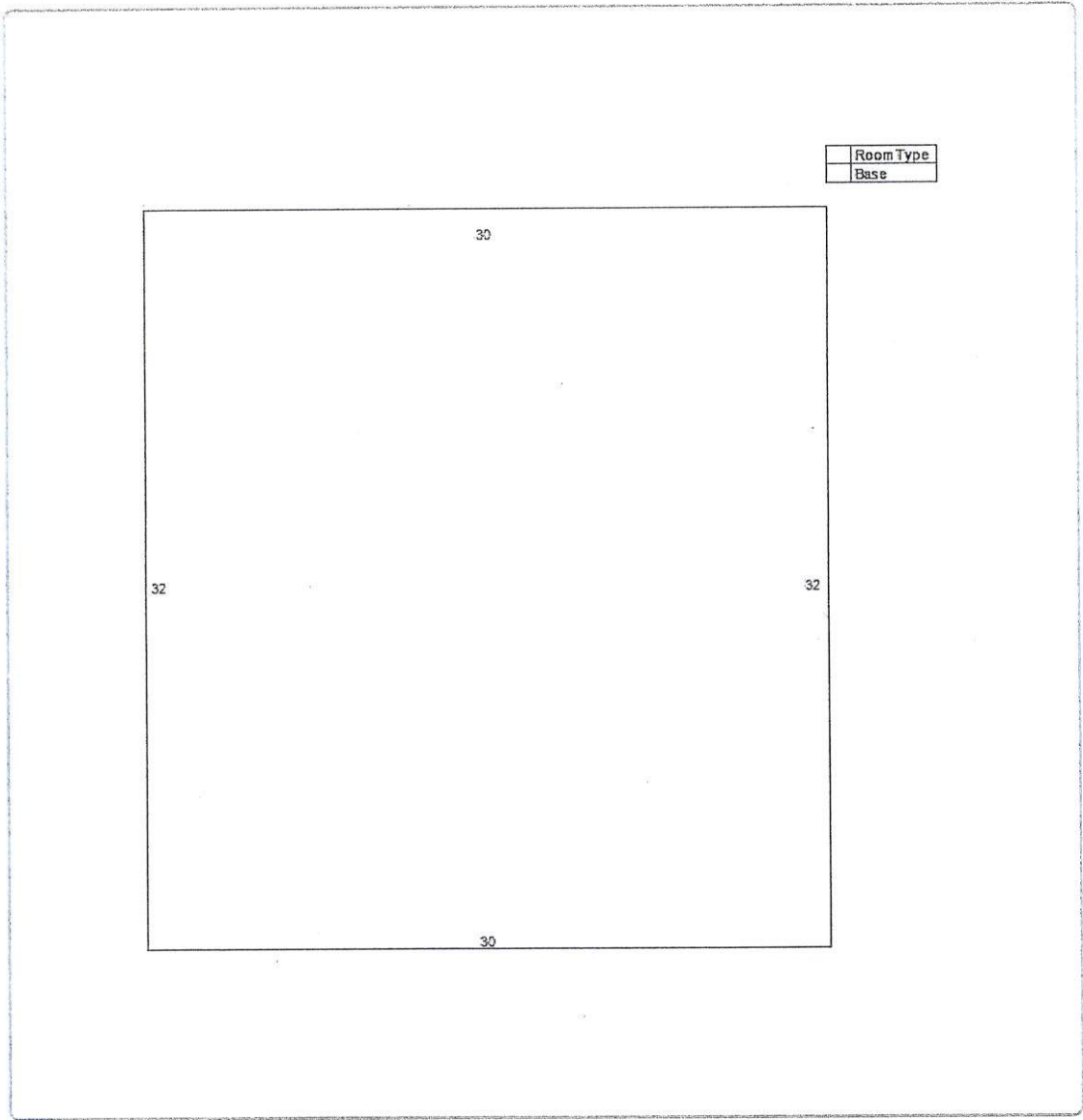
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Building Value	\$32,988	Roof Structure	Gable Hip
Year Built	1945	Interior Flooring	Pine Wood
Actual Area	604	Interior Wall	Drywall
Conditioned Area	504	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Wood	Baths	

Description	Square Footage
FINISHED OPEN PORCH	40
FINISHED STORAGE/UTILITY	60
BASE AREA	504
Total SqFt	604

Building	2	Roof Cover	Built Up
Building Value	\$51,040	Roof Structure	Flat
Year Built	1960	Interior Flooring	Ceramic Tile
Actual Area	960	Interior Wall	Drywall
Conditioned Area	960	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Block	Baths	

Description	Square Footage
BASE AREA	960
Total SqFt	960

Sketch Information



Extra Feature Information

Code Description	Status	Value
Handicap Ramp (COM)		1371
Concrete Paving - Under 8" (COM)		1501

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
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	6/5/2001	\$100.00	QUIT CLAIM DEED	1611	701	U	I	DEMPS MOSES JR ESTATE BY PERS REP	ST JOHNS COUNTY HOUSING PARTNERSHIP INC
	9/11/2000	\$0.00	OTHER INSTRUMENT	1529	1629	U	I	DEMPS MOSES JR (DECD 8/3/98)	DEMPS MOSES JR ESTATE (LETT OF ADMIN)

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Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Augustine's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: ORDINANCE NO. 2024-12 AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.57 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS PORTIONS OF THE DANCY TRACT COMMONLY KNOWN AS 525 WEST KING STREET (PID 1123200000) AND 527 WEST KING STREET (PID 1123400000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY RESIDENTIAL-D TO A CITY DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING 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 of St. Augustine 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.

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

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. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **THE ORDINANCE SERVES THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE PUBLIC BECAUSE IT CHANGES THE COUNTY LAND USE DESIGNATION OF AN ANNEXED PROPERTY TO A CITY LAND USE DESIGNATION. THE ANNEXATION WILL ALSO DEFINE THE CITY MUNICIPAL BOUNDARIES TO PREVENT AND RECTIFY THE CURRENT ENCLAVE AND CHANGE THE LAND USE TO A CONSISTENT CATEGORY WITHIN THE CITY ALONG WEST KING STREET.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, 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: **NONE.**

THE PROPOSED ORDINANCE ANNEXES APPROXIMATELY 0.57 ACRES INTO THE CITY LIMITS. THERE ARE NO ANTICIPATED COSTS TO THE NOT-FOR-PROFIT THAT OWNS THE PROPERTY.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NO DIRECT IMPACT TO ANY BUSINESSES.**

4. Additional information the governing body deems useful (if any): **THE PURPOSE OF THE ANNEXATION IS TO INCORPORATE THE EXISTING USES INTO THE CITY LIMITS TO ALLOW PARTICIPATION IN A FUTURE CITY CRA.**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: May 24, 2024

RE: **Ordinance 2024-13 – Amending the Zoning Designation of 0.57 acres of Annexed Property from St. Johns County Planned Unit Development (PUD) to Commercial Medium-two (CM-2) – Second Reading and Public Hearing**

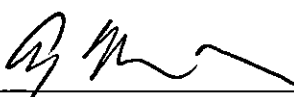
The property at 525 and 527 West King Street is approximately 0.57 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its northern boundaries. The current use of the property is office and residential.

The county's Future Land Use Map (FLUM) identified Residential-D as the land use category for the property. The owner has requested to change the land use to the city category of Commercial Medium Intensity. This application is to rezone the property to Commercial Medium-two (CM-2), which is consistent with the proposed land use category. The owner is proposing to maintain the property for its current use.

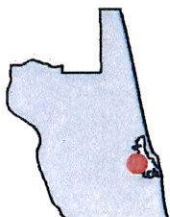
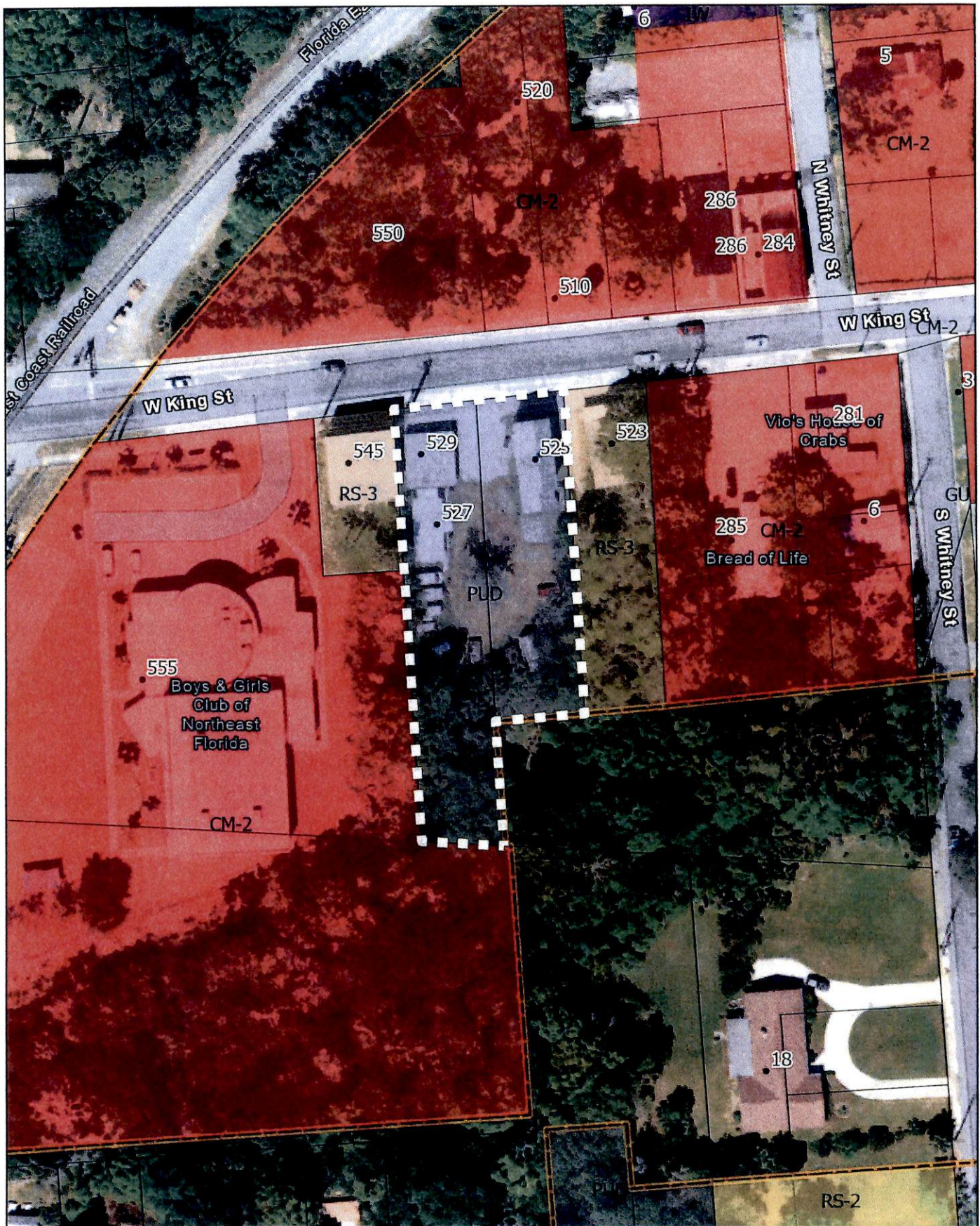
The Planning and Zoning Board (PZB) reviewed this application on April 2, 2024, and made a recommendation to amend the zoning of this property from County PUD to City CM-2. Attached you will find the Ordinance, and legal description and a map illustrating the requested change. The packet of information provided to the PZB is included with the land use plan amendment material.

Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is attached for your information.

Please place Ordinance 2024-13 on the City Commission agenda for second reading and public hearing. If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department



Current Zoning

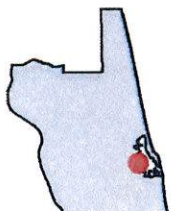
525 & 527 W King Street both have a current zoning designation of Planned Unit Development: PUD (County).

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Mapbox, Microsoft



2024





Proposed Zoning

525 & 527 W King Street are proposed to have zoning designations of Commercial Medium-Two: CM-2.

Esri Community Maps Contributors, FDER, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Miami, Minnesota



2024



0 0.01 Miles

ORDINANCE NO. 2024-13

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.57 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS A PORTION OF THE DANCY TRACT COMMONLY KNOWN AS 525 WEST KING STREET (PID 1123200000) AND 527 WEST KING STREET (PID 1123400000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF ST. JOHNS COUNTY PLANNED UNIT DEVELOPMENT (PUD) TO THE CITY CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that property identified by the attached legal description as containing approximately 0.57 acres of land, located south of West King Street and west of South Whitney Street as a portion of the Dancy Tract, commonly known as 525 West King Street (PID 1123200000) and 527 West King Street (PID 1123400000) being more fully described herein, should be rezoned;

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

Section 1. The following described property, containing approximately 0.57 acres of land, located south of West King Street and west of South Whitney Street as a portion of the Dancy Tract commonly known as 525 West King Street (PID 1123200000) and 527 West King Street (PID 1123400000) within the City of St. Augustine, and identified

by the attached legal description, is hereby rezoned from the classification of St. Johns County Planned Unit Development (PUD) to the City of St. Augustine classification of Commercial Medium-Two (CM-2).

Section 2. Legal Description of Property. The following described property that is annexed by the adoption of Ordinance 2024-11 and incorporated into the City of St. Augustine, Florida:

**SEE EXHIBIT "A," AND EXHIBIT "B," ATTACHED
HERETO AND MADE A PART HEREOF.**

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to change the Zoning Atlas for the City of St. Augustine, Florida to reflect the rezoning of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2024-12 or, if Ordinance No. 2024-12 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

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

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

Exhibit "A"

PARCEL 1: THE WEST FIFTY-FIVE (55) FEET OF THE NORTH TWO-HUNDRED (200) FEET OF LOT TWO (2), BLOCK TWENTY-SEVEN (27) OF THE DANCY TRACT AS RECORDED IN MAP BOOK 1, PAGE 1 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 214, AS PRESENTLY ESTABLISHED.

PARCEL 2: THE NORTH TWO-HUNDRED (200) FEET OF THE EAST FIFTY (50) FEET OF LOT THREE (3), BLOCK TWENTY-SEVEN (27) OF THE DANCY TRACT, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN MAP BOOK 1, PAGE 1 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 214, AS PRESENTLY ESTABLISHED.

3
2
Reason for GRANTEE REC 10.50 DOC 122.50
In: ESTATE TITLE & GUARANTY, INC.
This Instrument Prepared by: M. HEPLER ESTATE TITLE & GUARANTY, INC.
Address: 71 Cypress Street
St. Augustine, FL 32084
Property Appraisal Parcel Identification (Folio) Number(s): 112320-0000
Quoted(s) S.E.R.#(s):

WARRANTY DEED
INDIVID. TO INDIVID.

Public Records of
St. Johns County, FL
Clerk# 01-028134
O.R. 1611 PG 704
01:51PM 06/07/2001
REC \$9.00 SUR \$1.50
Doc Stamps \$122.50

SPACE ABOVE THIS LINE FOR PRECEDING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 5th day of June A.D. 2001 by SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSA MARY DEMPS, DECEASED hereinafter called the grantor, to THE ST. JOHNS COUNTY HOUSING PARTNERSHIP, INC. whose post office address is PO Box 1086, St Augustine, FL 32085, hereinafter called the grantee.

(Whoever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, remises, releases, conveys and confirms unto the grantee all that certain land situate in ST. JOHNS County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND THEREFOR MADE A PART HEREOF

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2001 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of

2 Charles Phillips
Witness:

2A Charles Phillips
Witness:

3 Cory Coleman
Witness:

2A Cory Coleman
Witness:

Address:

1 Shirley Phillips
SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSA MARY DEMPS, DECEASED

Address:

Address:

Address:

STATE OF NEW YORK
COUNTY OF Brook

The foregoing instrument was acknowledged before me this 9th day of June, 2001 by SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE who produced 9 NY State I.D. as identification and who DID take an oath.

Notary Public, State and County Affirmed

6
Notary Signature

6A
Notary Public, State of New York
No. 03-4554534

Qualified to Execute
Commission Expires June 30, 2002

REALT-8

THE PURPOSE OF RE-RECORDING THIS DEED IS TO CORRECT GRANTEE'S NAME

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 1123200000
 Location 525 W KING ST
 Address SAINT AUGUSTINE 32084-0000
 Neighborhood Office (Class C) Countywide (COM) (202.03)
 Tax Description* (5) DANCY TRACT W55 OF N200FT OF LOT 2 BLK 27 (EX R/W OF RD S214 IN OR 35/671) OR 1611/704 & 3157/14(C/D)
 *The Description above is not to be used on legal documents.
 Property Use Office Buildings (1Story) (Owner Occupied) (1705)
 Code
 Subdivision Dancy Tract of New Augustine Subdivision
 Sec/Twp/Rng 41-7-29
 District City of St Augustine (District 452)
 Millage Rate 18.872
 Acreage 0.250
 Homestead N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)

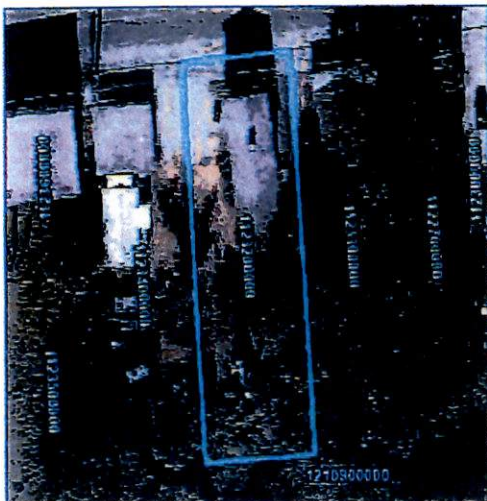
Owner Information

Owner Name [St Johns Housing Partnership Inc](#) 100%
 Mailing Address PO BOX 1086
 SAINT AUGUSTINE, FL 32085-1086

Exemption Information

Exemption Type	Status	Amount
Non-Profit		\$134,308

Map



Valuation Information

	2024
Building Value	\$126,293
Extra Features Value	\$0
Total Land Value	\$77,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$203,293
Total Deferred	\$68,985
Assessed Value	\$134,308
Total Exemptions	\$134,308
Taxable Value	\$0

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

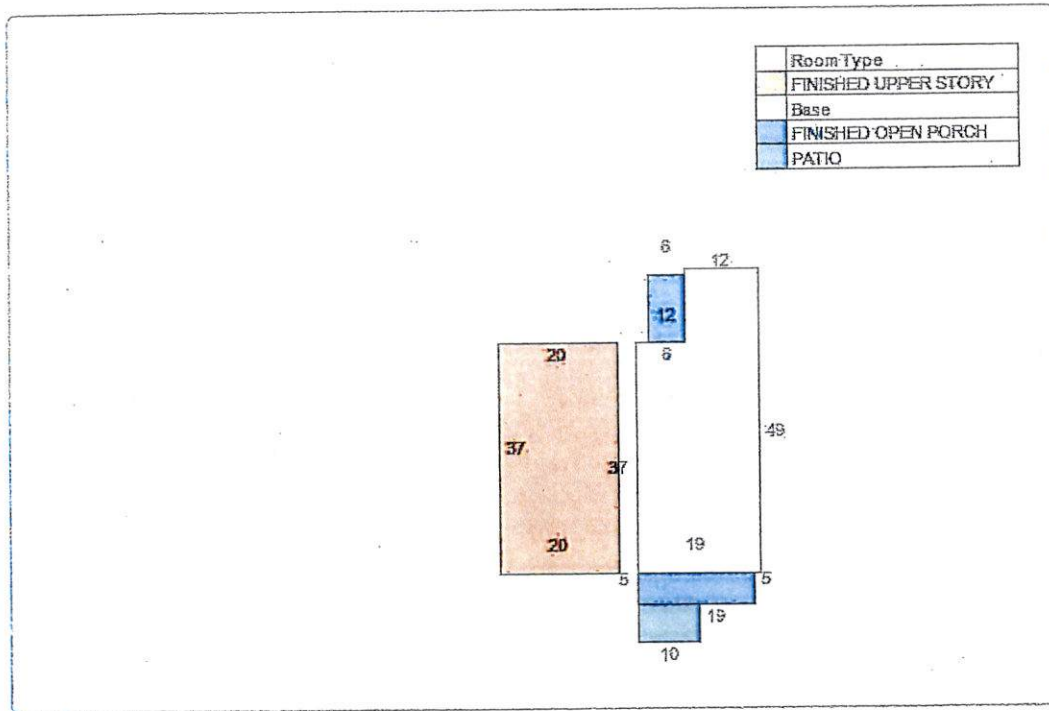
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$129,490	\$0	\$77,000	\$0	\$0	\$206,490	\$122,098	\$206,490	\$0
2022	\$73,528	\$0	\$41,250	\$0	\$0	\$114,778	\$110,998	\$114,778	\$0
2021	\$62,702	\$0	\$41,250	\$0	\$0	\$103,952	\$100,907	\$103,952	\$0
2020	\$64,195	\$0	\$41,250	\$0	\$0	\$105,445	\$91,734	\$105,445	\$0
2019	\$50,395	\$0	\$33,000	\$0	\$0	\$83,395	\$83,395	\$83,395	\$0
2018	\$50,974	\$0	\$33,000	\$0	\$0	\$83,974	\$83,974	\$83,974	\$0
2017	\$52,132	\$0	\$33,000	\$0	\$0	\$85,132	\$85,132	\$85,132	\$0
2016	\$52,712	\$0	\$33,000	\$0	\$0	\$85,712	\$85,712	\$85,712	\$0
2015	\$53,291	\$0	\$30,250	\$0	\$0	\$83,541	\$83,541	\$83,541	\$0
2014	\$53,756	\$0	\$30,250	\$0	\$0	\$84,006	\$84,006	\$84,006	\$0
2013	\$55,610	\$0	\$30,250	\$0	\$0	\$85,860	\$85,860	\$85,860	\$0

Building Information

Building	1	Roof Cover	Metal
Building Value	\$126,293	Roof Structure	Gable Hip
Year Built	1900	Interior Flooring	Hardwood
Actual Area	1940	Interior Wall	Panel
Conditioned Area	1624	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Concrete Siding	Baths	

Description	Square Footage
PATIO/SLAB	60
FINISHED OPEN PORCH	66
BASE AREA	884
FINISHED UPPER STORY	740
FINISHED OPEN PORCH	95
FINISHED OPEN PORCH	95
Total SqFt	1940

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings (1 Story)	55	200	11000	SF	\$77,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/5/2001	\$0.00	CORRECTIVE DEED	3157	14	U	I	PHILLIPS SHIRLEY P/R EST ROSA MARY DEMPS	ST JOHNS HOUSING PRTNSP INC
	6/5/2001	\$17,500.00	WARRANTY DEED	1611	704	U	I	DEMPS ROSA MARY ESTATE BY PERS REP	ST JOHNS COUNTY HOUSING PARTNERSHIP INC

No data available for the following modules: Sales Questionnaire Form, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 1/30/2024, 1:32:45 AM](#)

Contact Us

Developed by

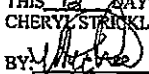


OR1611P60705

(ESTATE OF ROSA MARY DEMPSEY, JOHN'S HOUSING PARTNERSHIP, INC.)

EXHIBIT "A"

PARCEL 1: THE WEST FIFTY-FIVE (55) FEET OF THE NORTH TWO-HUNDRED (200) FEET OF LOT TWO (2), BLOCK TWENTY-SEVEN (27) OF THE DANCY TRACT AS RECORDED IN MAP BOOK 1, PAGE 1 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 214, AS PRESENTLY ESTABLISHED.

I HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 12 DAY OF DECEMBER 2007
CHERYL STRICKLAND, CLERK
BY:  Cheryl Strickland, Clerk



Return to: **GRANTEE** REC 10.50 DOC: 122.50
Re: Estate Title & Guaranty, Inc.

WARRANTY DEED
INDIVID. TO INDIVID.

Public Records of
St. Johns County, FL
Clerk# 01-028133
O.R. 1611 PG 702
01:51PM 06/07/2001
REC \$9.00 SUR \$1.50
Doc Stamps \$122.50

This Instrument Prepared by: M. HEPLER ESTATE TITLE & GUARANTY,
INC.

Address: 71 Curran Street
St. Augustine, FL 32084

Property Appraiser's Parcel Identification (Folio) Number(s):
112310-0003

Grantee(s) S.S.#(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 5th day of June A.D. 2001 by **SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MOSES DEMPS JR., DECEASED** hereinafter called the grantor, to **THE ST. JOHNS HOUSING PARTNERSHIP, INC.** whose post office address is, PO Box 1086, St. Augustine, FL 32085, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ST. JOHNS County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND THEREFOR MADE A PART HEREOF

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2001 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

Shirley Phillips
Witness:

Shirley Phillips
SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF
THE ESTATE OF MOSES DEMPS JR., DECEASED

2A Carlos Prieto
Witness:

Address:

3A Corey Coleman
Witness:

Address:

3A Corey Coleman
Witness:

Address:

Address:

Address:

STATE OF NEW YORK
COUNTY OF 4 Bronx

The foregoing instrument was acknowledged before me this 5th day of June, 2001 by **SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE** who produced NY STATE I.D. as identification and who DID take an oath.

Notary Public, State of New York

6 Derrick Daley
Notary Signature

6A
Printed Notary Signature

My Commission Expires

DERRICK DALEY
FRANKLIN, State of New York
No. 03-4864596
Qualified in Bronx County
Commission Expires JUN 30, 2007

THE PURPOSE OF RE-RECORDING THIS DEED IS TO CORRECT GRANTEE'S NAME.

St. Johns County, FL

Apply for Exemptions

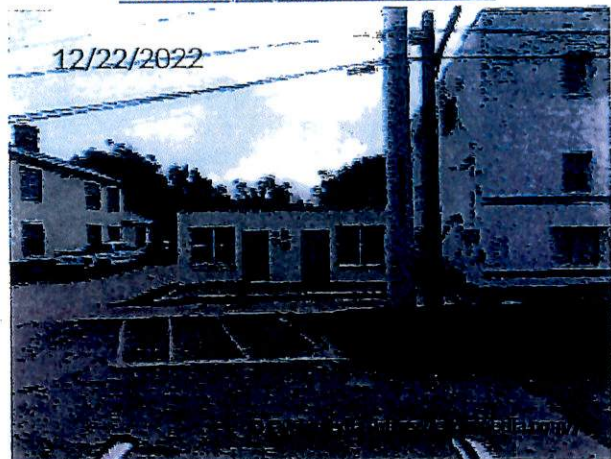
[Apply for Exemptions](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 1123400000
 Location 527 W KING ST
 Address 529 W KING ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood Office (Class C) Countywide (COM) (202.03)
 Tax Description* (6) DANCY TRACT E50FT OF LOT 3 BLK 27 (EX R/W RD S214 IN OR35/671) OR1611/701 & 702 & 3157/17(C/D) & 3157/19(C/D)
 *The Description above is not to be used on legal documents.
 Property Use Office Buildings (1Story) (Owner Occupied) (1705)
 Code
 Subdivision Dancy Tract of New Augustine Subdivision
 Sec/Twp/Rng 41-7-29
 District City of St Augustine (District 452)
 Millage Rate 18.872
 Acreage 0.320
 Homestead N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)


Owner Information

Owner Name [St Johns Housing Partnership Inc](#) 100%
 Mailing Address PO BOX 1086
 SAINT AUGUSTINE, FL 32085-1086

Exemption Information

Exemption Type	Status	Amount
Non-Profit		\$64,385

Map



Valuation Information

	2024
Building Value	\$84,028
Extra Features Value	\$2,872
Total Land Value	\$97,055
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$183,955
Total Deferred	\$119,570
Assessed Value	\$64,385
Total Exemptions	\$64,385
Taxable Value	\$0

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$86,463	\$3,016	\$97,055	\$0	\$0	\$186,534	\$58,532	\$186,534	\$0
2022	\$16,521	\$1,138	\$51,994	\$0	\$0	\$69,653	\$53,211	\$69,653	\$0
2021	\$13,799	\$1,169	\$51,994	\$0	\$0	\$66,962	\$48,374	\$66,962	\$0
2020	\$11,676	\$2,201	\$51,994	\$0	\$0	\$65,871	\$43,976	\$65,871	\$0
2019	\$9,473	\$2,232	\$45,000	\$0	\$0	\$56,705	\$39,978	\$56,705	\$0
2018	\$6,860	\$2,263	\$45,000	\$0	\$0	\$54,123	\$36,344	\$54,123	\$0
2017	\$6,533	\$1,960	\$45,000	\$0	\$0	\$53,493	\$33,040	\$53,493	\$0
2016	\$6,533	\$1,991	\$45,000	\$0	\$0	\$53,524	\$30,036	\$53,524	\$0
2015	\$6,533	\$2,022	\$18,750	\$0	\$0	\$27,305	\$27,305	\$27,305	\$0
2014	\$6,149	\$1,784	\$18,750	\$0	\$0	\$26,683	\$26,683	\$26,683	\$0
2013	\$6,149	\$1,803	\$18,750	\$0	\$0	\$26,702	\$26,702	\$26,702	\$0

Building Information

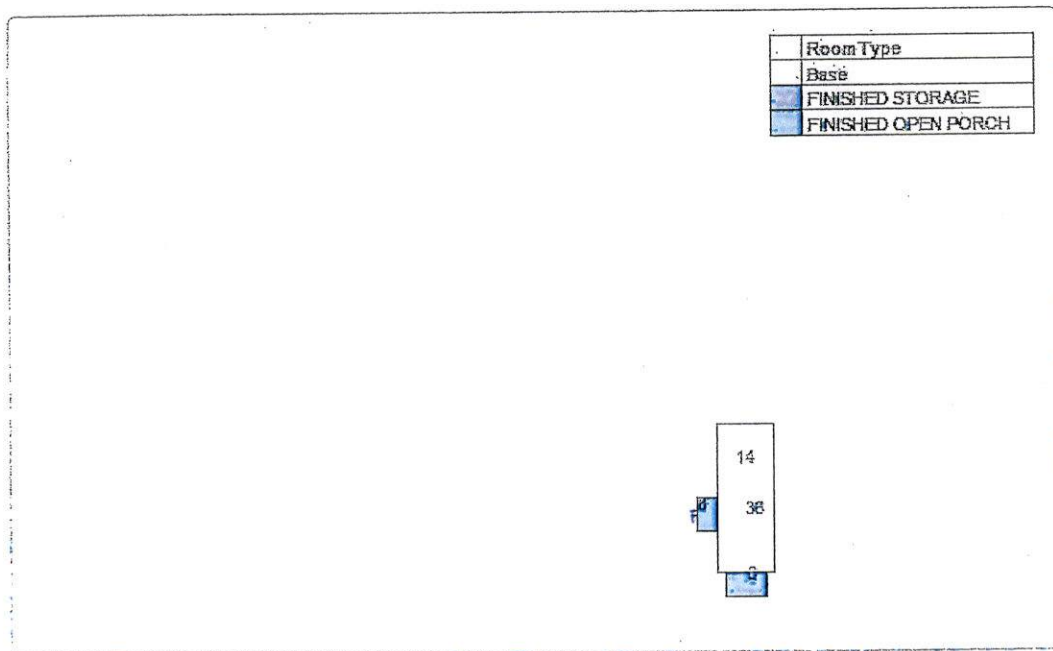
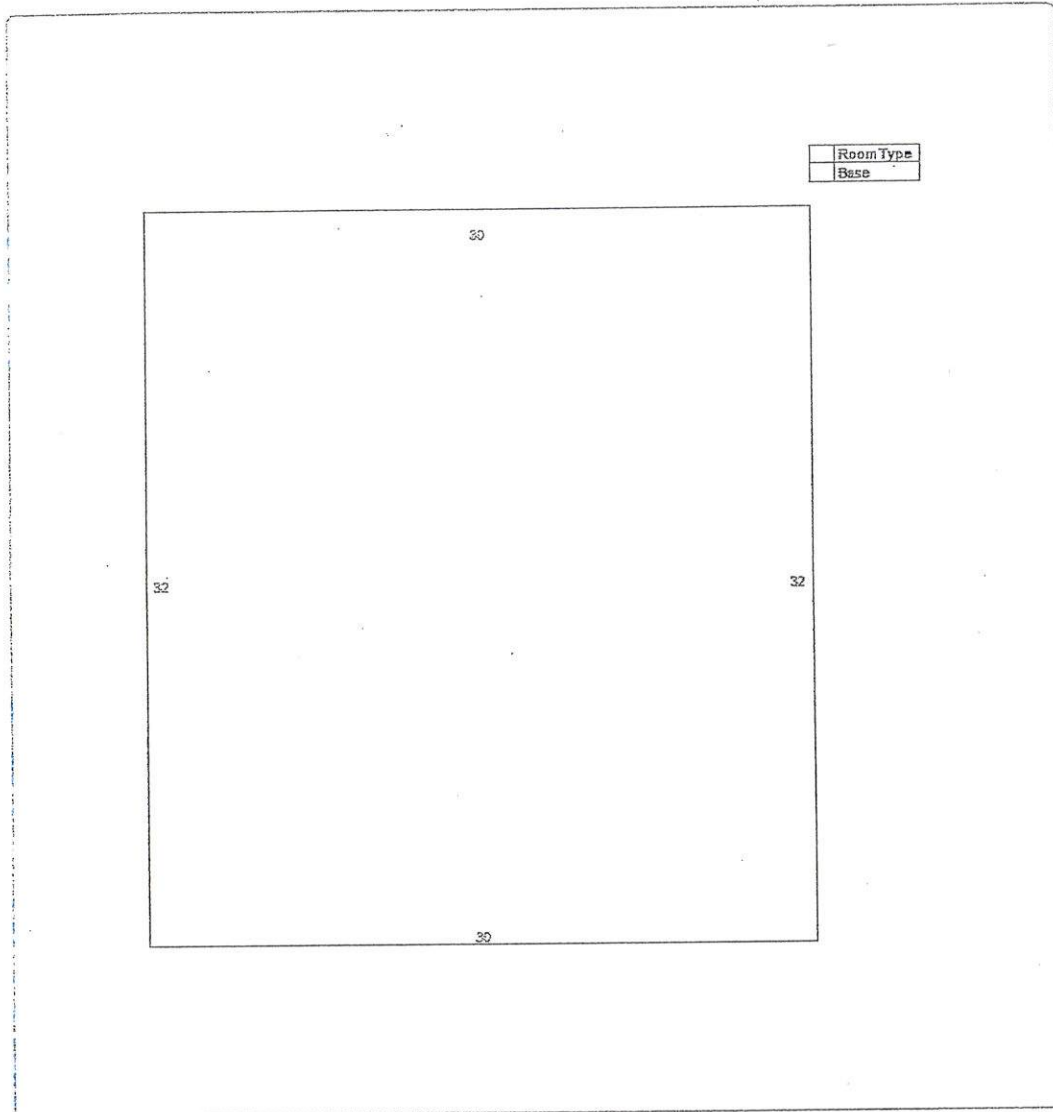
Building	1	Roof Cover	Metal
Building Value	\$32,988	Roof Structure	Gable Hip
Year Built	1945	Interior Flooring	Pine Wood
Actual Area	604	Interior Wall	Drywall
Conditioned Area	504	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Wood	Baths	

Description	Square Footage
FINISHED OPEN PORCH	40
FINISHED STORAGE/UTILITY	60
BASE AREA	504
Total SqFt	604

Building	2	Roof Cover	Built Up
Building Value	\$51,040	Roof Structure	Flat
Year Built	1960	Interior Flooring	Ceramic Tile
Actual Area	960	Interior Wall	Drywall
Conditioned Area	960	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Block	Baths	-

Description	Square Footage
BASE AREA	960
Total SqFt	960

Sketch Information



Extra Feature Information

Code Description	Status	Value
Handicap Ramp (COM)		1371
Concrete Paving - Under 8" (COM)		1501

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings (1 Story)	50	300	13865	SF	\$97,055

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/5/2001	\$0.00	CORRECTIVE DEED	3157	19	U	I	PHILLIPS SHIRLEY P/R EST MOSES DEMPS JR DECD	ST JOHNS HOUSING PARTNERSHIP INC
	6/5/2001	\$0.00		3157	17	U	I	PHILLIPS SHIRLEY P/R EST MOSES DEMPS JR DECD	ST JOHNS HOUSING PRTNSP INC
	6/5/2001	\$17,500.00	WARRANTY DEED	1611	702	U	I	DEMPS MOSES JR ESTATE BY PERS REP	ST JOHNS COUNTY HOUSING PARTNERSHIP INC
	6/5/2001	\$100.00	QUIT CLAIM DEED	1611	701	U	I	DEMPS MOSES JR ESTATE BY PERS REP	ST JOHNS COUNTY HOUSING PARTNERSHIP INC
	9/11/2000	\$0.00	OTHER INSTRUMENT	1529	1629	U	I	DEMPS MOSES JR (DECD 8/3/98)	DEMPS MOSES JR ESTATE (LETT OF ADMIN)

No data available for the following modules: Sales Questionnaire Form.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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Last Data Upload: 1/30/2024, 1:32:45 AM

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Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Augustine's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: ORDINANCE NO. 2024-13 AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.57 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS A PORTION OF THE DANCY TRACT COMMONLY KNOWN AS 525 WEST KING STREET (PID 1123200000) AND 527 WEST KING STREET (PID 1123400000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF ST. JOHNS COUNTY PLANNED UNIT DEVELOPMENT (PUD) TO THE CITY CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING 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 of St. Augustine 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.

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

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. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **THE ORDINANCE SERVES THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE PUBLIC BECAUSE IT CHANGES THE COUNTY ZONING DESIGNATION OF AN ANNEXED PROPERTY TO A CITY ZONING DESIGNATION. THE ANNEXATION WILL ALSO DEFINE THE CITY MUNICIPAL BOUNDARIES TO PREVENT AND RECTIFY THE CURRENT ENCLAVE AND CHANGE THE ZONING TO A CONSISTENT CATEGORY WITHIN THE CITY ALONG WEST KING STREET.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, 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: **NONE.**

THE PROPOSED ORDINANCE CHANGES THE ZONING ON APPROXIMATELY 0.57 ACRES AFTER BEING ANNEXED INTO THE CITY LIMITS. THERE ARE NO ANTICIPATED COSTS TO THE NOT-FOR-PROFIT THAT OWNS THE PROPERTY.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NO DIRECT IMPACT TO ANY BUSINESSES.**

4. Additional information the governing body deems useful (if any): **THE PURPOSE OF THE ANNEXATION AND REZONING IS TO INCORPORATE THE EXISTING USES INTO THE CITY LIMITS TO ALLOW PARTICIPATION IN A FUTURE CITY CRA.**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: May 24, 2024

RE: **Ordinance 2024-14 related to the Annexation a of Parcel of Land including
545 West King Street (PID 1123600000) – Second Reading and Public Hearing**

Please place the attached ordinance related to the annexation of 545 West King Street on the June 10, 2024, City Commission Agenda for Second Reading and Public Hearing.

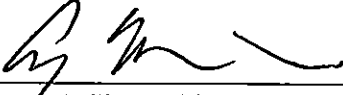
The property is approximately 0.11 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its west, northern and southern boundaries. The current use of the property is a community lodge.

The City Commission reviewed and accepted the Voluntary Petition to annex, and annexation agreement at the February 12, 2024, City Commission meeting, and passed this ordinance on First Reading at the April 8, 2024, meeting.

St. Johns County has assigned a future land use designation for the property as Residential-D and the county zoning is Residential single family-three (RS-3). The petitioner/applicant appeared before the city's Planning and Zoning Board (PZB) with an application to assign a city future land use designation and to amend the county zoning designation to a city zoning designation on April 2, 2024. The specific city land use designation recommended by the PZB is Commercial Medium Intensity with a recommended city zoning designation of Commercial Medium-two (CM-2).

Also attached is a map illustrating the location of the property in relation to the existing city limits. Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is attached for your information.

If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department

ORDINANCE NO. 2024-14

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 0.11 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING EAST OF THE CITY LIMITS OF ST. AUGUSTINE, AND SOUTH OF WEST KING STREET AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an owner of real property has presented to the City Commission of the City of St. Augustine, Florida a Petition for Voluntary Annexation of property, described more particularly on Exhibit "A," attached hereto and made a part hereof, and depicted on the map attached hereto and made a part hereof as Exhibit "B," and

WHEREAS, said real property lies in an unincorporated area of St. Johns County, is contiguous to the City of St. Augustine, Florida and is reasonably compact in configuration; and

WHEREAS, the City Commission of the City of St. Augustine, Florida has determined that the Petition has been properly executed by the owner of the subject real property;

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

Section 1. Annexation of Property. The following described property that is currently located outside the incorporated area of the City of St. Augustine, Florida is hereby annexed to the City of St. Augustine, Florida:

**SEE EXHIBIT "A," AND EXHIBIT "B," ATTACHED
HERETO AND MADE A PART HEREOF.**

Section 2. Amendment of Charter. Section 1.04 of the Charter Laws of the City of St. Augustine, Florida is hereby amended by the addition of a new subsection "(zzzz)" to read as described in Exhibit "A," attached hereto and made a part hereof.

Section 3. Filing of Ordinance. Upon passage of this ordinance, the City Clerk shall file a certified copy hereof with the Clerk of the Circuit Court of St. Johns County, Florida, the Florida Department of State and the Chief Administrative Officer of St. Johns County, Florida, all within seven (7) days after the date of adoption of this ordinance.

Section 4. Inclusion in Code. It is the intention of the City Commission that the provisions of this ordinance shall become and be made part of the Code of the City of St. Augustine and that the sections of this ordinance may be renumbered or relettered and the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 5. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 7. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to s. 166.041(5), Florida Statutes.

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

ATTEST:

Nancy Sikes-Kline, Mayor-
Commissioner

Darlene Galambos, City Clerk

(SEAL)

EXHIBIT "A"
LEGAL DESCRIPTION AND DEED 152 PAGE 281 ATTACHED

NORTH ONE HUNDRED (100') FEET OF WEST FIFTY
(50') FEET OF EAST ONE HUNDRED (100') FEET OF LOT
THREE (3) OF BLOCK 27 OF THE DANCY TRACT AS PER
MAP OF NEW AUGUSTINE DATED JUNE 1918 ON FILE
IN OFFICE OF CLERK OF CIRCUIT COURT OF SAID
COUNTY OF ST JOHNS

196303

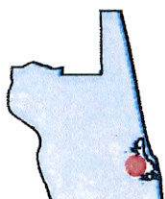
DEED 152 PAGE 281

This Indenture, Made the 17th day of May
in the year of our Lord, one thousand nine hundred and forty five
BETWEEN H. A. Meitin, unmarried

_____ of the County of
St. Johns and State of Florida
R. J. Walker, Richard Murray, L. Funderberg, Robert Singleton and L. A. Evans
as Trustees of S. W. D. Smith Mason Lodge No. 481, St. Augustine, Florida
of the County of
St. Johns and State of Florida, of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of
Ten Dollars (\$10.00) and other valuable considerations Dollars,
lawful money of the United States of America, to him in hand paid by the said parties
of the second part, at or before the enrolling and delivery of these presents, the receipt whereof is
hereby acknowledged, has granted bargained, sold, aliened, remised, released, conveyed
and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and
confirm unto the said parties of the second part, and their ^{successors} heirs and assigns forever, all
the following piece, parcel, or tract of land, situate, lying and being in the City of St. Augustine,
St. Johns State of Florida and more particularly
described as follows: North One Hundred (100') feet of West Fifty (50') feet
of East One Hundred (100') feet of Lot Three (3) of Block 27 of
the Dancy Tract as per Map of New Augustine dated June 1918 on file
in office of Clerk of Circuit Court of said County of St. Johns.





Current Land Use

545 W King Street has a current land use designation of Residential-D (St. Johns County).

Esri Community Maps Contributors, FDER, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS EPA, NPS, US Census Bureau, USDA, USEPA, St. Johns County



2024



St. Johns County, FL

Apply for Exemptions

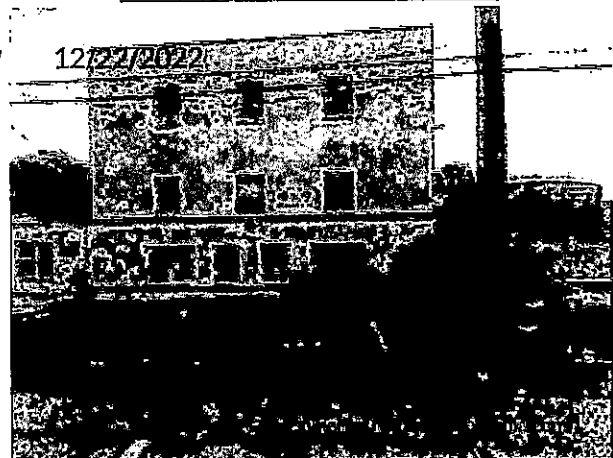
[Apply for Exemptions](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 1123600000
 Location Address 545 W KING ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood King-Madore (COM) (2500.01)
 Tax Description* DANCY TRACT W50 OF E100 OF N 100FT OF LOT 3 BLK 27 (EX R/W
 OF RD S214) DB152/281
 *The Description above is not to be used on legal documents.
 Clubs, Lodges or Union Halls (Owner Occupied) (7705)
 Property Use Code
 Subdivision Dancy Tract of New Augustine Subdivision
 Sec/Twp/Rng 41-7-29
 District City of St Augustine (District 452)
 Millage Rate 18.872
 Acreage 0.110
 Homestead N

[Click Here to Open Cydmedia Viewer in a New Tab](#)


Owner Information

Owner Name Smith Sdw Masonic Lodge 100%
 Mailing Address PO BOX 1702
 C/O JOHN HERRING
 SAINT AUGUSTINE, FL 32085-1702

Exemption Information

Exemption Type	Status	Amount
Non-Profit		\$145,140

Map



Valuation Information

	2024
Building Value	\$123,653
Extra Features Value	\$0
Total Land Value	\$35,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$158,653
Just (Market) Value	\$13,513
Total Deferred	\$145,140
Assessed Value	\$145,140
Total Exemptions	\$145,140
Taxable Value	\$0

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$130,397	\$0	\$35,000	\$0	\$0	\$165,397	\$131,945	\$165,397	\$0
2022	\$114,660	\$0	\$18,750	\$0	\$0	\$133,410	\$119,950	\$133,410	\$0
2021	\$90,295	\$0	\$18,750	\$0	\$0	\$109,045	\$109,045	\$109,045	\$0
2020	\$93,161	\$0	\$18,750	\$0	\$0	\$111,911	\$111,911	\$111,911	\$0
2019	\$96,144	\$0	\$15,000	\$0	\$0	\$111,144	\$106,604	\$111,144	\$0
2018	\$100,951	\$0	\$15,000	\$0	\$0	\$115,951	\$96,913	\$115,951	\$0
2017	\$73,103	\$0	\$15,000	\$0	\$0	\$88,103	\$88,103	\$88,103	\$0
2016	\$73,103	\$0	\$15,000	\$0	\$0	\$88,103	\$88,103	\$88,103	\$0
2015	\$76,758	\$0	\$6,250	\$0	\$0	\$83,008	\$83,008	\$83,008	\$0
2014	\$77,402	\$0	\$6,250	\$0	\$0	\$83,652	\$83,652	\$83,652	\$0
2013	\$81,702	\$0	\$6,250	\$0	\$0	\$87,952	\$87,952	\$87,952	\$0

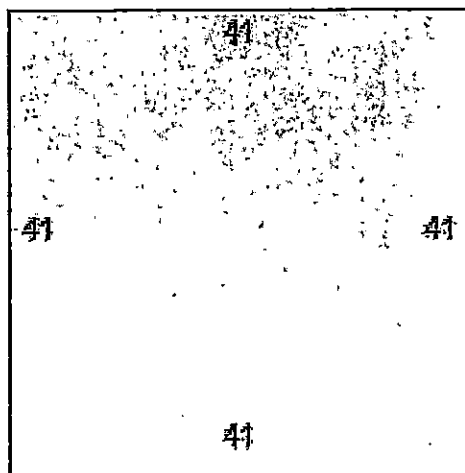
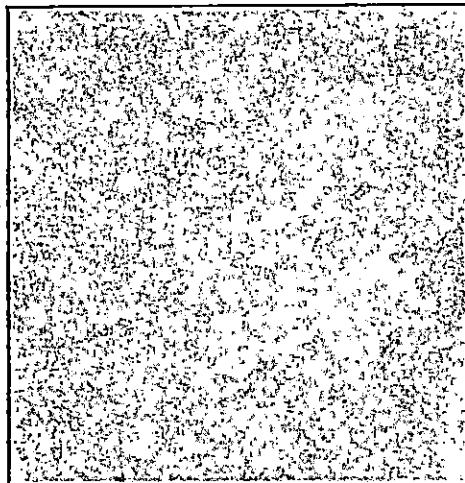
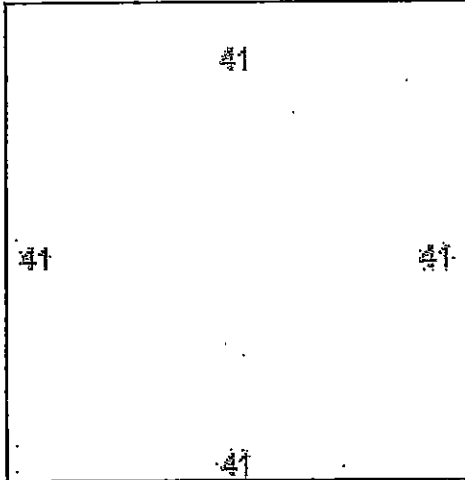
Building Information

Building	1	Roof Cover	Built Up
Building Value	\$123,653	Roof Structure	Rigid Frame
Year Built	1958	Interior Flooring	Pine Wood
Actual Area	5043	Interior Wall	Drywall
Conditioned Area	5043	Heating Type	Forced Air
Use	Recreation - Club House	Air Conditioning	Window
Style	04	Bedrooms	
Exterior Wall	Concrete Block	Baths	

Description	Square Footage
BASE AREA	1681
FINISHED UPPER STORY	1681
FINISHED UPPER STORY	1681
Total SqFt	5043

Sketch Information

	Room Type
	FINISHED UPPER STORY
	Base





Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Clubs, Lodges or Union Halls	50	100	5000	SF	\$60,000

No data available for the following modules: Sales Questionnaire Form, Extra Feature Information, Sale Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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 **Schneider**
GEOSPATIAL

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Augustine's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: ORDINANCE NO. 2024-14 AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 0.11 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING EAST OF THE CITY LIMITS OF ST. AUGUSTINE, AND SOUTH OF WEST KING STREET AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

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 of St. Augustine 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;

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

- 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. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **THE ORDINANCE SERVES THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE PUBLIC BECAUSE IT ANNEXES PROPERTY ADJACENT TO THE EXISTING CITY LIMITS IN AN EFFORT TO INCLUDE THE PROPERTY INTO A SOON TO BE FORMULATED CITY COMMUNITY REDEVELOPMENT AREA (CRA). THE ANNEXATION WILL ALSO DEFINE THE CITY MUNICIPAL BOUNDARIES TO PREVENT AND RECTIFY THE CURRENT ENCLAVE**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, 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: **NONE.**

THE PROPOSED ORDINANCE ANNEXES APPROXIMATELY 0.11 ACRES INTO THE CITY LIMITS. THERE ARE NO ANTICIPATED COSTS TO THE NOT-FOR-PROFIT THAT OWNS THE PROPERTY.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NO DIRECT IMPACT TO ANY BUSINESSES.**

4. Additional information the governing body deems useful (if any): **THE PURPOSE OF THE ANNEXATION IS TO INCORPORATE THE EXISTING USES INTO THE CITY LIMITS TO ALLOW PARTICIPATION IN A FUTURE CITY CRA.**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: May 24, 2024

RE: **Ordinance 2024-15 – Amending the Future Land Use Designation of 0.11 acres of Annexed Property from St. Johns County Residential-D to City Commercial Medium Intensity – Second Reading and Public Hearing**

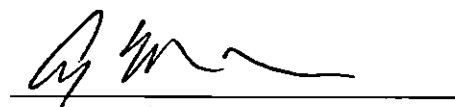
The property included is 545 West King Street which is approximately 0.11 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its west, northern and southern boundaries. The current use of the property is community lodge.

The county's Future Land Use Map (FLUM) identifies Residential-D as the current land use category for the property. The owner has requested to change the land use to the City Commercial Medium Intensity land use category. An application to rezone the property to Commercial Medium-two (CM-2), which is consistent with the proposed land use category, has also been submitted. The owner is proposing to maintain the property as its current use.

The Planning and Zoning Board (PZB) reviewed this application on April 2, 2024, and made a recommendation to amend the future land use of this property from the county designation to Commercial Medium Intensity. Attached you will find the Ordinance, and legal description(s), a map illustrating the requested change, and the packet of information regarding this application and the compatible rezoning provided to the PZB.

Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is attached for your information.

Please place Ordinance 2024-15 on the City Commission agenda for second reading and public hearing. If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department

ORDINANCE NO. 2024-15

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.11 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND EAST OF THE FEC RAILROAD AS PORTIONS OF THE DANCY TRACT COMMONLY KNOWN AS 545 WEST KING STREET (PID 1123600000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY RESIDENTIAL-D TO A CITY DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that parcels of property containing approximately 0.11 acres of land, located south of West King Street as a portion of the Dancy Tract commonly known as 545 West King Street (PID 1123600000) being more fully described herein, that the property's Future Land Use Map (FLUM) designation should be amended from St. Johns County Residential-D to City Commercial Medium Intensity;

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

Section 1. Amending Comprehensive Plan, Future Land Use Map. The following described property, containing approximately 0.11 acres as a portion of the Dancy Tract commonly known as 545 West King Street (PID 1123600000), and identified on the Future Land Use Map (FLUM) of St. Johns County as Residential-D, is hereby

amended to the city classification of Commercial Medium Intensity. This property is more fully described in the attached legal description.

Section 2. Legal Description of Property. The following described property that is annexed by the adoption of Ordinance 2024-14 and incorporated into the City of St. Augustine, Florida:

**SEE EXHIBIT "A," AND EXHIBIT "B," ATTACHED
HERETO AND MADE A PART HEREOF.**

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to amend the Future Land Use Map (FLUM) of the City's Comprehensive Plan for the City of St. Augustine, Florida to reflect the FLUM amendment of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed. The remaining portions of said Comprehensive Plan for the City of St. Augustine, Florida and any associated ordinances which are not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption or, if challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

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

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

EXHIBIT "A"
LEGAL DESCRIPTION AND DEED 152 PAGE 281 ATTACHED

NORTH ONE HUNDRED (100') FEET OF WEST FIFTY
(50') FEET OF EAST ONE HUNDRED (100') FEET OF LOT
THREE (3) OF BLOCK 27 OF THE DANCY TRACT AS PER
MAP OF NEW AUGUSTINE DATED JUNE 1918 ON FILE
IN OFFICE OF CLERK OF CIRCUIT COURT OF SAID
COUNTY OF ST JOHNS

196303

DEED 152 PAGE 281

This Indenture, Made the 17th day of May

in the year of our Lord, one thousand nine hundred and forty five

BETWEEN H. A. Meitin, unmarried

, of the County of

St. Johns and State of Florida
R. J. Walker, Richard Murray, L. Funderberg, Robert Singleton and L. A. Evans
as Trustees of S. W. D. Smith Mason Lodge No. 481, St. Augustine, Florida

St. Johns and State of Florida, of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of
Ten Dollars (\$10.00) and other valuable considerations Dollars,

lawful money of the United States of America, to him in hand paid by the said parties
of the second part, at or before the ensembling and delivery of these presents, the receipt whereof is
hereby acknowledged, has granted bargained, sold, aliened, remised, released, conveyed
and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and
confirm unto the said parties of the second part, and their successors
the following piece, parcel, or tract of land, situate, lying and being in the City of St. Augustine,
St. Johns, State of Florida, and more particularly
described as follows: North One Hundred (100') feet of West Fifty (50') feet
of East One Hundred (100') feet of Lot Three (3) of Block 27 of
the Dancy Tract as per Map of New Augustine dated June 1918 on file
in office of Clerk of Circuit Court of said County of St. Johns.



St. Johns County, FL

Apply for Exemptions

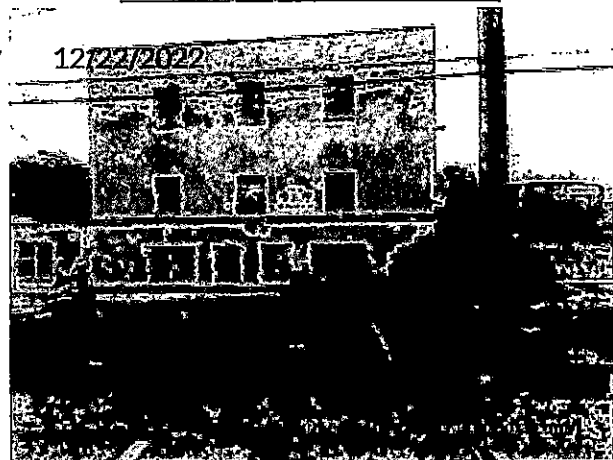
[Apply for Exemptions](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 1123600000 ✓
 Location Address 545 W KING ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood King-Madore (COM) (2500.01)
 Tax Description* DANCY TRACT W50 OF E100 OF N 100FT OF LOT 3 BLK 27 (EX R/W
 OF RD S214) DB152/281
 *The Description above is not to be used on legal documents.
 Clubs, Lodges or Union Halls (Owner Occupied) (7705)
 Property Use
 Code
 Subdivision Dancy Tract of New Augustine Subdivision
 Sec/Twp/Rng 41-7-29
 District City of St Augustine (District 452)
 Millage Rate 18.872
 Acreage 0.110
 Homestead N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)


Owner Information

Owner Name Smith Sdw Masonic Lodge 100%
 Mailing Address PO BOX 1702
 C/O JOHN HERRING
 SAINT AUGUSTINE, FL 32085-1702

Exemption Information

Exemption Type	Status	Amount
Non-Profit		\$145,140

Map



Valuation Information

	2024
Building Value	\$123,653
Extra Features Value	\$0
Total Land Value	\$35,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$158,653
Total Deferred	\$13,513
Assessed Value	\$145,140
Total Exemptions	\$145,140
Taxable Value	\$0

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

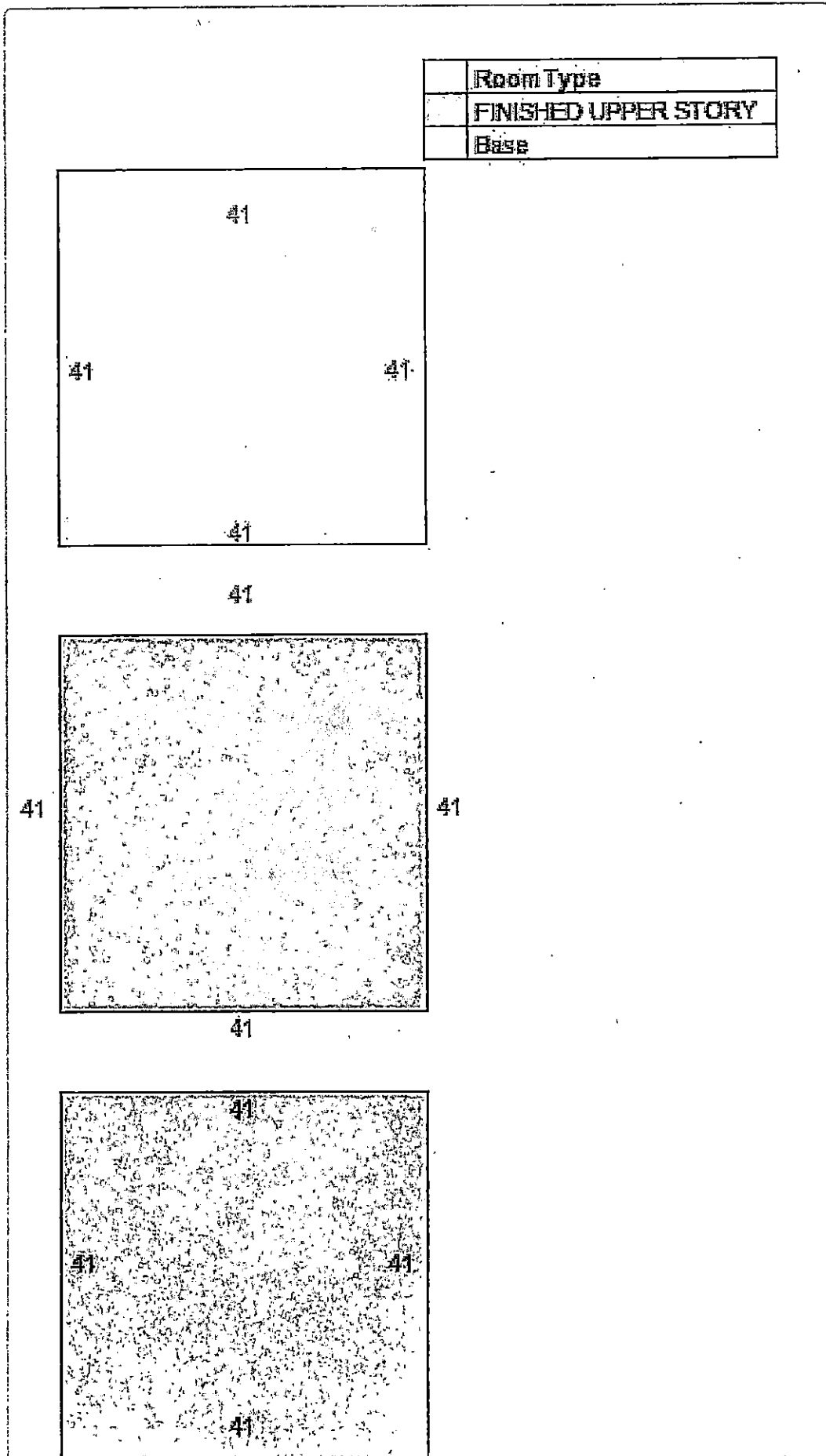
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$130,397	\$0	\$35,000	\$0	\$0	\$165,397	\$131,945	\$165,397	\$0
2022	\$114,660	\$0	\$18,750	\$0	\$0	\$133,410	\$119,950	\$133,410	\$0
2021	\$90,295	\$0	\$18,750	\$0	\$0	\$109,045	\$109,045	\$109,045	\$0
2020	\$93,161	\$0	\$18,750	\$0	\$0	\$111,911	\$111,911	\$111,911	\$0
2019	\$96,144	\$0	\$15,000	\$0	\$0	\$111,144	\$106,604	\$111,144	\$0
2018	\$100,951	\$0	\$15,000	\$0	\$0	\$115,951	\$96,913	\$115,951	\$0
2017	\$73,103	\$0	\$15,000	\$0	\$0	\$88,103	\$88,103	\$88,103	\$0
2016	\$73,103	\$0	\$15,000	\$0	\$0	\$88,103	\$88,103	\$88,103	\$0
2015	\$76,758	\$0	\$6,250	\$0	\$0	\$83,008	\$83,008	\$83,008	\$0
2014	\$77,402	\$0	\$6,250	\$0	\$0	\$83,652	\$83,652	\$83,652	\$0
2013	\$81,702	\$0	\$6,250	\$0	\$0	\$87,952	\$87,952	\$87,952	\$0

Building Information

Building	1	Roof Cover	Built Up
Building Value	\$123,653	Roof Structure	Rigid Frame
Year Built	1958	Interior Flooring	Pine Wood
Actual Area	5043	Interior Wall	Drywall
Conditioned Area	5043	Heating Type	Forced Air
Use	Recreation - Club House	Air Conditioning	Window
Style	04	Bedrooms	
Exterior Wall	Concrete Block	Baths	

Description	Square Footage
BASE AREA	1681
FINISHED UPPER STORY	1681
FINISHED UPPER STORY	1681
Total SqFt	5043

Sketch Information





Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Clubs, Lodges or Union Halls	50	100	5000	SF	\$60,000

No data available for the following modules: Sales Questionnaire Form, Extra Feature Information, Sale Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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[Last Data Upload: 3/13/2024, 1:53:11 AM](#)

Contact Us





Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 2, 2024	9.d.	PZB2024-0034
Request	Address	Parcel ID
Comprehensive Plan Land Use Amendment and Rezoning	545 W King Street	112360-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: 0100 – Single Family
(St. Johns County Property Appraiser)

Future Land Use Designation: Residential-D (County)

Zoning Designation: [Residential Single Family: RS-3 \(County\)](#)

Acreage: 0.11

Applicant: City of St. Augustine

Owner: Joseph Logan
c/o Smith SDW Masonic Lodge

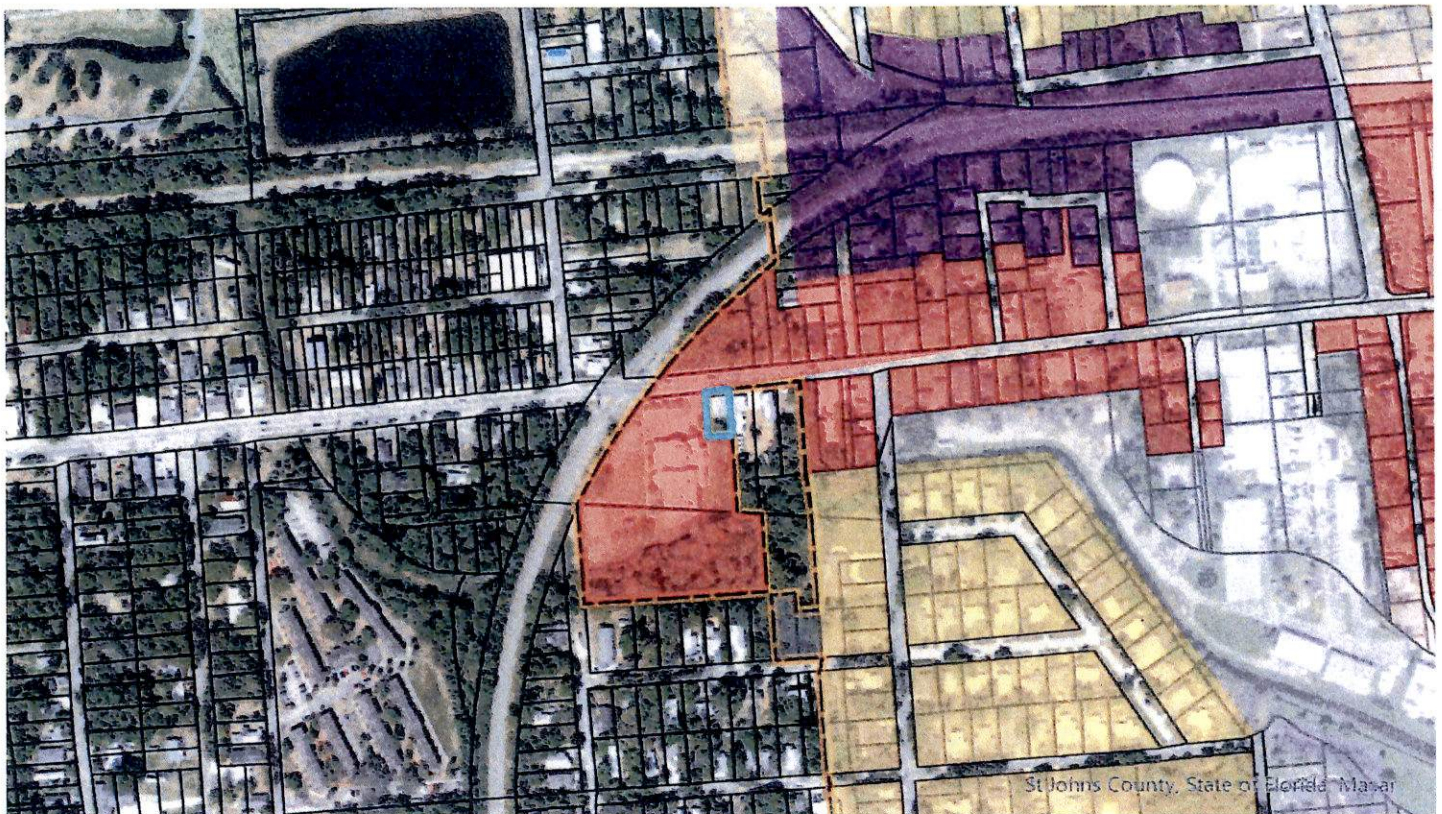


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	1000 – Vacant Commercial	Commercial Medium Intensity	CM-2
South	0100 – Single Family 0000 – Vacant Residential 8900 – Municipally Owned	Residential-D (County)	RS-3 (County)
East	1705 – Office Buildings (1 Story) (Owner Occupied)	Residential-D (County)	PUD (County)
West	8900 – Municipally Owned	Commercial Medium Intensity	CM-2

Request Summary

This application is a request for amending the City’s Comprehensive Plan Land Use map and rezoning the property at 545 W King Street subject to the petition for voluntary annexation which was first reviewed by the City Commission on [February 12, 2024](#).

The surrounding areas within the city along West King Street have a Commercial Medium Intensity land use with a compatible [Commercial Medium-Two: CM-2 zoning designation](#). This commercial designation allows a broad range of uses, including those allowed under [Commercial Medium-One: CM-1](#), and also residential uses that may continue on the property.

Consistency with the City of St. Augustine’s Comprehensive Plan 2040

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use	Objective 5.1	This request for annexation is consistent with this objective based on its location and proximity to other properties located within the City.
	Policy 5.1.2	The City’s policy to encourage infill development in appropriate locations is consistent with this request.
	Goal 6	This request is consistent with the City’s goal for a desired land use pattern.
	Policy 6.5.2	This request is consistent with this policy to apply the Commercial Medium Intensity land use designation where adequate traffic circulation capacity is available.
Historic Preservation		

Conservation and Coastal Management		
Recreation and Open Space		
Transportation and Mobility		
Housing	Policy 3.2.1	This proposal is consistent with this policy as it is compatible infill development within an existing neighborhood.
Infrastructure		

Staff Analysis and Recommendation

Staff does not make recommendations concerning amendments of the City's Future Land Use Map or rezonings, instead the [Board is tasked with making recommendations to the city commission](#) which shall show that the Board has studied and considered:

- (1) The need and justification for the change.
- (2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission.
- (3) Consistency with the comprehensive plan.



Jacob Fredriksson, CNU-A
Planning Manager
Planning and Building Department



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: _____ (plus advertising costs) Project Number: _____
Receipt Number: _____ Meeting Date: _____
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: City of St. Augustine Contact Number: _____
Business (if applicable): _____
Address: P.O. Box 210 City: St. Augustine State: FL Zip: 32085
E-Mail Address: _____

2. NAME OF PROPERTY OWNER: Joseph Logan Contact Number: 904-669-1370
Business (if applicable): Smith SDW Masonic Lodge
Address: 545 West King Street City: St. Augustine State: FL Zip: 32084
E-Mail Address: joesr194@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: _____ Block: _____
Subdivision: _____ Parcel Number: 1123600000

4. PROJECT STREET ADDRESS: 545 West King Street

5. SPECIFIC PROPOSED USE: Existing structure

6. ACTION REQUESTED:
☐ Conservation Zone Development ☐ Appeal of Staff Determination
☐ Exception ☒ Land Use Plan Amendment
☐ Variance ☒ Rezoning
☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: This request is related to a voluntary annexation petition and development agreement to annex this 0.11 acres owned by the Ancient City Lodge into the City of St. Augustine.
The request is for the PZB to make a recommendation to the City Commission related to a city land use category and zoning designation.
This property is currently designated Residential-D by St. Johns County with a RS-3 zoning. The requested land use is Commercial Medium Intensity with a compatible zoning district of Commercial Medium-two (CM-2).

8. JUSTIFICATION FOR ACTION REQUESTED: This property is proposed to be annexed into the city.
When property is annexed into the city it needs to be incorporated into the city's
Comprehensive Plan and zoning map.

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: _____

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: _____

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: _____

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: _____

10. PREVIOUS APPPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☒ No If yes, please give date and final disposition below.

11. AGREEMENT:

In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

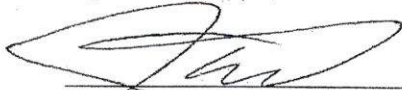
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the Board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the Board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the Code.

Signature of Applicant

Date



Signature of Property Owner

Date

3-12-24



Owner's Authorization For Agent

City of St. Augustine is/are hereby authorized TO ACT ON BEHALF OF _____, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: _____

BY: [Signature]
Signature of Owner
JOSEPH LOGAN
Print Name of Owner
904. 669. 1370
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 12th day of March, 2024

By Joseph Logan

Identification verified:

Oath sworn: _____ Yes X No

Notary Signature:

Jaime D. Perkins

My Commission expires:

2/8/2028



St. Johns County, FL

Apply for Exemptions

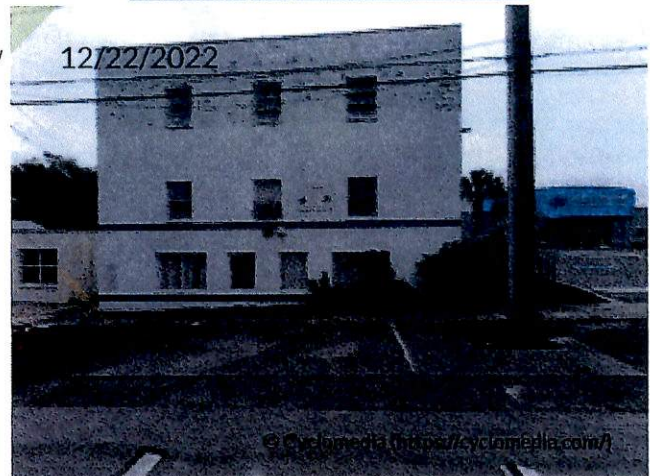
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 OF RD S214) DB152/281
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 Sec/Twp/Rng 41-7-29
 District City of St Augustine (District 452)
 Millage Rate 18.872
 Acreage 0.110
 Homestead N

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Owner Information

Owner Name Smith Sdw Masonic Lodge 100%
 Mailing Address PO BOX 1702
 C/O JOHN HERRING
 SAINT AUGUSTINE, FL 32085-1702

Exemption Information

Exemption Type	Status	Amount
Non-Profit		\$145,140

Map



Valuation Information

	2024
Building Value	\$150,367
Extra Features Value	\$0
Total Land Value	\$60,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$210,367
Total Deferred	\$65,227
Assessed Value	\$145,140
Total Exemptions	\$145,140
Taxable Value	\$0

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
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2016	\$73,103	\$0	\$15,000	\$0	\$0	\$88,103	\$88,103	\$88,103	\$0
2015	\$76,758	\$0	\$6,250	\$0	\$0	\$83,008	\$83,008	\$83,008	\$0
2014	\$77,402	\$0	\$6,250	\$0	\$0	\$83,652	\$83,652	\$83,652	\$0
2013	\$81,702	\$0	\$6,250	\$0	\$0	\$87,952	\$87,952	\$87,952	\$0

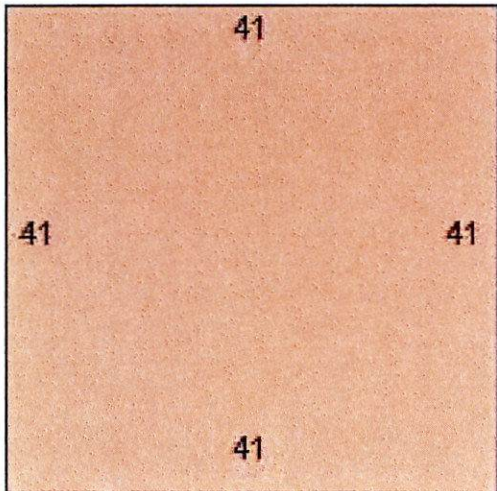
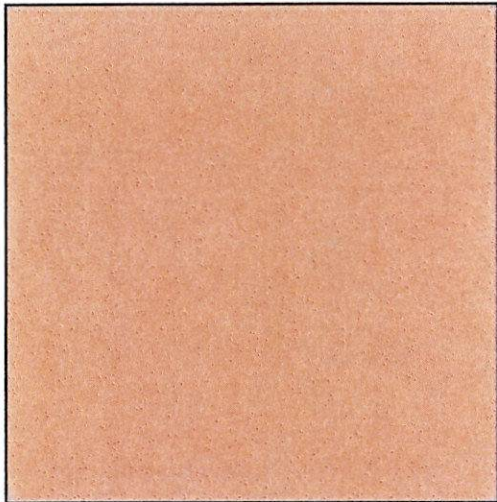
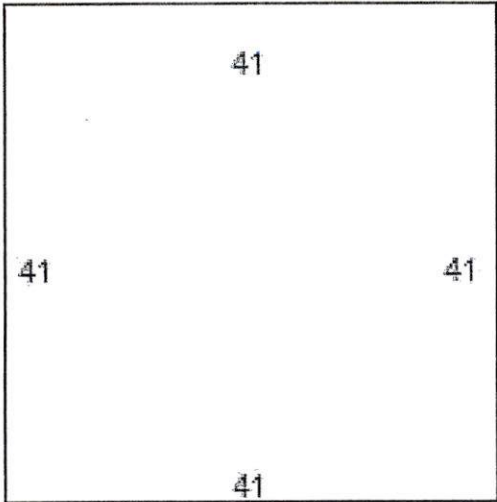
Building Information

Building	1	Roof Cover	Built Up
Building Value	\$150,367	Roof Structure	Rigid Frame
Year Built	1958	Interior Flooring	Pine Wood
Actual Area	5043	Interior Wall	Drywall
Conditioned Area	5043	Heating Type	Forced Air
Use	Recreation - Club House	Air Conditioning	Window
Style	04	Bedrooms	
Exterior Wall	Concrete Block	Baths	

Description	Square Footage
BASE AREA	1681
FINISHED UPPER STORY	1681
FINISHED UPPER STORY	1681
Total SqFt	5043

Sketch Information

Room Type
FINISHED UPPER STORY
Base





Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Clubs, Lodges or Union Halls	50	100	5000	SF	\$35,000

No data available for the following modules: Sales Questionnaire Form, Extra Feature Information, Sale Information.

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Contact Us



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Augustine's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: ORDINANCE NO. 2024-15 AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.11 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND EAST OF THE FEC RAILROAD AS PORTIONS OF THE DANCY TRACT COMMONLY KNOWN AS 545 WEST KING STREET (PID 1123600000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY RESIDENTIAL-D TO A CITY DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING 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 of St. Augustine 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.

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

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. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **THE ORDINANCE SERVES THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE PUBLIC BECAUSE IT CHANGES THE COUNTY LAND USE DESIGNATION OF AN ANNEXED PROPERTY TO A CITY LAND USE DESIGNATION. THE ANNEXATION WILL ALSO DEFINE THE CITY MUNICIPAL BOUNDARIES TO PREVENT AND RECTIFY THE CURRENT ENCLAVE AND CHANGE THE LAND USE TO A CONSISTENT CATEGORY WITHIN THE CITY ALONG WEST KING STREET.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, 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: **NONE.**

THE PROPOSED ORDINANCE CHANGES THE LAND USE ON APPROXIMATELY 0.11 ACRES AFTER BEING ANNEXED INTO THE CITY LIMITS. THERE ARE NO ANTICIPATED COSTS TO THE NOT-FOR-PROFIT THAT OWNS THE PROPERTY.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NO DIRECT IMPACT TO ANY BUSINESSES.**

4. Additional information the governing body deems useful (if any): **THE PURPOSE OF THE ANNEXATION AND LAND USE PLAN AMENDMENT IS TO INCORPORATE THE EXISTING USES INTO THE CITY LIMITS TO ALLOW PARTICIPATION IN A FUTURE CITY CRA.**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: May 24, 2024

RE: **Ordinance 2024-16 – Amending the Zoning Designation of 0.11 acres of Annexed Property from St. Johns County Residential single family-three (RS-3) to Commercial Medium-two (CM-2) – Second Reading and Public Hearing**

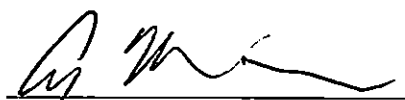
The property at 545 West King Street is approximately 0.11 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its west, northern and southern boundaries. The current use of the property is community lodge.

The county's Future Land Use Map (FLUM) identified Residential-D as the land use category for the property. The owner has requested to change the land use to the city category of Commercial Medium Intensity. This application is to rezone the property to Commercial Medium-two (CM-2), which is consistent with the proposed land use category. The owner is proposing to maintain the property for its current use.

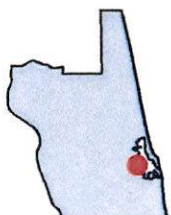
The Planning and Zoning Board (PZB) reviewed this application on April 2, 2024, and made a recommendation to amend the zoning of this property from County RS-3 to City CM-2. Attached you will find the Ordinance, and legal description and a map illustrating the requested change. The packet of information provided to the PZB is included with the land use plan amendment material.

Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is attached for your information.

Please place Ordinance 2024-16 on the City Commission agenda for second reading and public hearing. If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department



Current Zoning

545 W King Street has a current zoning designation of Residential Single Family: RS-3 (County).

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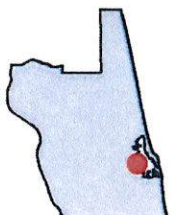


ST AUGUSTINE
EST. 1565

2024



0.01 Miles



Proposed Zoning

545 W King Street is proposed to have a zoning designation of Commercial Medium-Two: CM-2.

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Mapbox, Mapbox



2024



0 0.01 Miles

ORDINANCE NO. 2024-16

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.11 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND EAST OF THE FEC RAILROAD AS A PORTION OF THE DANCY TRACT COMMONLY KNOWN AS 545 WEST KING STREET (PID 1123600000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF ST. JOHNS COUNTY RESIDENTIAL SINGLE FAMILY-THREE (RS-3) TO THE CITY CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that property identified by the attached legal description as containing approximately 0.11 acres of land, located south of West King Street and west of east of the FEC Railroad as a portion of the Dancy Tract, commonly known as 545 West King Street (PID 1123600000) being more fully described herein, should be rezoned;

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

Section 1. The following described property, containing approximately 0.11 acres of land, located south of West King Street and east of the FEC Railroad as a portion of the Dancy Tract commonly known as 545 West King Street (PID 1123600000) within the City of St. Augustine, and identified by the attached legal description, is hereby

rezoned from the classification of St. Johns County Residential Single Family-Three (RS-3) to the City of St. Augustine classification of Commercial Medium-Two (CM-2).

Section 2. Legal Description of Property. The following described property that is annexed by the adoption of Ordinance 2024-14 and incorporated into the City of St. Augustine, Florida:

**SEE EXHIBIT "A," AND EXHIBIT "B," ATTACHED
HERETO AND MADE A PART HEREOF.**

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to change the Zoning Atlas for the City of St. Augustine, Florida to reflect the rezoning of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2024-15 or, if Ordinance No. 2024-15 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

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

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

EXHIBIT "A"
LEGAL DESCRIPTION AND DEED 152 PAGE 281 ATTACHED

NORTH ONE HUNDRED (100') FEET OF WEST FIFTY
(50') FEET OF EAST ONE HUNDRED (100') FEET OF LOT
THREE (3) OF BLOCK 27 OF THE DANCY TRACT AS PER
MAP OF NEW AUGUSTINE DATED JUNE 1918 ON FILE
IN OFFICE OF CLERK OF CIRCUIT COURT OF SAID
COUNTY OF ST JOHNS

196303

DEED 152 PAGE 231

This Indenture, Made the 17th day of May

in the year of our Lord, one thousand nine hundred and forty five

BETWEEN H. A. Meitin, unmarried

of the County of

St. Johns, and State of Florida of the first part, and
R. J. Walker, Richard Murray, L. Funderberg, Robert Singleton and L. A. Evans
as Trustees of S. W. D. Smith Mason Lodge No. 431, St. Augustine, Florida
of the County of
St. Johns, and State of Florida of the second part,

Witnesseth, That the said part y. of the first part, for and in consideration of the sum of
Ten Dollars (\$10.00) and other valuable considerations Dollars,
lawful money of the United States of America, to him in hand paid by the said parties
of the second part, at or before the enacting and delivery of these presents, the receipt whereof is
hereby acknowledged, has granted bargained, sold, aliened, remised, released, conveyed
and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and
confirm unto the said parties of the second part, and their successors
heirs and assigns forever, all
the following piece, parcel, or tract of land, situate, lying and being in the City of St. Augustine,
County of St. Johns, State of Florida, and more particularly
described as follows: North One Hundred (100') feet of West Fifty (50') feet
of East One Hundred (100') feet of Lot Three (3) of Block 27 of
the Dancy Tract as per Map of New Augustine dated June 1918 on file
in office of Clerk of Circuit Court of said County of St. Johns.



St. Johns County, FL

Apply for Exemptions

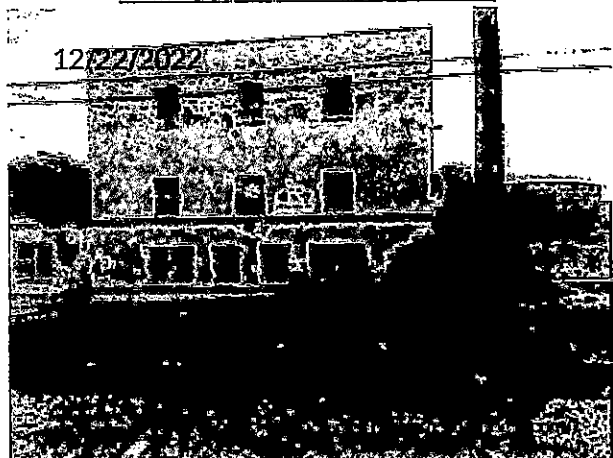
[Apply for Exemptions](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 1123600000
 Location Address 545 W KING ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood King-Madore (COM) (2500.01)
 Tax Description* DANCY TRACT W50 OF E100 OF N 100FT OF LOT 3 BLK 27 (EX R/W
 OF RD 5214) DB152/281
 *The Description above is not to be used on legal documents.
 Clubs, Lodges or Union Halls (Owner Occupied) (7705)
 Property Use Code
 Subdivision Dancy Tract of New Augustine Subdivision
 Sec/Twp/Rng 41-7-29
 District City of St Augustine (District 452)
 Millage Rate 18.872
 Acreage 0.110
 Homestead N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)


Owner Information

Owner Name Smith Sdw Masonic Lodge 100%
 Mailing Address PO BOX 1702
 C/O JOHN HERRING
 SAINT AUGUSTINE, FL 32085-1702

Exemption Information

Exemption Type	Status	Amount
Non-Profit		\$145,140

Map



Valuation Information

	2024
Building Value	\$123,653
Extra Features Value	\$0
Total Land Value	\$35,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$158,653
Total Deferred	\$13,513
Assessed Value	\$145,140
Total Exemptions	\$145,140
Taxable Value	\$0

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$130,397	\$0	\$35,000	\$0	\$0	\$165,397	\$131,945	\$165,397	\$0
2022	\$114,660	\$0	\$18,750	\$0	\$0	\$133,410	\$119,950	\$133,410	\$0
2021	\$90,295	\$0	\$18,750	\$0	\$0	\$109,045	\$109,045	\$109,045	\$0
2020	\$93,161	\$0	\$18,750	\$0	\$0	\$111,911	\$111,911	\$111,911	\$0
2019	\$96,144	\$0	\$15,000	\$0	\$0	\$111,144	\$106,604	\$111,144	\$0
2018	\$100,951	\$0	\$15,000	\$0	\$0	\$115,951	\$96,913	\$115,951	\$0
2017	\$73,103	\$0	\$15,000	\$0	\$0	\$88,103	\$88,103	\$88,103	\$0
2016	\$73,103	\$0	\$15,000	\$0	\$0	\$88,103	\$88,103	\$88,103	\$0
2015	\$76,758	\$0	\$6,250	\$0	\$0	\$83,008	\$83,008	\$83,008	\$0
2014	\$77,402	\$0	\$6,250	\$0	\$0	\$83,652	\$83,652	\$83,652	\$0
2013	\$81,702	\$0	\$6,250	\$0	\$0	\$87,952	\$87,952	\$87,952	\$0

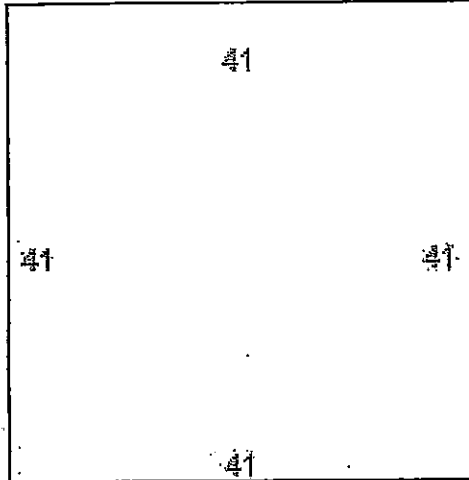
Building Information

Building	1	Roof Cover	Built Up
Building Value	\$123,653	Roof Structure	Rigid Frame
Year Built	1958	Interior Flooring	Pine Wood
Actual Area	5043	Interior Wall	Drywall
Conditioned Area	5043	Heating Type	Forced Air
Use	Recreation - Club House	Air Conditioning	Window
Style	04	Bedrooms	
Exterior Wall	Concrete Block	Baths	

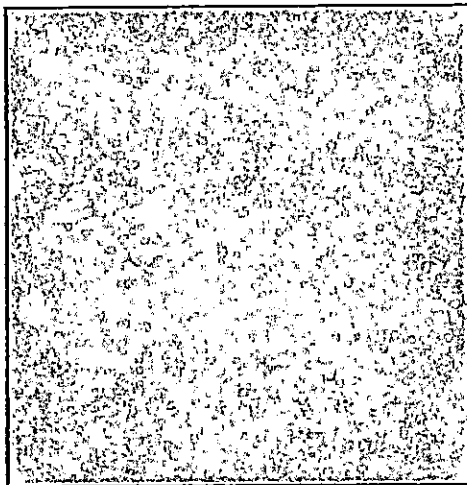
Description	Square Footage
BASE AREA	1681
FINISHED UPPER STORY	1681
FINISHED UPPER STORY	1681
Total SqFt	5043

Sketch Information

	Room Type
	FINISHED UPPER STORY
	Base



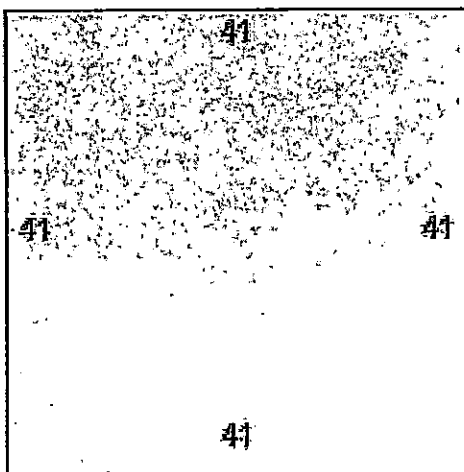
41



41

41

41





Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Clubs, Lodges or Union Halls	50	100	5000	SF	\$35,000

No data available for the following modules: Sales Questionnaire Form, Extra Feature Information, Sale Information.

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Contact Us



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Augustine's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: ORDINANCE NO. 2024-16 AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.11 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND EAST OF THE FEC RAILROAD AS A PORTION OF THE DANCY TRACT COMMONLY KNOWN AS 545 WEST KING STREET (PID 1123600000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF ST. JOHNS COUNTY RESIDENTIAL SINGLE FAMILY-THREE (RS-3) TO THE CITY CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING 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 of St. Augustine 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.

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

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. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **THE ORDINANCE SERVES THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE PUBLIC BECAUSE IT CHANGES THE COUNTY ZONING DESIGNATION OF AN ANNEXED PROPERTY TO A CITY ZONING DESIGNATION. THE ANNEXATION WILL ALSO DEFINE THE CITY MUNICIPAL BOUNDARIES TO PREVENT AND RECTIFY THE CURRENT ENCLAVE AND CHANGE THE ZONING TO A CONSISTENT CATEGORY WITHIN THE CITY ALONG WEST KING STREET.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, 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: **NONE.**

THE PROPOSED ORDINANCE CHANGES THE ZONING ON APPROXIMATELY 0.11 ACRES AFTER BEING ANNEXED INTO THE CITY LIMITS. THERE ARE NO ANTICIPATED COSTS TO THE NOT-FOR-PROFIT THAT OWNS THE PROPERTY.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NO DIRECT IMPACT TO ANY BUSINESSES.**

4. Additional information the governing body deems useful (if any): **THE PURPOSE OF THE ANNEXATION AND REZONING IS TO INCORPORATE THE EXISTING USES INTO THE CITY LIMITS TO ALLOW PARTICIPATION IN A FUTURE CITY CRA.**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: May 23, 2024

RE: **Ordinance 2024-17 – Amending Chapter 11 Conservation Overlay Zone Development section of the Code to add protection for Longleaf Pine trees and amend the dock maximum height limit – Second Reading and Public Hearing**

This proposed ordinance amends the list of significant trees to include Longleaf Pines and updates the standards for review related to docks.

The City's list of significant trees, found in Chapter 11 – Environmental Protection of the City of St. Augustine's Code of Ordinances, does not currently include pine trees. This article (Chapter) serves to preserve and protect environmentally sensitive areas within the city as well as conserve endangered, threatened or unique plants.

The Conservation and Coastal Management Element of the Comprehensive Plan states that the City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation. Protecting such an environmentally vital tree is consistent with the Comprehensive Plan as well as the intent of Chapter 11 of the City's Code of Ordinances.

The Longleaf pine tree becomes most active in cone production when it is fifteen (15) inches in diameter at breast height (dbh) and would be considered a mature tree at this size. Staff recommended amending Sec. 11-27. – Definitions. to include the Longleaf Pine (*Pinus palustris*) with a minimum 15-inch dbh in the definition of a significant tree with an exception for bona fide silviculture activities. The city's Street Tree Advisory Committee (STAC) has also discussed this issue and recommended that the Longleaf pine, as described be included in the city's code as a significant tree.

The Planning and Zoning Board (PZB) reviewed this language at their February 6, 2024, meeting and made a positive recommendation.

Additionally, the PZB requested that staff consider raising the minimum height for docks to something higher than the six (6) foot maximum outlined in the code. Based on initial information from the resilient shoreline initiative, staff drafted changes to the attached code language that raised the maximum dock height of six (6) feet to eight (8) feet.

The Planning and Zoning Board (PZB) reviewed this language at their April 2, 2024, meeting and made a positive recommendation.

The attached proposed ordinance addresses both of these issues in one (1) ordinance. It is also considered a land development code amendment so is therefore currently exempt from the statutory Business Impact Statement.

The City Commission passed this Ordinance on First Reading at their regularly scheduled May 13, 2024, meeting.

Please place Ordinance 2024-17 on the June 10, 2024, City Commission agenda for Second Reading and Public Hearing.

If you have any questions, please let me know.

A handwritten signature in black ink, appearing to read 'A McClure Skinner', is positioned above a horizontal line.

Amy McClure Skinner, AICP
Director
Planning and Building Department

ORDINANCE NO. 2024-17

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 11, ARTICLE II CONSERVATION OVERLAY ZONE DEVELOPMENT, SECTION 11-27 DEFINITIONS; ADDING LONGLEAF PINE TO THE LIST OF SIGNIFICANT TREES AND A DEFINITION OF SILVICULTURE USE; AMENDING SECTION 11-29 STANDARDS FOR REVIEW; REVISING DOCK MAXIMUM HEIGHT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Municipal Home Rule Powers Act, Chapter 166, Florida Statutes, secures for municipalities the broad exercise of home rule powers granted by Article VIII, Section 2 of the Florida Constitution, including the exercise of any power for municipal purposes not expressly prohibited by law; and

WHEREAS, Sections 163.3167 and 163.3177(1), Florida Statutes, requires the City of St. Augustine to maintain a Comprehensive Plan to guide the future development and growth of the city by providing the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements.

WHEREAS, the City in its Conservation and Coastal Management Element sets out goals, objectives and policies to maintain or improve the quality of the city's environmental and natural resources for their ecological importance, and also to protect against natural disasters, and rising waters in low lying coastal zones; and

WHEREAS, the City of St. Augustine is required by Section 163.3202, Florida Statutes, to adopt or amend and enforce land development regulations that are consistent with and implement the Comprehensive Plan, and that are combined and compiled into a single land development code for the city (the City of St. Augustine's Environmental Protection Code is Chapter 11 of the Code of Ordinances including land development regulations for the provision of

criteria for the review of development proposals within Conservation Overlay Zones 1, 2 and 3);
and

WHEREAS, Section 166.041, Florida Statutes, provides for procedures for the adoption of ordinances and resolutions by municipalities;

WHEREAS, a sustainable built environment that both preserves the City of St. Augustine's resources and is resilient to extreme weather events such as hurricanes, floods, and heatwaves is a priority of St. Augustine;

WHEREAS, after review, the Planning and Zoning Board recommended approval of these amendments at its February 6, 2024, and April 2, 2024 regular meetings; and

WHEREAS, Chapter 11 is a land development code regulation therefore these revisions are statutorily exempt from the required Business Impact Statement; and

WHEREAS, the City Commission for the City of Saint Augustine finds that it is in the best interest of public health, safety and general welfare that the following amendments be adopted.

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

SECTION 1. Chapter 11, Article II. Chapter 11, Article II, Section 11-27. Definitions of the Code of the City of St. Augustine is amended as follows: [Note: ~~striketrough~~ language deleted, underline language added]:

“...

Sec. 11-27. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

Conservation Overlay Zone 2 includes all property one hundred (100) feet landward from the most restrictive boundary line establishing Conservation Overlay Zone 1. Zone 2 is the transition zone or buffer area between Zone 1 and Zone 3, and may include areas recognized as habitat for species considered endangered, threatened, of special concern, or unique by federal state and local agencies. The primary purpose of Zone 2 is to protect the functional integrity of Zone 1, and to protect Zone 3 from extreme high water conditions.

Conservation Overlay Zone 3 is comprised of uplands and urban/residential areas which are inland from Zones 1 and 2, and which require special environmental consideration. Zone 3 is comprised of those undeveloped areas considered to be special flood hazard areas and significant tree canopy areas.

Conservation overlay zone development means any construction or use which requires a permit from the city, physically located or taking place within a conservation overlay zone.

Floodplain means an area inundated during a ten-year flood or designated as flood hazard areas by the National Flood Insurance Program.

Significant tree means a tree described in the following list:

Latin Name	Common Name	Minimum dbh Maximum dbh (to)
<i>Fraxinus spp.</i>	ash	18
<i>Betula nigra</i>	birch, river	24
<i>Pumus serotina</i>	black cherry	18
<i>Nyssa sylvatica</i>	blackgum, black tupelo	18
<i>Catalpa binoniodes</i>	catalpa	18
<i>Prunus caroliniana</i>	cherry laurel	10
<i>Lagerstroemia indica</i>	crape myrtle - single trunk	10
<i>Taxodium distichum</i>	cypress, bald (pond cypress)	10
<i>Ulmus parvifolia</i>	elm, drake	10

<i>Ulmus alata</i>	elm, winged	10
<i>Ulmus Americana</i>	elm, American	18
<i>Chionanthus virginicus</i>	fringetree	10
<i>Carya tomentosa</i>	hickory, mockernut	18
<i>Carya glabra</i>	hickory, pignut	18
<i>Ilex opaca</i>	holly, American	10
<i>Ilex cassine</i>	holly, dahoon	10
<i>Ilex x attenuate</i>	holly, "East Palatka"	10
<i>Gordonia lasianthus</i>	loblolly bay	10
<i>Magnolia grandiflora</i>	magnolia, southern	18
<i>Magnolia grandiflora</i> var	magnolia, southern v. "Little Gem"	10
<i>Magnolia virginiana</i>	magnolia, sweetbay	10
<i>Acer rubum</i> and <i>Acer spp.</i>	maple, red or other maples	18
<i>Quercus hemisphaerica</i>	oak, laurel	15 to 36
<i>Quercus laurifolia</i>	oak, laurel (swamp)	15 to 36
<i>Quercus virginiana</i>	oak, live (southern live oak)	18
<i>Quercus nuttallii</i>	oak, nuttall	18
<i>Quercus spp.</i>	oak, other unlisted species	18
<i>Quercus stellata</i>	oak, post	18
<i>Quercus falcata</i>	oak, red (southern red oak)	18
<i>Quercus geminate</i>	oak, sand live	10
<i>Quercus shumardii</i>	oak, shumard	18
<i>Quercus laevis</i>	oak, turkey	18
<i>Quercus nigra</i>	oak, water	15 to 36
<i>Quercus phellos</i>	oak, willow	18
<i>Carya illinoensis</i>	pecan	18
<i>Pinus palustris</i>	pine, longleaf (excluding silviculture uses)	15
<i>Cercis canadensis</i>	red bud	10
<i>Juniperus virginiana</i>	red cedar, eastern	8
<i>Juniperus silicicola</i>	red cedar, southern	8
<i>Liquidambar styraciflua</i>	sweetgum	18
<i>Platanus occidentalis</i>	sycamore	18
<i>Liriodendron tulipifera</i>	tulip-poplar, tuliptree	18
<i>Juglans nigra</i>	walnut, black	18
<i>Celtis laevigata</i>	hackberry (sugarberry)	15 to 36

Significant tree canopy areas are defined as clusters of trees which form at least twenty-five (25) percent cover and include a variety of oak species and softwood species.

Silvicultural Use: The use of the land for bona fide Silvicultural purposes.

Special flood hazard areas means areas which may become inundated during a one hundred-year flood.

Undeveloped conservation park lands means a property that shall remain in a natural, undeveloped state in order to preserve and protect the natural resources of the property for the benefits of wildlife, the ecosystem and for future generations to appreciate and study. Maintenance of undeveloped conservation park lands for the removal of invasive or exotic species, for public safety and to promote the longevity and viability of these park lands is permitted to be done by the City of St. Augustine or by those designated to do so by the City of St. Augustine.

...”

SECTION 2. Amending Chapter 11, Section 11-29 (c)17 Chapter 11, Section 11-29 (c)17 of the Code of the City of St. Augustine is hereby amended as follows: [Note: ~~striketrough~~ language deleted, underline language added]

“...

Sec. 11-29. Standards for review.

- (a) Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.
- (b) Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required when new development is proposed along an unaltered

shoreline. The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 shall remain undeveloped except as provided in subsections (1)—(4) of this subsection. If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:

- (1) Pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of thirty-six (36) inches should be retained.
- (2) A maximum of fifty (50) percent of the basal area of trees, and a maximum of fifty (50) percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed stand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the fifty (50) percent level.
- (3) Dead, diseased, unsafe, or fallen trees may be removed.
- (4) Bridges, paths, walkways, gazebos, docks and decks, bulkheads, seawalls, and retaining walls, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the total area calculation of the buffer). These structures must demonstrate that they are of a reasonable, compatible scale to similar structures in the neighboring area. Structures in Conservation Overlay Zone 2 that are connected to adjacent structures in Zones 1 or 3 shall be sized relative to that adjacent structure and be designed so as to minimize off-site visual and environmental impacts. The applicant will present any mitigating design and environmental elements as part of the review of the structure in Conservation Overlay Zone 2.

Restoration plan(s) shall be developed to achieve the fifty (50) percent criteria above for those sites already disturbed. If the altered shoreline is bulk-headed, softening of this hardened shoreline with riprap, environmentally engineered materials or other techniques to soften wave energies and promote vegetation is encouraged. Should a softening effort be employed, a reduction in the twenty-five (25) feet buffer may be permitted.

- (c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:
- (1) Site specific conditions.
 - (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
 - (3) Natural and proposed drainage patterns.
 - (4) Effect of point and nonpoint discharge in the marine environment.
 - (5) Proposed soil stabilization and erosion control methods.
 - (6) Impact on floodplain.
 - (7) Impact of development on vegetative and animal communities.
 - (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
 - (9) Effect of shade on vegetation and shellfish.
 - (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
 - (11) Impact of development on shoreline by linear feet and percent of site.
 - (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
 - (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
 - (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
 - (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
 - (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
 - (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed ~~six (6)~~ eight (8) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-

occupiable features, of a boat suspended in a boatlift shall not exceed ~~six (6)~~ eight (8) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck.

...”

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

SECTION 5. This ordinance shall be effective ten (10) days after passage, pursuant to s. 166.041(5), Florida Statutes.

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

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)



Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: February 6, 2024

RE: Consideration and Discussion Related to Amending Sec. 11-27 to Include the Longleaf Pine (*Pinus palustris*) as a Significant Tree.

During the City Commission's January 8th regular meeting the Commission requested that staff explore adding the Longleaf Pine (*Pinus palustris*) to the City's list of significant trees. The City's list of significant trees, found in Chapter 11 – Environmental Protection of the City of St. Augustine's Code of Ordinances, does not currently include pine trees.

This article (Chapter) serves to preserve and protect environmentally sensitive areas within the city as well as conserve endangered, threatened or unique plants.

The US Forest Service reports that Longleaf pine once dominated the coastal plain with over 90 million acres and that these numbers have plummeted to just 5 million acres today. Longleaf pines not only thrive in harsh variable climates, but are resilient to drought, fire, and extreme wind. Longleaf pines provide habitat for endangered species including the red-cockaded woodpecker. Objective 2.6 of the Conservation and Coastal Management Element of the Comprehensive Plan states that the City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation. Protecting such an environmentally vital tree is consistent with this objective as well as the intent of Chapter 11 of the City's Code of Ordinances.

The Longleaf pine tree becomes most active in cone production when it is fifteen (15) inches in diameter at breast height (dbh) and would be considered a mature tree at this size. Staff recommends amending Sec. 11-27. – Definitions. to include the Longleaf Pine (*Pinus palustris*) with a minimum 15-inch dbh in the definition of a significant tree with an exception for bona fide silviculture activities. The city's Street Tree Advisory Committee (STAC) has also discussed this issue and recommended that the Longleaf pine, as described be included in the city's code as a significant tree.

Please see attached draft redline language to be inserted into the city land development code, and an excerpt from the Nature Conservancy report. If the Planning and Zoning Board (PZB) makes a positive recommendation for this addition to the code. Staff will move forward with an Ordinance to the City Commission.

Thank you for your attention to this matter. If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4331 or email at sdaugherty@citystaug.com or Amy Skinner at (904) 209-4213 or email at askinner@citystaug.com.



Sarah Daugherty
Senior Planner
Planning and Building Department

Sec. 11-27. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

Conservation Overlay Zone 2 includes all property one hundred (100) feet landward from the most restrictive boundary line establishing Conservation Overlay Zone 1. Zone 2 is the transition zone or buffer area between Zone 1 and Zone 3, and may include areas recognized as habitat for species considered endangered, threatened, of special concern, or unique by federal state and local agencies. The primary purpose of Zone 2 is to protect the functional integrity of Zone 1, and to protect Zone 3 from extreme high water conditions.

Conservation Overlay Zone 3 is comprised of uplands and urban/residential areas which are inland from Zones 1 and 2, and which require special environmental consideration. Zone 3 is comprised of those undeveloped areas considered to be special flood hazard areas and significant tree canopy areas.

Conservation overlay zone development means any construction or use which requires a permit from the city, physically located or taking place within a conservation overlay zone.

Floodplain means an area inundated during a ten-year flood or designated as flood hazard areas by the National Flood Insurance Program.

Significant tree means a tree described in the following list:

Latin Name	Common Name	Minimum dbh Maximum dbh (to)
<i>Fraxinus spp.</i>	ash	18
<i>Betula nigra</i>	birch, river	24
<i>Punus serotina</i>	black cherry	18
<i>Nyssa sylvatica</i>	blackgum, black tupelo	18
<i>Catalpa binoniodes</i>	catalpa	18
<i>Prunus caroliniana</i>	cherry laurel	10
<i>Lagerstroemia indica</i>	crape myrtle - single trunk	10

<i>Taxodium distichum</i>	cypress, bald (pond cypress)	10
<i>Ulmus parvifolia</i>	elm, drake	10
<i>Ulmus alata</i>	elm, winged	10
<i>Ulmus Americana</i>	elm, American	18
<i>Chionanthus virginicus</i>	fringetree	10
<i>Carya tomentosa</i>	hickory, mockernut	18
<i>Carya glabra</i>	hickory, pignut	18
<i>Ilex opaca</i>	holly, American	10
<i>Ilex cassine</i>	holly, dahoon	10
<i>Ilex x attenuate</i>	holly, "East Palatka"	10
<i>Gordonia lasianthus</i>	loblolly bay	10
<i>Magnolia grandiflora</i>	magnolia, southern	18
<i>Magnolia grandiflora</i> var	magnolia, southern v. "Little Gem"	10
<i>Magnolia virginiana</i>	magnolia, sweetbay	10
<i>Acer rubum</i> and <i>Acer</i> spp.	maple, red or other maples	18
<i>Quercus hemisphaerica</i>	oak, laurel	15 to 36
<i>Quercus laurifolia</i>	oak, laurel (swamp)	15 to 36
<i>Quercus virginiana</i>	oak, live (southern live oak)	18
<i>Quercus nuttallii</i>	oak, nuttall	18
<i>Quercus</i> spp.	oak, other unlisted species	18
<i>Quercus stellata</i>	oak, post	18
<i>Quercus falcata</i>	oak, red (southern red oak)	18
<i>Quercus geminate</i>	oak, sand live	10
<i>Quercus shumardii</i>	oak, shumard	18
<i>Quercus laevis</i>	oak, turkey	18
<i>Quercus nigra</i>	oak, water	15 to 36
<i>Quercus phellos</i>	oak, willow	18
<i>Carya illinoensis</i>	pecan	18
<u><i>Pinus palustris</i></u>	<u>pine, longleaf (excluding silviculture uses)</u>	<u>15</u>
<i>Cercis canadensis</i>	red bud	10
<i>Juniperus virginiana</i>	red cedar, eastern	8
<i>Juniperus silicicola</i>	red cedar, southern	8
<i>Liquidambar styraciflua</i>	sweetgum	18
<i>Platanus occidentalis</i>	sycamore	18
<i>Liriodendron tulipifera</i>	tulip-poplar, tuliptree	18
<i>Juglans nigra</i>	walnut, black	18

<i>Celtis laevigata</i>	hackberry (sugarberry)	15 to 36
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Significant tree canopy areas are defined as clusters of trees which form at least twenty-five (25) percent cover and include a variety of oak species and softwood species.

Silvicultural Use: The use of the land for bona fide Silvicultural purposes.

Special flood hazard areas means areas which may become inundated during a one hundred-year flood.

Undeveloped conservation park lands means a property that shall remain in a natural, undeveloped state in order to preserve and protect the natural resources of the property for the benefits of wildlife, the ecosystem and for future generations to appreciate and study. Maintenance of undeveloped conservation park lands for the removal of invasive or exotic species, for public safety and to promote the longevity and viability of these park lands is permitted to be done by the City of St. Augustine or by those designated to do so by the City of St. Augustine. (Code 1964, § 7-113; Ord. No. 96-02, § 1, 2-26-96; Ord. No. 09-17, § 1, 5-11-09; Ord. No. 15-47, § 1, 1-11-16; Ord. No. 19-03, § 1, 1-28-19)

Cross reference(s)—Definitions and rules of construction generally, § 1-2.

Pinus palustris Mill.

Longleaf Pine

Pinaceae -- Pine family

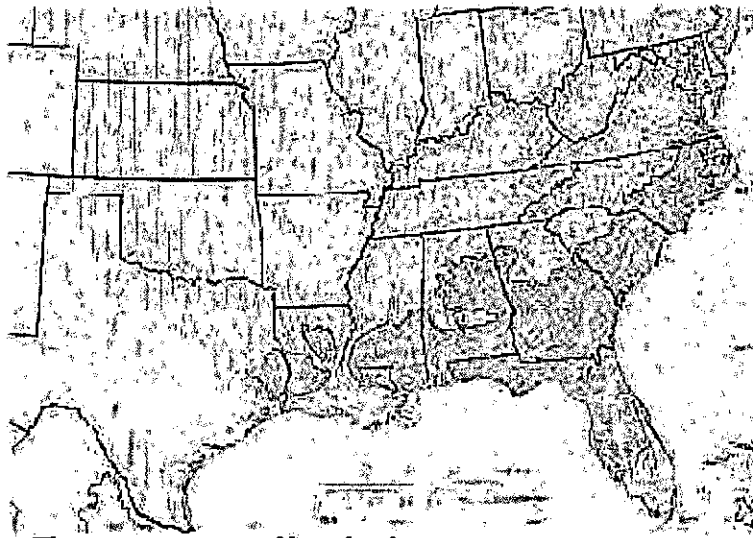
W. D. Boyer

Longleaf pine (*Pinus palustris*), whose species name means "of the marsh," has been locally referred to as longstraw, yellow, southern yellow, swamp, hard or heart, pitch, and Georgia pine. In presettlement times, this premier timber and naval stores tree grew in extensive pure stands throughout the Atlantic and Gulf Coastal Plains. At one time the longleaf pine forest may have occupied as much as 24 million ha (60 million acres), although by 1985 less than 1.6 million ha (4 million acres) remained.

Habitat

Native Range

The natural range of longleaf pine includes most of the Atlantic and Gulf Coastal Plains from southeastern Virginia to eastern Texas and south through the northern two-thirds of peninsular Florida. The species also grows in the Piedmont, Ridge and Valley, and Mountain Provinces of Alabama and northwest Georgia.



- The native range of longleaf pine.

Climate

Longleaf pine grows in warm, wet temperate climates characterized by hot summers and mild winters. Annual mean temperatures range from 16° to 23° C (60° to 74° F) and annual precipitation from 1090 to 1750 mm (43 to 69 in), the least being 1090 to 1270 mm (43 to 50 in) in the Carolinas and Texas and the greatest along the Gulf Coast of Alabama, Mississippi, and

extreme west Florida. A distinct summer rainfall peak occurs along the Atlantic Coast, being most pronounced in Florida. A secondary rainfall peak in March becomes pronounced along the Gulf Coast. Fall is the driest season of the year, although droughts during the growing season are not unusual.

Soils and Topography

Longleaf pine is native to a wide variety of sites ranging from wet, poorly drained flatwoods to dry, rocky mountain ridges. Elevations range from barely above sea level near the beaches on the lower Coastal Plain up to about 600 m (1,970 ft) in the mountains of Alabama. Most of the longleaf pine forests are found on the Atlantic and Gulf Coastal plains at elevations below 200 m (660 ft). Here the soils are largely derived from marine sediments and range from deep, coarse, excessively drained sands to poorly drained clays. For the most part, surface soils are sandy, acid, low in organic matter, and relatively infertile. In the Mountain Province, soils are derived largely from granite, quartzite, schist, phyllite, and slate, while in the Ridge and Valley Province, soils are derived mostly from sandstone, shale, limestone, and dolomite (21).

Within the natural range of longleaf pine, three soil orders are of major importance. Ultisols are the dominant order and cover most of the southeastern United States outside of peninsular Florida. Ultisols most commonly associated with longleaf pine are the Typic Paleudults and Plinthic Paleudults. The other two soil orders are Entisols and Spodosols. Deep, sandy Entisols, primarily Quartzipsamments, range from about 3 m (10 ft) above sea level in Florida up to about 185 m (600 ft) in Georgia and the Carolinas. Entisols have not developed diagnostic horizons. They make up the Sandhills of the Carolinas, Georgia, and northwest Florida and the sand ridges in the central Highlands of peninsular Florida. Spodosols, particularly Aquods, are typical of the flatwoods of the lower Coastal Plain in Florida. They are wet, sandy soils with a fluctuating water table that is at or near the surface during rainy seasons (8).

Associated Forest Cover

The principal longleaf cover types are Longleaf Pine (Society of American Foresters Type 70), Longleaf Pine-Scrub Oak (Type 71), and Longleaf Pine-Slash Pine (Type 83) (12). Longleaf pine is also a minor component of other forest types within its range: Sand Pine (Type 69), Shortleaf Pine (Type 75), Loblolly Pine (Type 81), Loblolly Pine-Hardwoods (Type 82), Slash Pine (Type 84), and South Florida Slash Pine (Type 111).

Longleaf pine develops in close association with periodic surface fires. The vegetation associated with longleaf pine reflects the frequency and severity of burning. In the past, frequent fires resulted in open, parklike stands of longleaf with few other woody plants and a ground cover dominated by grasses. Ground cover in longleaf pine in the Coastal Plains can be separated into two general regions, with the division in the central part of south Alabama and northwest Florida. To the west, bluestem (*Andropogon* spp.) and panicum (*Panicum* spp.) grasses predominate; to the east, wiregrass (pineland threeawn, *Aristida stricta*) is most common.

With a reduction in fire occurrence, hardwoods and other pines encroach on the longleaf forest. Within the range of slash pine (*Pinus elliottii*), this species becomes increasingly important, leading to the cover type Longleaf Pine-Slash Pine. Elsewhere loblolly and shortleaf pines (*P. taeda* and *P. echinata*) as well as hardwoods gradually replace the longleaf, eventually resulting in Loblolly Pine-Hardwood (Type 82) or occasionally Loblolly Pine-Shortleaf Pine (Type 80). On poor, dry sandhills and mountain ridges, scrub hardwoods invade the understory creating forest cover type Longleaf Pine-Scrub Oak and finally Southern Scrub Oak (Type 72) as the pine disappears (12).

Hardwoods most closely associated with longleaf pine on mesic Coastal Plain sites include southern red, blackjack, and water oaks (*Quercus falcata*, *Q. marilandica*, and *Q. nigra*); flowering dogwood (*Cornus florida*); blackgum (*Nyssa sylvatica*); sweetgum (*Liquidambar styraciflua*); persimmon (*Diospyros virginiana*); and sassafras (*Sassafras albidum*). The more common shrubs include gallberry (*Ilex glabra*), yaupon (*I. vomitoria*), southern bayberry (*Myrica cerifera*), shining sumac (*Rhus copallina*), blueberry (*Vaccinium* spp.), huckleberry (*Gaylussacia* spp.), and blackberry (*Rubus* spp.). On xeric sandhill sites, the most common associates are turkey, bluejack, blackjack, sand post, and dwarf live oaks *Quercus laevis*, *Q. incana*, *Q. marilandica*, *Q. stellata* var. *margaretta*, and *Q. minima*). On the dry clay hills and mountains of Alabama, blackjack, post (*Q. stellata*) and southern red oaks, and mockernut hickory (*Carya tomentosa*) are found with longleaf pine. On low, wet flatwood sites near the coast, the most conspicuous understory plants are gallberry and saw-palmetto (*Serenoa repens*). Other common understory plants in low, wet Longleaf Pine or Longleaf Pine-Slash Pine types are sweetbay (*Magnolia virginiana*), swamp cyrilla (*Cyrilla racemiflora*), large gallberry (*Ilex coriacea*), buckwheat-tree (*Cliftonia monophylla*), blueberries, and blackberries.

Life History

Reproduction and Early Growth

Flowering and Fruiting- Like all species in the pine family, longleaf pine is monoecious. The strobili of longleaf pine, both male (catkins) and female (conelets), are initiated during the growing season before buds emerge. Catkins may begin forming in July, while conelets are formed during a relatively short period of time in August. The number of flowers produced is apparently related to weather conditions during the year of initiation. A wet spring and early summer followed by a dry period in late summer promotes conelet production (27). Catkin production, however, is favored by abundant rainfall throughout the growing season. Female strobili are borne most frequently in the upper crown, and male strobili predominate in the lower crown (26). Late summer rainfall depresses conelet initiation, probably because vigorous exposed shoots in the middle and upper crown continue to grow. In the lower crown, where most catkins are home, shoots stop growing earlier than they do in the upper crown.

Since rainfall patterns associated with catkin initiation differ from those favoring conelets, large crops of male and female flowers do not necessarily

coincide. Ten years of observation did not show any correlation between size of conelet and pollen crops in longleaf pine.

Variable but usually heavy annual losses of longleaf pine conelets can be expected; observed losses have ranged from 65 to 100 percent (2,24,30). Several agents, alone or in combination, may be responsible. The more important appear to be insects, bad weather, and insufficient pollen. Over 15 years at one location, cone production was related to pollen density, to the point of a sufficiency of pollen (2). Further increases in pollen density had little effect. In some cases, nearly all the losses have been attributed to insects (24), while in others the more common causes of conelet losses were not responsible (30). Most conelet losses seem to occur in the spring, at about the time of pollination, although substantial losses may also occur in the summer (24). Most of the spontaneous conelet abortions in longleaf pine may result from excess ethylene production by foliage and shoots. A foliar spray with anti-ethylene compounds soon after anthesis has reduced conelet abortion by half, doubling seed yields (18).

Catkin buds normally emerge in November, then remain dormant for about a month before growth resumes. Conelet buds emerge in January or February. The rate of development of both conelets and catkins thereafter is almost entirely dependent on ambient temperature. Catkins are purple from the time they emerge from the buds until they shed their pollen. Upon emerging from the bud, conelets are red until they are pollinated, after which they gradually fade to a yellowish green. Most mature catkins range from 3 to 5 cm (1.2 to 2.0 in) in length.

The average date of peak pollen shed and conelet receptivity may range from late February in the southern part of longleaf pines' range to early April toward the northern limits. Most locations may experience flowering dates close to these extremes. The date of peak pollen shed and conelet receptivity coincides on individual longleaf pine trees but can vary considerably among trees in a stand. Some trees are consistently early and others late in time of flowering, although the differences vary from year to year, depending on air temperatures before and during the flowering period (5). Over 22 years of observation, the time required for shedding 80 percent of all pollen in a longleaf pine stand ranged from 5 to 21 days and averaged 13 (5).

Pollination takes place in the late winter or spring, but fertilization does not occur until the following spring. At this time conelets are growing rapidly, increasing in length from about 2.5 cm (1 in) in February to about 18 cm (7 in) by May or June (16). Mature cones range in length from 10 to 25 cm (4 to 10 in). Cones reach maturity between mid-September and mid-October of their second year. Cones, as they become ripe, change color from green to dull brown, although cones may be ripe before the color change (26). The specific gravity of ripe cones ranges from 0.80 to 0.89. Ripeness can be tested by flotation in SAE 20 motor oil; ripe cones will float but those not yet ripe will sink (26).

Seed Production and Dissemination- Tree size, crown class, stand density, site quality, and, most important, genetic predisposition, all affect cone production by an individual tree. The best cone producers are dominant, open grown trees with large crowns, 38 cm. (15 in) or more in d.b.h., with a past record of good cone production (11). Trees 38 to 48 cm (15 to 19 in) in

d.b.h. have produced an average of 65 cones annually compared to 15 cones by trees from 25 to 33 cm (10 to 13 in) in d.b.h. The number of sound seeds per cone varies widely and is related to size of seed crop in a particular year. In good seed years there may be about 50 seeds per cone, in average years 35, and in poor years 15 (10).

Seed production per hectare reaches a peak at stand densities between 6.9 and 9.2 m²/ha (30 to 40 ft²/acre) of basal area, assuming that the stand is comprised of dominant-codominant trees of cone bearing size (3). A shelterwood stand with a basal area of 6.9 m²/ha (30 ft²/acre) produces three times as many cones per unit area as a stand of scattered seed trees averaging 2.3 m²/ha (10 ft²/acre) in good seed years (11).

Throughout its range, longleaf pine in shelterwood stands produces seed crops adequate for natural regeneration, about 2,500 cones per hectare (1,000/acre), on the average of once every 4 to 5 years (11). However, everything else being equal, good cone crops are more frequent in some parts of the longleaf pine range than in others, so the general average may be meaningless at a given location. The production of female strobili is much less variable from place-to-place than is the production of mature cones, indicating that geographic differences in cone production are due more to conelet and cone losses than failure to produce conelets in the first place (7).

When a shelterwood stand is created by cutting back a stand of substantially higher density, increased cone production resulting from release does not occur until the end of the third growing season after cutting (9). Release that occurs after conelet initiation has no effect on that crop, other than promoting better conelet survival through reduced stress in dry periods.

Seeds are dispersed by the wind. Seed dispersal begins in late October and continues through November, with the majority falling within a period of 2 to 3 weeks. The time and duration of seed dispersal vary depending on weather conditions. Dispersal range is limited, with 71 percent of sound seeds falling within a distance of 20 m (66 ft) of the base of parent trees (11).

Longleaf seeds are the largest of the southern pines. The number of cleaned seeds ranges from 6,600 to 15,400/kg (3,000 to 7,000/lb), averaging 10,800/kg (4,900/lb) (26).

Seedling Development- Longleaf pine differs from other southern pines in that seeds germinate soon after they are dispersed. Given optimum conditions, seeds germinate in less than a week after they reach the ground. Prompt germination reduces the period of exposure to seed predators, but newly germinated seedlings are susceptible to damage or loss from animals, diseases, and weather uncertainties, which may include high fall temperatures, drought, or extreme cold with a risk of frost heaving in heavy soils (11).

Seeds require contact with mineral soil for satisfactory germination and establishment. Longleaf seeds, with their large wings, cannot easily reach mineral soil through a heavy cover of grass and litter. The accumulated material must be removed before seedfall, either mechanically or by

burning. Burning within a year of seedfall normally provides an adequate seedbed. Lack of seedbed preparation can result in a regeneration failure.

Germination of longleaf pine seed is epigeal (26). Newly germinated seedlings have virtually no above-ground hypocotyl, and the cotyledons are close to the ground line. The primary needles appear after germination and the secondary needles about 2 months later. The epicotyl, or stem above the cotyledons, does not elongate rapidly as in most other pines. Even in the nursery, seedlings are virtually stemless after one growing season (16). This stemless condition is one of the unique characteristics of longleaf pine. It is referred to as a grass stage and may last 2 to many years, depending on growth conditions. During this time, longleaf is most susceptible to its major disease, the brown-spot needle blight, *Scirrhia acicola* (11).

While in the grass stage, seedlings develop extensive root systems. Growth can be followed by observing the increase in root-collar diameter. When it approaches 2.5 cm (1 in), active height growth is imminent. Grass-stage seedlings, once they reach 0.8 cm (0.3 in) in root-collar diameter, are highly resistant to fire, even during the growing season. Seedlings in early height growth, up to a height of about 0.6 to 0.9 m (2 to 3 ft), become susceptible to damage by fire. Once beyond this stage, longleaf pines are again fire resistant.

Competition and brown-spot needle blight have great impact on the rate of seedling development and together largely determine the duration of the grass stage. Longleaf seedlings can be easily established and usually survive for years under an overstory of parent pines. Growth, however, is very slow. Seedlings respond promptly with an increased rate of growth when released from overstory competition.

Growth rate varies widely among individuals in a natural seedling stand, and vigorous fast-growing seedlings express dominance early. The rapid breakup of a seedling stand into a wide range of size classes reduces the risk of stand stagnation. About 10 percent of a natural seedling stand shows resistance to the brown-spot disease, and this gives them a growth advantage that persists for many years. At age 24, trees that had little or no brown-spot infection averaged 2.4 in (8 ft) taller than trees that had 30 percent or more of their foliage destroyed by the disease as seedlings (1).

A low level of competition permits early initiation of height growth. One longleaf pine plantation on a prepared site had nearly 60 percent of the trees in active height growth by the end of the second growing season, and over 90 percent by the end of the third. Early initiation of height growth circumvented a brown-spot problem as the disease did not have time to build up to serious proportions.

Vegetative Reproduction- Longleaf pine seedlings, if top killed, can sprout from the root collar. Sprouting ability decreases sharply when seedlings begin height growth. In one study, almost 40 percent of seedlings cut off at the ground line during grass stage had living sprouts a year later. Only 14 percent of seedlings up to 1.37 m (4.5 ft) in height so treated developed sprouts, however, and those larger than this did not sprout at all (14). Longleaf is not as easy to reproduce asexually as some of the other southern pines. Cuttings can be rooted but the process is difficult. Air-layering has

met with limited success. Grafting has proven to be a reliable technique, and this is now the most common method of establishing seed orchards (28).

Sapling and Pole Stages to Maturity

Growth and Yield- Longleaf pine is a high quality timber tree, well suited to a whole range of products-poles, piling, posts, sawlogs, plywood, pulpwood, and naval stores. Longleaf naturally prunes itself well. Most stems are well formed, straight, and largely free of branches. The species almost always has higher stemwood specific gravities and produces more dry wood per unit volume than either loblolly or slash pine (28). Intense exploitation since colonial days, plus lack of planned regeneration, contributed to the decline of longleaf pine forests that continues to this day. Once height growth has begun, the species can grow as well as the other major southern pines on many sites originally occupied by longleaf, and often exceeds them in growth.

The critical element in the growth of longleaf pine stands is the duration of the grass stage. About 70 percent of the variation among plantations in the form of height-over-age curves was related to the condition of the planting site: early height growth on unprepared cutover sites was much slower than on old fields and mechanically prepared cutover sites (6).

Reduction of competing ground cover in grass stage seedling stands can have a large impact on growth and future volume yields. One study (25) observed the effects of a single aerial application of 2,4,5-T to stands of 1-year-old longleaf seedlings. Twenty years later, treated stands had significantly greater tree diameter (10 percent), height (17 percent), and total volume per unit area (32 percent) than adjacent untreated stands, although there was no difference in the number of trees per unit area. Treated stands averaged 83.5 m³/ha (1,193 ft³/acre) total inside-bark (i.b.) volume, compared to 63.2 m³/ha (904 ft³/acre) for untreated stands.

Longleaf pine growth and yield predictions have been published for periodically thinned even-aged natural stands (15) and also for unthinned plantations in the west Gulf region (22). Predicted total volume (i.b.) yields for two common site index classes are given in table 1. The merchantable proportion of total volume ranges from 78 to 86 percent at age 20, to 97 to 98 percent at age 40. The peak in periodic annual increment is reached between ages 20 and 30.

Table 1- Predicted total volume yields inside bark for even-aged natural stands of longleaf pine

Site index at base age 50 years			
Stand in age in years ¹	Basal area	21.3 m or 70 ft	24.4 m or 80 ft
		m ² /ha	m ³ /ha
20	13.8	61	71

25	20.0	110	128
30	25.5	160	187
35	29.6	207	241
40	33.1	248	289
	<i>ft²/acre</i>	<i>ft³/acre</i>	<i>ft³/acre</i>
20	60	874	1,019
25	87	1,572	1,832
30	111	2,287	2,666
35	129	2,954	3,443
40	144	3,549	4,137

⁴Determined from ring counts taken at 1.2 m (4 ft), plus 7 years.

The optimum stand density to maintain by periodic thinning varies by site and management goals. A rather broad range of stand densities, above a basal area of about 13.8 m²/ha (60 ft²/acre), produces near maximum periodic volume growth (13). Lower densities concentrate growth on fewer trees. Longleaf responds well to release provided by thinning if the released trees have crowns equal to at least one-third to one-half of total tree height. Small-crowned intermediate or suppressed trees do not respond promptly to release. Thinning should be from below to release well-formed dominant and codominant trees.

Present indications are that longleaf pine plantations should produce volume growth similar to natural stands if other factors are equal. To the extent that plantations have had better competition control, with consequent acceleration of early growth, a particular volume yield should be reached at an earlier age in plantations than in natural stands.

Rooting Habit- Longleaf pine develop massive taproots that, in mature trees, may extend to a depth of 2.4 to 3.7 m (8 to 12 ft) or more. A hardpan can arrest downward growth of the taproot. If the hardpan is close to the surface, windfirmness of the tree is reduced. Longleaf pines develop extensive lateral root systems. Most lateral roots are within 0.3 m (1 ft), and nearly all within 0.6 m (2 ft), of the surface (29).

Reaction to Competition- Longleaf pine is intolerant of competition, whether for light or for moisture and nutrients. The species will grow best in the complete absence of all competition, including that from other members of the species. Fortunately, as noted earlier, young even-age longleaf pine stands break up rapidly into a broad range of size classes, due to variability in duration of the grass stage. Stagnation is almost never a problem. However, even suppressed trees in a stand will slow the growth of dominant neighbors. Optimum stand density for development of crop trees needs to be maintained by periodic thinning. Given release from neighboring trees, dominant and codominant trees in an over-dense stand will respond promptly with increased diameter growth, as will some intermediate trees that retain crown ratios of 30 percent or more. Suppressed trees, while they may continue to live, rarely respond to release with improved growth.

Damaging Agents- Longleaf pine is less susceptible to most damaging agents than the other southern pines and is a relatively low risk species to manage. It is strongly resistant to fire, except as a small seedling of less than 0.8 cm (0.3 in) root collar diameter and in early height growth. It is also resistant to most pathogenic agents. The major disease is the brown-spot needle blight. This disease causes serious damage only to grass-stage seedlings. Continued severe defoliation by brown-spot suppresses and eventually destroys seedlings. Once rapid height growth begins, seedlings are no longer seriously afflicted. Seedlings growing in the open are most vulnerable, particularly if the groundcover is sparse; the disease usually does not seriously affect seedlings growing under a pine overstory. Other diseases occasionally of economic importance in local areas are pitch canker (*Fusarium moniliforme* var. *subglutinans*), annosus root rot (*Heterobasidion annosum*) in thinned plantations, cone rust (*Cronartium strobilinum*) near the coast, and also the condition known as dry face of turpented trees. Fusiform rust (*Cronartium quercuum* f. sp. *fusiforme*) is rarely a problem for longleaf pine (20).

Many species of birds, mice, and squirrels feed on longleaf pine seeds, the latter often taking them from unripe cones. Several species of ants feed on germinating seeds and cotyledon seedlings. Cottontails as well as other predators can destroy newly established seedlings. Grass-stage seedlings are vulnerable to destruction by hogs, pales weevil (*Hylobius pales*), and heavy livestock grazing. Pocket gophers cut seedlings off just below the ground surface.

Most seedling losses occur during the first year after establishment, untimely drought being the greatest single hazard. Logging of the overstory can destroy close to 50 percent of a seedling stand, although actual damage depends on type and season of logging, volume removed, and seedling size. Fire takes its toll of small, weak, or diseased seedlings.

Longleaf pine can be damaged by ice storms but is less susceptible to ice damage than slash pine (19).

The southern pine beetle (*Dendroctonus frontalis*) does not seem to afflict the species severely. The black turpentine beetle (*Dendroctonus terebrans*) can be a problem, especially on trees injured by turpentine, logging, or fire. Perhaps the greatest single cause of mortality in longleaf stands of pole and sawlog size is lightning, which is often followed by infestation by bark beetles (*Ips* spp.). Windthrow from hurricanes or tornados can cause heavy losses locally. Long term observations throughout the longleaf region have shown an average annual mortality of 1 tree per hectare (0.4/acre) in mature longleaf pine stands (4).

Special Uses

Longleaf pine is used for a broad range of forest products. Even old lightered stumps (those having resin-soaked heartwood characteristic of old trees) are pulled out and the stumpwood destructively distilled for chemicals. Longleaf "pine straw" is in demand for use as a mulch, so fresh needle litter is sometimes collected, baled, and sold. The longleaf pine forest, if regularly burned, has a parklike appearance with an understory dominated by grasses and forbs; an excellent habitat for game, especially

quail, and quail hunting has long been associated with this timber type. The understory produces a substantial amount of high quality forage for both cattle and deer (17,31). Mature longleaf stands also provide the most desirable habitat for the red-cockaded woodpecker.

Genetics

Population Differences

Longleaf pine is a highly variable species, and a considerable proportion of this variation is genetic. Considering the economically important traits, longleaf pines have as much or more genetic variation than other southern pines.

Variation among individual trees is greater than that among stands or among geographically diverse seed sources (23,28). Nevertheless, the diversity of environments throughout the longleaf range has promoted the development of genetic variation among populations. According to rangewide provenance tests, trees from coastal areas usually outgrow those from inland areas at all but the coldest locations. Trees originating from the central Gulf Coast should be more productive than trees from other sources on most coastal plain longleaf sites from Georgia and north Florida west to east central Louisiana (28). Elsewhere, local seed sources may be safest to use until more information is available.

Hybrids

The major southern pines, as well as some minor species, are closely related and have overlapping ranges. Natural hybridization has contributed to genetic diversity among trees and populations. Natural hybridization is common between longleaf and loblolly pine, producing the Sonderegger pine (*P. x sondereggeri* H. H. Chapm.). This is the only named southern pine hybrid. Throughout much of the longleaf pine range, the flowering of longleaf and loblolly pines overlaps in most years so there is no phenological barrier to natural crossing. Natural hybridization between longleaf and slash pine is unlikely, based on differences between the species in dormancy and heat requirements for flowering (5).

Artificial crosses between longleaf pine and both loblolly and slash pines can be achieved easily. Crosses between longleaf and shortleaf pine have not been found in nature but have been produced artificially. There are no reported successful crosses of longleaf pine with any other pine species (28).

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Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: April 2, 2024

RE: Discussion and Recommendation to amend Chapter 11, Article II Conservation Overlay Zone Development related to boatlifts and other types of docks and increase the height of docks from six (6) feet to eight (8) feet.

The Planning and Zoning Board (PZB) has recently discussed updating Chapter 11 and the conservation overlay zone criteria related to docks and boatlifts. The relevant part of the code is section 11-29(c)17 where the Standards for review and the criteria for evaluating Conservation Overlay Zone One dock development are outlined.

Criteria (c)17 is specific to docks. The PZB discussed establishing different criteria for dock boatlifts that are not single family in nature and recognizing that larger boats and larger weighted boatlifts should be accounted for in the code. It was also discussed that the 12,000 lb boatlift limitation was probably specific for more typical single-family docks.

Additionally, several months ago the PZB requested that staff consider raising the minimum height for docks to something higher than the six (6) foot maximum outlined in the code. At the time staff indicated that the city was initiating a “resilient shoreline” ordinance and requisite research which may impact a recommended dock height. These efforts are ongoing and require a longer timeline than originally thought, therefore based on initial information staff has also drafted changes to the attached code language that raise the maximum dock height of six (6) feet to eight (8) feet.

As additional information is gathered, and draft language related to the resilient shoreline effort becomes clearer the specific dock height limitation can be readdressed.

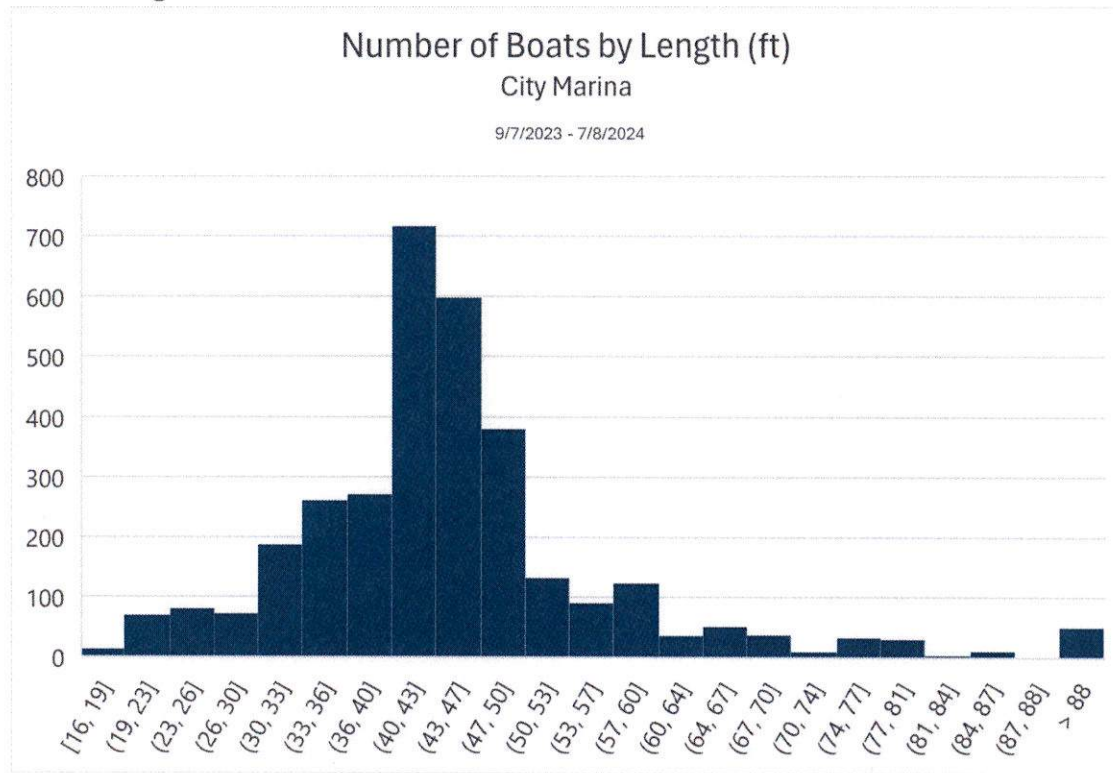
Please see attached draft redline language to be added and reformatted into the city land development code, as well as data obtained from the City Marina illustrating the size of boats utilizing the docking facilities. If the Planning and Zoning Board (PZB) makes a positive recommendation for these revisions to the code, staff will move forward with an Ordinance to the City Commission.

Thank you for your attention to this matter. If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4331 or email at sdaugherty@citystaug.com or Amy Skinner at (904) 209-4213 or email at askinner@citystaug.com.

A handwritten signature in black ink, appearing to read 'S. Daugherty', with a large, stylized loop at the end.

Sarah Daugherty
Senior Planner
Planning and Building Department

Vessel Length



City of St. Augustine Municipal Marina	
Vessel Length (ft)	
Max	205
Minimum	16
Average	44.79
Median	110.5

Data from the St. Augustine Municipal Marina demonstrates that the average length of vessel registered there between September 2023 and July 2024 was 44.79-feet.

Lift Capacity

<https://boaterpal.com/how-much-do-boats-weigh/>

However, if we generalize based on length: small boats that are 17-22 feet weigh around 1,600-3,200 pounds. Boats 23-27 feet weigh around 3,600-4,800 pounds. Medium-sized boats 28-35 feet weigh around 5,800-13,500 pounds. And large boats 36-45 feet weigh around 15,500-29,000 pounds.

Boat Type	Boat Weight (lbs)	Trailer Weight (lbs)
Fiberglass Bass Boats	1,800-2,900	500-1,200
Aluminum Bass Boats	1,100-2,650	500-1,200
Bowriders	2,000-10,350	800-2,300
Pontoon Boats	1,500-3,350	950-1,900
Sit-down Jet Skis	650-1,000	200-300
Stand-up Jet Skis	300-550	200-300
Ski boats	3,195-3,550	1,100
Wake boats	4,300-7,350	1,100-1,900
Deep V Fishing Boats	1,350-2,800	500-1,100
Small Center Consoles (16'-25')	1,570-6,300	500-1,650
Large Center Consoles (26'-40')	7,100-21,700	1,700-2,000+
Small Sailboats (15'-25')	400-5,000	500-1,800
Large Sailboats (26'-40')	6,000-30,000	1,700-2,000+
Cuddy Cabins	2,000-5,300	800-1,800
Small Cabin Cruisers (30'-40')	11,100-25,200	NA
Large Cabin Cruisers (41'-50')	27,000-46,800	NA
Small Yachts (55'-70')	87,000-150,000	NA
Large Yachts (75'-90')	157,500-235,500	NA

The BoaterPal website states the weight of a 41-foot to fifty-foot vessel is 27,000 -46,8000 pounds.

Sec. 11-29. Standards for review.

- (a) Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.
- (b) Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required when new development is proposed along an unaltered shoreline. The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 shall remain undeveloped except as provided in subsections (1)—(4) of this subsection. If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:
 - (1) Pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of thirty-six (36) inches should be retained.

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- (2) A maximum of fifty (50) percent of the basal area of trees, and a maximum of fifty (50) percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed stand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the fifty (50) percent level.
 - (3) Dead, diseased, unsafe, or fallen trees may be removed.
 - (4) Bridges, paths, walkways, gazebos, docks and decks, bulkheads, seawalls, and retaining walls, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the total area calculation of the buffer). These structures must demonstrate that they are of a reasonable, compatible scale to similar structures in the neighboring area. Structures in Conservation Overlay Zone 2 that are connected to adjacent structures in Zones 1 or 3 shall be sized relative to that adjacent structure and be designed so as to minimize off-site visual and environmental impacts. The applicant will present any mitigating design and environmental elements as part of the review of the structure in Conservation Overlay Zone 2.

Restoration plan(s) shall be developed to achieve the fifty (50) percent criteria above for those sites already disturbed. If the altered shoreline is bulk-headed, softening of this hardened shoreline with riprap, environmentally engineered materials or other techniques to soften wave energies and promote vegetation is encouraged. Should a softening effort be employed, a reduction in the twenty-five (25) feet buffer may be permitted.

- (c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:
 - (1) Site specific conditions.
 - (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
 - (3) Natural and proposed drainage patterns.
 - (4) Effect of point and nonpoint discharge in the marine environment.
 - (5) Proposed soil stabilization and erosion control methods.
 - (6) Impact on floodplain.
 - (7) Impact of development on vegetative and animal communities.
 - (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
 - (9) Effect of shade on vegetation and shellfish.
 - (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
 - (11) Impact of development on shoreline by linear feet and percent of site.

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- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed ~~six (6)~~ eight (8) feet in height above mean high water. ~~Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less.~~ All boatlifts shall be low profile boatlifts or no profile boatlifts, ~~and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift.~~ In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed ~~six (6)~~ eight (8) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck.
- i) All uses excluding Maritime Use District(s) [MUDs] and a Waterfront community as defined below:
- (1) Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less.
- (2) No boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift.
- ii) Maritime Use District(s) [MUDs] and Waterfront community as defined below:
- (1) Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of forty-six thousand eight hundred (46,800) pounds or less.
- (2) No boats in excess of forty-seven (47) feet in length shall be allowed on a boatlift.
- (3) Any impacts to the viewshed related to the increased capacity of the boatlift and/or increased size of the boat on the lift must be described and illustrated in the application.

(4) A Waterfront community is defined as a development adjacent to a riverine or marsh environment that includes a multifamily development comprised of four (4) or more units with shared waterfront facilities and/or commercial marine use(s).

- (d) Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of significant trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.
- (1) In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following:
- a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
 - b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
 - c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
 - d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
 - e. Whether the tree has been designated a significant tree.
 - f. Impact upon the urban and natural environment, including:
 1. Ground and surface water stabilization.
 2. Water quality and aquifer recharge.
 3. Ecological impacts.
 4. Noise pollution.
 5. Air movement.
 6. Air quality.
 7. Wildlife habitat.
 - g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

(e) Issuance of permit. The planning and building division shall issue the removal permit for trees not identified as significant trees under section 11-27 unless, upon consideration of the criteria set forth above, it finds any of the following will result:

- (1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.
- (2) That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.
- (3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.
- (4) That the subject trees are significant trees and removal must be reviewed by the planning and zoning board.

(Code 1964, § 7-115; Ord. No. 96-02, § 1, 2-26-96; Ord. No. 00-34, § 1, 10-9-00; Ord. No. 01-14, § 1, 7-23-01; Ord. No. 04-01, § 1, 1-26-04; Ord. No. 14-14, § 1, 9-22-14; Ord. No. 19-03, § 1, 1-28-19; Ord. No. 21-13, § 1, 8-23-21)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: May 30, 2024

RE: **Ordinance 2024-19 – Amending Chapter 28 the City Zoning Code to add a definition of Resiliency Facility and to add a defined Resiliency Facility as a permitted use by exception in the CM-2 and IW zoning districts – First Reading and Public Hearing**

The State of Florida has passed legislation this year, HB 1645, related to energy resources. There are several issues addressed in the legislation. The City Commission has expressed concern related to the potential use of a “resiliency facility” in any commercial, industrial, and manufacturing land use designation and zoning district.

The stated intention of the legislation is to ensure adequate and reliable fuel sources for public facilities are available in an emergency. After July 1st the city cannot amend the code to conflict with a resiliency facility as defined in the legislation as an allowable use in any commercial or industrial district. The city does not currently have any specific “manufacturing” districts.

This item will be presented to the Planning and Zoning Board (PZB) to consider and make a recommendation to the City Commission to add a definition of “resiliency facility” to the Definition section of the zoning code and to insert the specific use of a resiliency facility as a permitted use by exception in the Commercial Medium-two (CM-2) and Industrial Warehousing (IW) zoning districts on Tuesday, June 4, 2024.

This would serve to define the use in the code, and to insert the use into specific zoning districts. Per typical zoning code constructs including the use in certain zoning districts would then preclude the use in other zoning districts, therefore not allowing the use in lower intensity commercial zoning districts.

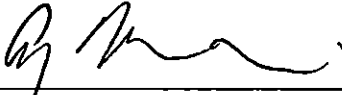
The legislation also provided for the adoption of landscape bufferyard requirements related to these resiliency facilities, however the city’s landscape code is based on the city’s established and tiered zoning districts, so this provision is not feasible based on the city’s code language.

Please see the attached draft Ordinance 2024-19 with redline language to be added and reformatted into the city land development code. The actual legislative language that passed is also attached for your review.

Please place Ordinance 2024-19 on the City Commission agenda for first reading. Because this ordinance changes the list of permitted uses or permitted uses by exception in city zoning districts this item requires two (2) public hearings. Therefore, in an effort to adopt this language before July 1st this item is also a public hearing.

Chapter 28 is a land development code regulation therefore these revisions are currently statutorily exempt from the required Business Impact Statement.

If you have any questions or require additional information, please let me know.

A handwritten signature in black ink, appearing to read 'Amy McClure Skinner', is positioned above a horizontal line.

Amy McClure Skinner, AICP
Director
Planning and Building Department

ORDINANCE NO. 2024-19

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING SECTION 28-2 OF THE CODE OF THE CITY OF ST. AUGUSTINE TO PROVIDE A DEFINITION FOR “RESILIENCY FACILITY”; TO AMEND SECTION 28-209 COMMERCIAL MEDIUM-TWO (CM-2) ZONING DISTRICT TO INCLUDE RESILIENCY FACILITY AS A PERMITTED USE BY EXCEPTION; TO AMEND SECTION 28-226 INDUSTRIAL AND WAREHOUSING (IW) ZONING DISTRICT TO INCLUDE RESILIENCY FACILITY AS A PERMITTED USE BY EXCEPTION; PROVIDING FOR INCLUSION IN CHAPTER 28, ZONING, OF 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.

WHEREAS, the Municipal Home Rule Powers Act, Chapter 166, Florida Statutes, secures for municipalities the broad exercise of home rule powers granted by Article VIII, Section 2 of the Florida Constitution, including the exercise of any power for municipal purposes not expressly prohibited by law; and

WHEREAS, Sections 163.3167 and 163.3177(1), Florida Statutes, requires the City of St. Augustine to maintain a Comprehensive Plan to guide the future development and growth of the city by providing the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements.

WHEREAS, the City of St. Augustine is required by Section 163.3202, Florida Statutes, to adopt or amend and enforce land development regulations that are consistent with and implement the Comprehensive Plan, and that are combined and compiled into a single land development code for the city (the City of St. Augustine’s Zoning Code is Chapter 28 of the Code of Ordinances including land development regulations related to permitted uses and permitted uses by exception in each zoning district); and

WHEREAS, Section 166.041, Florida Statutes, provides for procedures for the adoption of ordinances and resolutions by municipalities;

WHEREAS, a sustainable built environment that both preserves the City of St. Augustine's resources and is resilient to extreme weather events such as hurricanes, floods, and heatwaves is a priority of St. Augustine;

WHEREAS, after review, the Planning and Zoning Board recommended approval of these amendments at its June 4, 2024, regular meeting; and

WHEREAS, Chapter 28 is a land development code regulation therefore these revisions are statutorily exempt from the required Business Impact Statement; and

WHEREAS, the City Commission for the City of Saint Augustine finds that it is in the best interest of public health, safety and general welfare that the following amendments be adopted.

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

SECTION 1. Chapter 28, Article I. Chapter 28, Article I, Section 28-2. Definitions of the Zoning Code of the City of St. Augustine is amended as follows: [Note: ~~striketrough~~ language deleted; underline language added]:

"Sec. 28-2. - Definitions.

For the purpose of this chapter, certain words and terms used herein shall be interpreted to have meanings as defined below. Where words or terms are not defined, they shall have their ordinarily accepted meanings or such as the context may imply. Words used in the present tense include the future; the singular number includes the plural and the plural includes the singular.

The word "shall" is mandatory; the word "may" is permissive. The word "used" or "occupied" includes the words "intended, designed or arranged to be used or occupied." The word "lot" includes the word "plot" or "parcel." The word "structure" includes the word "building" as well as other things constructed or erected on the ground, attached to something having location on the ground, or requiring construction or erection on the ground. The word "land" includes the word "marsh," "water" or "swamp." The word "map" shall mean the "Zoning Maps of the City of St. Augustine, Florida" and the "city" shall mean the City of St. Augustine, Florida, a corporation of the State of Florida.

...

Relocation is the act of moving a building from its original location to another site, either on the same property or to another location entirely.

Resiliency facility is defined as a facility owned and operated by a public utility for the purposes of assembling, creating, holding, securing, or deploying natural gas reserves for temporary use during a system outage or natural disaster.

Restaurant means an establishment where food is ordered, prepared and served for pay primarily for consumption on the premises in a completely enclosed room, under the roof of the main structure, or in an anterior court. A drive-in restaurant as defined in this section is not a restaurant. A cafeteria shall be deemed a restaurant as defined herein.

..."

SECTION 2. Amending Chapter 28, Article III, Section 28-209. Chapter 28, Article III,

Section 28-209(3) f. of the Zoning Code of the City of St. Augustine is hereby amended as follows:

[Note: ~~striketrough~~ language deleted, underline language added]

"Sec. 28-209. - Commercial medium-two: CM-2.

Intent. This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities. It is not intended that this district become or be used for strip commercial purposes.

(1) *Permitted uses and structures.* As for CM-1 ([section 28-208](#)), and in addition:

a. Retail outlets for the sale of general merchandise excluding new or used automobiles, trucks, boats and tractors (but not automobile wrecking or storage yards, junkyards, or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nursery, lumber and building supplies, supermarkets and convenience stores and similar products.

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- b. Service establishments of all kinds including automobile service station or truck stop (see [section 28-338](#)) excluding businesses where automotive vehicles are offered for rent or sale, repair and service garage, motor vehicle body shop, auto laundry, drive-in restaurant, laundry or dry cleaning establishments, veterinarian or animal boarding kennels in soundproof building, pest control, carpenter or cabinet shop, home equipment rental, ice delivery station, job printing or newspaper, marina, radio or television broadcasting transmitter, antenna, office and studio facilities, banks and financial institutions, video rentals, funeral homes, travel agencies, electronic equipment/TV repair shop, employment offices, upholstery, furniture refinishing and similar establishments.
- c. Establishments or facilities for the retail sale and service of all alcoholic beverages, either for on-premises or off-premises consumption, or both.
- d. Any type of wholesale, jobber or distributorship business where the total operation does not require more than four thousand (4,000) square feet of floor space; no vehicle is used in excess of one-and-one-half-ton capacity; all merchandise is stored within an enclosed building; and no heavy machinery or manufacturing is located on the premises.
- e. Hotels and motels with or without kitchenettes.
- f. Building trades contractor not requiring outside storage; nor the use of any vehicle in excess of one-ton capacity; nor any machinery, ditching machines, tractors, bulldozers or other heavy construction equipment.
- g. Multifamily dwellings as for RG-1.
- h. Colleges.
- i. Shopping plaza or shopping center.
- j. Intermediate care facilities.
- k. Agricultural market, outdoor or indoor.
- l. Special event venue as per [section 28-347\(8\)](#).
- m. Craft alcohol industry. See also [section 28-209\(1\)d](#). for limitations on any type of wholesale, jobber or distributorship business.
- n. Home-based business.
- o. Mobile food dispensing vehicle as per [section 28-347\(9\)](#).
- p. Mobile food truck court as per [section 28-347\(9\)](#).

(2) *Permitted accessory uses.* See [section 28-348](#).

(3) *Permissible uses by exception:*

- a. As provided in [section 28-347](#).
- b. Wholesale, warehouse, or storage use, to include miniwarehouses, and self-storage facilities.
- c. Building trades contractor with outside storage yard and heavy construction equipment.
- d. Boatyard.
- e. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating and candy manufacturing.
- f. Bulk storage yards, including bulk storage of flammable liquids [and resiliency facilities](#).
- g. Open air theaters, but not drive-in theaters.
- h. Commercial, recreational and entertainment facilities such as museums, carnival or circus, shooting gallery, skating rink, pony ride, go-cart track, athletic complexes, arena, auditorium, convention center, dance hall, indoor theater and similar uses; provided, however, such uses do not have temporary facilities which exceed more than thirty-five (35) feet in height for more than thirty (30) days in any calendar year. For the purpose of this section, exceeding the height at any time during a twenty-four-hour period constitutes a day.
- i. Palmist, astrologist, psychics, clairvoyants, phrenologists and similar uses.
- j. Businesses that offer for sale new or used automobiles, trucks, boats and tractors.
- k. Uses and structures as for RG-1 ([section 28-163](#)).
- l. Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana.

(4) *Minimum lot requirements (width and area):*

- a. Minimum lot width, one hundred (100) feet.
- b. Minimum lot area, fifteen thousand (15,000) square feet; except as specifically required for certain uses.

(5) *Maximum lot coverage of all buildings.* Seventy-five (75) percent.

(6) *Minimum yard requirements:*

a. Front, zero feet minimum, thirty (30) feet maximum, except for property abutting U.S. Highway No. 1 for which the front yard requirements shall be ten (10) feet minimum and no maximum. Buildings must front an arterial road if the property is located along an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies, or other non-occupied appendages.

b. Side, five (5) feet.

c. Rear, five (5) feet.

d. Minimum yard requirements for the San Marco Avenue Design Standards. Development within the San Marco Avenue Design Standards entranceway corridor area including the use of the residential typology requires a front setback fifteen (15) feet minimum, thirty (30) feet maximum. Development within the San Marco Avenue Design Standards entranceway corridor area including the use of the traditional commercial typology requires a front setback zero feet minimum, ten (10) feet maximum, and zero feet side setback consistent with the chart in the design standards.

(7) *Maximum height of structures:* Thirty-five (35) feet.

(8) *Vehicular access:* Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana shall require a condition of direct vehicular access to a roadway functional classification of principal arterial-urban U.S. Highway 1.

...”

SECTION 3. Amending Chapter 28, Article III, Section 28-226. Chapter 28, Article III

Section 28-226(3) c. of the Zoning Code of the City of St. Augustine is hereby amended as follows:

[Note: ~~strikethrough~~ language deleted, underline language added]

“Sec. 28-226. - Industrial and warehousing: IW.

Intent. This district is intended to allow light manufacturing and related service, storage and commercial uses.

(1) *Permitted uses and structures:*

a. Wholesaling, warehousing, storage or distribution establishments, mini-warehouses, and self-storage facilities and similar uses.

b. Light manufacturing and processing, including food processing, packaging or fabricating; however, any food processing, packaging or fabricating plant engaged in the processing or packaging of shellfish shall be wholly contained within completely enclosed buildings with no odor, fumes or steam detectible to normal senses from off the premises.

c. Printing, lithographing, publishing or similar establishments.

d. Bulk storage yards, not including bulk storage of flammable liquids and acids.

e. Outdoor storage yards and lots, provided, such outdoor storage yard shall not be located closer than twenty-five (25) feet to any public street and that such yard shall be completely enclosed by a solid fence or wall or equivalent visual barrier not less than eight (8) feet high except for entrance and exit and such openings shall be equipped with eight-foot-high visual barrier gates; and provided further that this provision shall not permit wrecking yards (including automobile wrecking yards), junkyards or yards used in whole or in part for scrap or salvage operations, or for processing, storage, display or sales of any scrap, salvage or secondhand building materials, junk automotive vehicles, or secondhand automotive parts.

f. Vocational, technical, trade or industrial schools and similar uses.

g. Miscellaneous uses such as express office, telephone exchange, commercial parking lots and parking garages, motor bus or truck or other transportation terminal.

h. Radio or television broadcasting offices, studios, transmitters or antennas.

i. Any existing industrial use.

j. Railroad right-of-way, tracks, sidings, yard, etc.

k. Boatbuilding.

l. Tattoo parlor or studio.

m. Craft alcohol industry, but no retail sales.

n. Home-based business.

o. Mobile food dispensing vehicle as per [section 28-347\(9\)](#).

p. Mobile food truck court as per [section 28-347\(9\)](#).

(2) Permitted accessory uses and structures:

a. See [section 28-348](#).

b. Residential facilities (including not more than one (1) mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.

(3) Permissible uses by exception:

a. Retail establishments for sale of new and used automobiles, motorcycles, trucks and tractors, boats, automotive vehicle parts and accessories, heavy machinery and equipment, farm equipment and supplies, lumber and building supplies, monuments and similar uses.

b. Service establishments catering to commerce and industry, including linen supply, laundry package dry cleaning plants, freight movers, communications services, business machine services, canteen services, restaurants (including drive-in restaurants), hiring and union halls, employment agencies, sign companies, automobile service stations and truck stops, and similar uses.

c. Bulk storage yards for flammable liquids and acids and resiliency facilities.

d. Special cabarets to the extent otherwise authorized by law.

e. Facilities for hydrocultural, agricultural or cultivation of legally available marijuana.

f. Facilities for manufacturing, production or processing of legally available marijuana.

(4) Minimum lot requirements. None.

(5) Minimum yard requirements:

a. front, none.

b. Side, five (5) feet.

c. Rear, five (5) feet.

(6) Maximum lot coverage by all buildings. Eighty (80) percent.

(7) Maximum height of structures. Thirty-five (35) feet for buildings and structures set back at least twenty (20) feet from the front property line or public right-of-way. Thirty (30) feet for buildings and structures set back at least fifteen (15) feet, but not more than twenty (20) feet, from the front property line or public right-of-way. Twenty-five (25) feet for buildings and structures set back at least ten (10) feet, but not more than fifteen (15) feet, from the front property line or public right-of-way. Twenty (20) feet for buildings and structures set back at least five (5) feet, but not more than ten (10) feet, from the front property line or public right-of-way. Fifteen (15) feet for buildings and structures set back not more than five (5) feet, from the front property line or public right-of-way.

...”

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

SECTION 6. This ordinance shall be effective immediately upon passage, pursuant to s. 166.041(5), Florida Statutes.

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

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

ENROLLED

CS/CS/HB 1645, Engrossed 2

2024 Legislature

1
2 An act relating to energy resources; creating s.
3 163.3210, F.S.; providing legislative intent;
4 providing definitions; allowing resiliency facilities
5 in certain land use categories in local government
6 comprehensive plans and specified districts if certain
7 criteria are met; allowing local governments to adopt
8 ordinances for resiliency facilities if certain
9 requirements are met; prohibiting amendments to a
10 local government's comprehensive plan, land use map,
11 zoning districts, or land development regulations in a
12 manner that would conflict with resiliency facility
13 classification after a specified date; amending s.
14 286.29, F.S.; revising energy guidelines for public
15 businesses; eliminating the requirement that the
16 Department of Management Services develop and maintain
17 the Florida Climate-Friendly Preferred Products List;
18 eliminating the requirement that state agencies
19 contract for meeting and conference space only with
20 facilities that have a Green Lodging designations;
21 eliminating the requirement that state agencies, state
22 universities, community colleges, and local
23 governments that procure new vehicles under a state
24 purchasing plan select certain vehicles under a
25 specified circumstance; amending s. 366.032, F.S.;

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CODING: Words ~~stricken~~ are deletions; words underlined are additions.

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2024 Legislature

26 including community development districts as a type of
 27 political subdivision for purposes of preemption over
 28 utility service restrictions; creating s. 366.042,
 29 F.S.; requiring rural electric cooperatives and
 30 municipal electric utilities to enter into and
 31 maintain at least one mutual aid agreement or pre-
 32 event agreement with certain entities for purposes of
 33 restoring power after a natural disaster; requiring
 34 rural electric cooperatives and municipal electric
 35 utilities to annually submit attestations of
 36 compliance to the Public Service Commission; providing
 37 construction; requiring the commission to compile the
 38 attestations and annually submit a copy of such
 39 attestations to the Division of Emergency Management;
 40 providing that the submission of such attestations
 41 makes rural electric cooperatives and municipal
 42 electric utilities eligible to receive state financial
 43 assistance; providing that if such attestations are
 44 not submitted, rural electric cooperatives and
 45 municipal electric utilities are not eligible to
 46 receive state financial assistance; providing
 47 construction; creating s. 366.057, F.S.; requiring
 48 public utilities to provide notice to the commission
 49 of certain power plant retirements within a specified
 50 timeframe; authorizing the commission to schedule

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2024 Legislature

51 | hearings within a specified timeframe to make certain
52 | determinations on such plant retirements; specifying
53 | information to be provided by public utilities at the
54 | hearing; amending s. 366.94, F.S.; removing
55 | terminology; authorizing the commission to approve
56 | voluntary electric vehicle charging programs upon
57 | petition of a public utility, to become effective on
58 | or after a specified date, if certain requirements are
59 | met; providing applicability; amending s. 403.503,
60 | F.S.; defining the term "gross capacity"; creating s.
61 | 366.99, F.S.; providing definitions; authorizing
62 | public utilities to submit to the commission a
63 | petition for a proposed cost recovery for certain
64 | natural gas facilities relocation costs; requiring the
65 | commission to conduct annual proceedings to determine
66 | each utility's prudently incurred natural gas
67 | facilities relocation costs and to allow for the
68 | recovery of such costs; providing requirements for the
69 | commission's review; providing requirements for the
70 | allocation of such recovered costs; requiring the
71 | commission to adopt rules; providing a timeframe for
72 | such rulemaking; amending s. 377.601, F.S.; revising
73 | legislative intent; amending s. 377.6015, F.S.;
74 | revising the powers and duties of the Department of
75 | Agriculture and Consumer Services; conforming

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2024 Legislature

76 provisions to changes made by the act; amending s.
77 377.703, F.S.; revising additional functions of the
78 department relating to energy resources; conforming
79 provisions to changes made by the act; creating s.
80 377.708, F.S.; providing definitions; prohibiting the
81 construction or expansion of certain wind energy
82 facilities and wind turbines in the state; requiring
83 the Department of Environmental Protection to review
84 applications for federal wind energy leases in
85 territorial waters of the United States adjacent to
86 water of this state and signify its approval or
87 objection to such applications; authorizing the
88 department to seek injunctive relief for violations;
89 repealing s. 377.801, F.S., relating to the Florida
90 Energy and Climate Protection Act; repealing s.
91 377.802, F.S., relating to the purpose of the act;
92 repealing s. 377.803, F.S., relating to definitions
93 under the act; repealing s. 377.804, F.S., relating to
94 the Renewable Energy and Energy-Efficient Technologies
95 Grants Program; repealing s. 377.808, F.S., relating
96 to the Florida Green Government Grants Act; repealing
97 s. 377.809, F.S., relating to the Energy Economic Zone
98 Pilot Program; repealing s. 377.816, F.S., relating to
99 the Qualified Energy Conservation Bond Allocation
100 Program; prohibiting the approval of new or additional

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2024 Legislature

101 applications, certifications, or allocations under
 102 such programs; prohibiting new contracts, agreements,
 103 and awards under such programs; rescinding all
 104 certifications or allocations issued under such
 105 programs; providing an exception; providing
 106 application relating to existing contracts or
 107 agreements under such programs; amending ss. 220.193,
 108 288.9606, and 380.0651, F.S.; conforming provisions to
 109 changes made by the act; amending s. 403.9405, F.S.;
 110 revising the applicability of the Natural Gas
 111 Transmission Pipeline Siting Act; amending s.
 112 720.3075, F.S.; prohibiting certain homeowners'
 113 association documents from precluding certain types or
 114 fuel sources of energy production and the use of
 115 certain appliances; requiring the commission to
 116 coordinate, develop, and recommend a plan under which
 117 an assessment of the security and resiliency of the
 118 state's electric grid and natural gas facilities
 119 against physical threats and cyber threats may be
 120 conducted; requiring the commission to consult with
 121 the Division of Emergency Management and the Florida
 122 Digital Service; requiring cooperation from all
 123 operating facilities in the state relating to such
 124 plan; providing additional content requirements for
 125 such plan; requiring the commission to submit by a

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2024 Legislature

126 recommended plan by a specified date to the Governor
 127 and the Legislature; providing additional content
 128 requirements for such plan; requiring the commission
 129 to study and evaluate the technical and economic
 130 feasibility of using advanced nuclear power
 131 technologies to meet the electrical power needs of the
 132 state; requiring the commission to research means to
 133 encourage and foster the installation and use of such
 134 technologies at military installations in partnership
 135 with public utilities; requiring the commission to
 136 consult with the Department of Environmental
 137 Protection and the Division of Emergency Management;
 138 requiring the commission to submit by a specified date
 139 a report to the Governor and the Legislature that
 140 contains its findings and any additional
 141 recommendations for potential legislative or
 142 administrative actions; requiring the Department of
 143 Transportation, in consultation with the Office of
 144 Energy within the Department of Agriculture and
 145 Consumer Services, to study and evaluate the potential
 146 development of hydrogen fueling infrastructure to
 147 support hydrogen-powered vehicles; requiring the
 148 department to submit by a specified date a report to
 149 the Governor and the Legislature that contains its
 150 findings and recommendations for specified actions

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2024 Legislature

that may accommodate the future development of
hydrogen fueling infrastructure; providing effective
dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 163.3210, Florida Statutes, is created
to read:

163.3210 Natural gas resiliency and reliability
infrastructure.-

(1) It is the intent of the Legislature to maintain,
encourage, and ensure adequate and reliable fuel sources for
public utilities. The resiliency and reliability of fuel sources
for public utilities is critical to the state's economy; the
ability of the state to recover from natural disasters; and the
health, safety, welfare, and quality of life of the residents of
the state.

(2) As used in this section, the term:

(a) "Natural gas" means all forms of fuel commonly or
commercially known or sold as natural gas, including compressed
natural gas and liquefied natural gas.

(b) "Natural gas reserve" means a facility that is capable
of storing and transporting and, when operational, actively
stores and transports a supply of natural gas.

(c) "Public utility" has the same meaning as defined in s.

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2024 Legislature

366.02.

(d) "Resiliency facility" means a facility owned and operated by a public utility for the purposes of assembling, creating, holding, securing, or deploying natural gas reserves for temporary use during a system outage or natural disaster.

(3) A resiliency facility is a permitted use in all commercial, industrial, and manufacturing land use categories in a local government comprehensive plan and all commercial, industrial, and manufacturing districts. A resiliency facility must comply with the setback and landscape criteria for other similar uses. A local government may adopt an ordinance specifying buffer and landscaping requirements for resiliency facilities, provided such requirements do not exceed the requirements for similar uses involving the construction of other facilities that are permitted uses in commercial, industrial, and manufacturing land use categories and zoning districts.

(4) After July 1, 2024, a local government may not amend its comprehensive plan, land use map, zoning districts, or land development regulations in a manner that would conflict with a resiliency facility's classification as a permitted and allowable use, including, but not limited to, an amendment that causes a resiliency facility to be a nonconforming use, structure, or development.

Section 2. Section 286.29, Florida Statutes, is amended to

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CS/CS/HB 1645, Engrossed 2

2024 Legislature

read:

286.29 Energy guidelines for ~~Climate-friendly public~~
business. ~~The Legislature recognizes the importance of~~
~~leadership by state government in the area of energy efficiency~~
~~and in reducing the greenhouse gas emissions of state government~~
~~operations. The following shall pertain to all state agencies~~
~~when conducting public business:~~

~~(1) The Department of Management Services shall develop~~
~~the "Florida Climate-Friendly Preferred Products List." In~~
~~maintaining that list, the department, in consultation with the~~
~~Department of Environmental Protection, shall continually assess~~
~~products currently available for purchase under state term~~
~~contracts to identify specific products and vendors that offer~~
~~clear energy efficiency or other environmental benefits over~~
~~competing products. When procuring products from state term~~
~~contracts, state agencies shall first consult the Florida~~
~~Climate-Friendly Preferred Products List and procure such~~
~~products if the price is comparable.~~

~~(2) State agencies shall contract for meeting and~~
~~conference space only with hotels or conference facilities that~~
~~have received the "Green Lodging" designation from the~~
~~Department of Environmental Protection for best practices in~~
~~water, energy, and waste efficiency standards, unless the~~
~~responsible state agency head makes a determination that no~~
~~other viable alternative exists.~~

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226 ~~(1)(3)~~ Each state agency shall ensure that all maintained
227 vehicles meet minimum maintenance schedules shown to reduce fuel
228 consumption, which include:

229 (a) Ensuring appropriate tire pressures and tread depth. ~~+~~

230 (b) Replacing fuel filters and emission filters at
231 recommended intervals. ~~+~~

232 (c) Using proper motor oils. ~~+~~ ~~and~~

233 (d) Performing timely motor maintenance.

234
235 Each state agency shall measure and report compliance to the
236 Department of Management Services through the Equipment
237 Management Information System database.

238 ~~(4) When procuring new vehicles, all state agencies, state~~
239 ~~universities, community colleges, and local governments that~~
240 ~~purchase vehicles under a state purchasing plan shall first~~
241 ~~define the intended purpose for the vehicle and determine which~~
242 ~~of the following use classes for which the vehicle is being~~
243 ~~procured:~~

244 ~~(a) State business travel, designated operator;~~

245 ~~(b) State business travel, pool operators;~~

246 ~~(c) Construction, agricultural, or maintenance work;~~

247 ~~(d) Conveyance of passengers;~~

248 ~~(e) Conveyance of building or maintenance materials and~~
249 ~~supplies;~~

250 ~~(f) Off-road vehicle, motorcycle, or all-terrain vehicle;~~

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251 ~~(g) Emergency response; or~~
 252 ~~(h) Other.~~
 253
 254 ~~Vehicles described in paragraphs (a) through (h), when being~~
 255 ~~processed for purchase or leasing agreements, must be selected~~
 256 ~~for the greatest fuel efficiency available for a given use class~~
 257 ~~when fuel economy data are available. Exceptions may be made for~~
 258 ~~individual vehicles in paragraph (g) when accompanied, during~~
 259 ~~the procurement process, by documentation indicating that the~~
 260 ~~operator or operators will exclusively be emergency first~~
 261 ~~responders or have special documented need for exceptional~~
 262 ~~vehicle performance characteristics. Any request for an~~
 263 ~~exception must be approved by the purchasing agency head and any~~
 264 ~~exceptional performance characteristics denoted as a part of the~~
 265 ~~procurement process prior to purchase.~~
 266 (2)(5) All state agencies shall use ethanol and biodiesel
 267 blended fuels when available. State agencies administering
 268 central fueling operations for state-owned vehicles shall
 269 procure biofuels for fleet needs to the greatest extent
 270 practicable.
 271 Section 3. Subsections (1), (2), and (5) of section
 272 366.032, Florida Statutes, are amended to read:
 273 366.032 Preemption over utility service restrictions.—
 274 (1) A municipality, county, special district, community
 275 development district created pursuant to chapter 190, or other

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276 political subdivision of the state may not enact or enforce a
277 resolution, ordinance, rule, code, or policy or take any action
278 that restricts or prohibits or has the effect of restricting or
279 prohibiting the types or fuel sources of energy production which
280 may be used, delivered, converted, or supplied by the following
281 entities to serve customers that such entities are authorized to
282 serve:

283 (a) A public utility or an electric utility as defined in
284 this chapter;

285 (b) An entity formed under s. 163.01 that generates,
286 sells, or transmits electrical energy;

287 (c) A natural gas utility as defined in s. 366.04(3)(c);

288 (d) A natural gas transmission company as defined in s.
289 368.103; or

290 (e) A Category I liquefied petroleum gas dealer or
291 Category II liquefied petroleum gas dispenser or Category III
292 liquefied petroleum gas cylinder exchange operator as defined in
293 s. 527.01.

294 (2) Except to the extent necessary to enforce the Florida
295 Building Code adopted pursuant to s. 553.73 or the Florida Fire
296 Prevention Code adopted pursuant to s. 633.202, a municipality,
297 county, special district, community development district created
298 pursuant to chapter 190, or other political subdivision of the
299 state may not enact or enforce a resolution, an ordinance, a
300 rule, a code, or a policy or take any action that restricts or

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prohibits or has the effect of restricting or prohibiting the use of an appliance, including a stove or grill, which uses the types or fuel sources of energy production which may be used, delivered, converted, or supplied by the entities listed in subsection (1). As used in this subsection, the term "appliance" means a device or apparatus manufactured and designed to use energy and for which the Florida Building Code or the Florida Fire Prevention Code provides specific requirements.

(5) Any municipality, county, special district, community development district created pursuant to chapter 190, or political subdivision charter, resolution, ordinance, rule, code, policy, or action that is preempted by this act that existed before or on July 1, 2021, is void.

Section 4. Section 366.042, Florida Statutes, is created to read:

366.042 Mutual aid agreements of rural electric cooperatives and municipal electric utilities.—

(1) For the purposes of restoring power following a natural disaster that is subject to a state of emergency declared by the Governor, all rural electric cooperatives and municipal electric utilities shall enter into and maintain, at a minimum, one of the following:

(a) A mutual aid agreement with a municipal electric utility;

(b) A mutual aid agreement with a rural electric

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326 cooperative;
327 (c) A mutual aid agreement with a public utility; or
328 (d) A pre-event agreement with a private contractor.
329 (2) All rural electric cooperatives and municipal electric
330 utilities operating in this state shall annually submit to the
331 commission an attestation, in conformity with s. 92.525, stating
332 that the organization has complied with the requirements of this
333 section on or before May 15. Nothing in this section shall be
334 construed to give the commission jurisdiction over the terms and
335 conditions of a mutual aid agreement or agreement with a private
336 contractor entered into by a rural electric cooperative or a
337 municipal electric utility.
338 (3) The commission shall compile the attestations and
339 annually submit a copy to the Division of Emergency Management
340 no later than May 30.
341 (4) A rural electric cooperative or municipal electric
342 utility that submits the attestation required by this section is
343 eligible to receive state financial assistance, if such funding
344 is available, for power restoration efforts following a natural
345 disaster that is subject to a state of emergency declared by the
346 Governor.
347 (5) A rural electric cooperative or municipal electric
348 utility that does not submit an attestation required by this
349 section is ineligible to receive state financial assistance for
350 power restoration efforts following a natural disaster that is

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subject to a state of emergency declared by the Governor, until
such time as the attestation is submitted.

(6) Nothing in this section shall be construed to
prohibit, limit, or disqualify a rural electric cooperative or
municipal electric utility from receiving funding under The
Stafford Act, 42 U.S.C. 5121 et seq., or any other federal
program, including programs administered by the state.

(7) This section does not expand or alter the jurisdiction
of the commission over public utilities or electric utilities.

Section 5. Section 366.057, Florida Statutes, is created
to read:

366.057 Retirement of electrical power plants.—A public
utility shall provide notice to the commission at least 90 days
before the full retirement of an electrical power plant if the
date of such retirement does not coincide with the retirement
date in the public utility's most recently approved depreciation
study. No later than 90 days after such notice, the commission
may schedule a hearing to determine whether retirement of the
plant is prudent and consistent with the state's energy policy
goals in s. 377.601(2). At a hearing scheduled under this
section, the utility shall present its proposed retirement date
for the plant, remaining depreciation expense on the plant, any
other costs to be recovered in relation to the plant, and any
planned replacement capacity.

Section 6. Subsection (4) is added to Section 366.94,

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Florida Statutes, to read:

366.94 Electric vehicle charging ~~stations~~.—

(4) Upon petition of a public utility, the commission may approve voluntary electric vehicle charging programs to become effective on or after January 1, 2025, to include, but not be limited to, residential, fleet, and public electric vehicle charging, upon a determination by the commission that the utility's general body of ratepayers, as a whole, will not pay to support recovery of its electric vehicle charging investment by the end of the useful life of the assets dedicated to the electric vehicle charging service. This provision does not preclude cost recovery for electric vehicle charging programs approved by the commission before January 1, 2024.

Section 7. Present subsections (17) through (31) of section 403.503, Florida Statutes, are redesignated as subsections (18) through (32), respectively, and a new subsection (17) is added to that section, to read:

403.503 Definitions relating to Florida Electrical Power Plant Siting Act.—As used in this act:

(17) "Gross capacity" means, for a steam facility, the maximum generating capacity based on nameplate generator rating, and for a solar electrical generating facility, the capacity measured as alternating current which is independently metered prior to the point of interconnection to the transmission grid.

Section 8. Section 366.99, Florida Statutes, is created to

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read:

366.99 Natural gas facilities relocation costs.—

(1) As used in this section, the term:

(a) "Authority" has the same meaning as in s.

337.401(1)(a).

(b) "Facilities relocation" means the physical moving, modification, or reconstruction of public utility facilities to accommodate the requirements imposed by an authority.

(c) "Natural gas facilities" or "facilities" means gas mains, laterals, and service lines used to distribute natural gas to customers. The term includes all ancillary equipment needed for safe operations, including, but not limited to, regulating stations, meters, other measuring devices, regulators, and pressure monitoring equipment.

(d) "Natural gas facilities relocation costs" means the costs to relocate or reconstruct facilities as required by a mandate, a statute, a law, an ordinance, or an agreement between the utility and an authority, including, but not limited to, costs associated with reviewing plans provided by an authority. The term does not include any costs recovered through the public utility's base rates.

(e) "Public utility" or "utility" has the same meaning as in s. 366.02, except that the term does not include an electric utility.

(2) A utility may submit to the commission, pursuant to

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426 commission rule, a petition describing the utility's projected
427 natural gas facilities relocation costs for the next calendar
428 year, actual natural gas facilities relocation costs for the
429 prior calendar year, and proposed cost-recovery factors designed
430 to recover such costs. A utility's decision to proceed with
431 implementing a plan before filing such a petition does not
432 constitute imprudence.

433 (3) The commission shall conduct an annual proceeding to
434 determine each utility's prudently incurred natural gas
435 facilities relocation costs and to allow each utility to recover
436 such costs through a charge separate and apart from base rates,
437 to be referred to as the natural gas facilities relocation cost
438 recovery clause. The commission's review in the proceeding is
439 limited to determining the prudence of the utility's actual
440 incurred natural gas facilities relocation costs and the
441 reasonableness of the utility's projected natural gas facilities
442 relocation costs for the following calendar year; and providing
443 for a true-up of the costs with the projections on which past
444 factors were set. The commission shall require that any refund
445 or collection made as a part of the true-up process includes
446 interest.

447 (4) All costs approved for recovery through the natural
448 gas facilities relocation cost recovery clause must be allocated
449 to customer classes pursuant to the rate design most recently
450 approved by the commission.

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(5) If a capital expenditure is recoverable as a natural gas facilities relocation cost, the public utility may recover the annual depreciation on the cost, calculated at the public utility's current approved depreciation rates, and a return on the undepreciated balance of the costs at the public utility's weighted average cost of capital using the last approved return on equity.

(6) The commission shall adopt rules to implement and administer this section and shall propose a rule for adoption as soon as practicable after July 1, 2024.

Section 9. Section 377.601, Florida Statutes, is amended to read:

377.601 Legislative intent.—

(1) The purpose of the state's energy policy is to ensure an adequate, reliable, and cost-effective supply of energy for the state in a manner that promotes the health and welfare of the public and economic growth. The Legislature intends that governance of the state's energy policy be efficiently directed toward achieving this purpose. ~~The Legislature finds that the state's energy security can be increased by lessening dependence on foreign oil; that the impacts of global climate change can be reduced through the reduction of greenhouse gas emissions; and that the implementation of alternative energy technologies can be a source of new jobs and employment opportunities for many Floridians. The Legislature further finds that the state is~~

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~~positioned at the front line against potential impacts of global climate change. Human and economic costs of those impacts can be averted by global actions and, where necessary, adapted to by a concerted effort to make Florida's communities more resilient and less vulnerable to these impacts. In focusing the government's policy and efforts to benefit and protect our state, its citizens, and its resources, the Legislature believes that a single government entity with a specific focus on energy and climate change is both desirable and advantageous. Further, the Legislature finds that energy infrastructure provides the foundation for secure and reliable access to the energy supplies and services on which Florida depends. Therefore, there is significant value to Florida consumers that comes from investment in Florida's energy infrastructure that increases system reliability, enhances energy independence and diversification, stabilizes energy costs, and reduces greenhouse gas emissions.~~

(2) For the purposes of subsection (1), the state's energy policy must be guided by the following goals:

(a) Ensuring a cost-effective and affordable energy supply.

(b) Ensuring adequate supply and capacity.

(c) Ensuring a secure, resilient, and reliable energy supply, with an emphasis on a diverse supply of domestic energy resources.

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501 (d) Protecting public safety.

502 (e) Protecting the state's natural resources, including

503 its coastlines, tributaries, and waterways.

504 (f) Supporting economic growth.

505 (3)(2) In furtherance of the goals in subsection (2), it

506 is the policy of the state ~~of Florida~~ to:

507 (a) ~~Develop and~~ Promote the cost-effective development and

508 ~~effective~~ use of a diverse supply of domestic energy resources

509 in the state and, ~~discourage all forms of energy waste, and~~

510 ~~recognize and address the potential of global climate change~~

511 ~~wherever possible.~~

512 (b) Promote the cost-effective development and maintenance

513 of energy infrastructure that is resilient to natural and

514 manmade threats to the security and reliability of the state's

515 energy supply ~~Play a leading role in developing and instituting~~

516 ~~energy management programs aimed at promoting energy~~

517 ~~conservation, energy security, and the reduction of greenhouse~~

518 ~~gas emissions.~~

519 (c) Reduce reliance on foreign energy resources.

520 (d)(e) Include energy reliability and security

521 considerations in all state, regional, and local planning.

522 (e)(d) Utilize and manage effectively energy resources

523 used within state agencies.

524 (f)(e) Encourage local governments to include energy

525 considerations in all planning and to support their work in

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promoting energy management programs.

(g)~~(f)~~ Include the full participation of citizens in the development and implementation of energy programs.

(h)~~(g)~~ Consider in its decisions the energy needs of each economic sector, including residential, industrial, commercial, agricultural, and governmental uses, and reduce those needs whenever possible.

(i)~~(h)~~ Promote energy education and the public dissemination of information on energy and its impacts in relation to the goals in subsection (2) ~~environmental, economic, and social impact.~~

(j)~~(i)~~ Encourage the research, development, demonstration, and application of domestic energy resources, including the use of alternative energy resources, particularly renewable energy resources.

(k)~~(j)~~ Consider, in its decisionmaking, the impacts of energy-related activities on the goals in subsection (2) ~~social, economic, and environmental impacts of energy-related activities,~~ including the whole-life-cycle impacts of any potential energy use choices, so that detrimental effects of these activities are understood and minimized.

(l)~~(k)~~ Develop and maintain energy emergency preparedness plans to minimize the effects of an energy shortage within this state ~~Florida.~~

Section 10. Subsection (2) of section 377.6015, Florida

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Statutes, is amended to read:

377.6015 Department of Agriculture and Consumer Services;
powers and duties.—

(2) The department shall:

~~(a) Administer the Florida Renewable Energy and Energy-
Efficient Technologies Grants Program pursuant to s. 377.804 to
assure a robust grant portfolio.~~

(a)(b) Develop policy for requiring grantees to provide
royalty-sharing or licensing agreements with state government
for commercialized products developed under a state grant.

~~(c) Administer the Florida Green Government Grants Act
pursuant to s. 377.808 and set annual priorities for grants.~~

(b)(d) Administer the information gathering and reporting
functions pursuant to ss. 377.601-377.608.

~~(e) Administer the provisions of the Florida Energy and
Climate Protection Act pursuant to ss. 377.801-377.804.~~

(c)(f) Advocate for energy ~~and climate change~~ issues
consistent with the goals in s. 377.601(2) and provide
educational outreach and technical assistance in cooperation
with the state's academic institutions.

(d)(g) Be a party in the proceedings to adopt goals and
submit comments to the Public Service Commission pursuant to s.
366.82.

(e)(h) Adopt rules pursuant to chapter 120 in order to
implement all powers and duties described in this section.

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Section 11. Subsection (1) and paragraphs (e), (f), (h), and (m) of subsection (2) of section 377.703, Florida Statutes, are amended to read:

377.703 Additional functions of the Department of Agriculture and Consumer Services.—

(1) LEGISLATIVE INTENT.—Recognizing that energy supply and demand questions have become a major area of concern to the state which must be dealt with by effective and well-coordinated state action, it is the intent of the Legislature to promote the efficient, effective, and economical management of energy problems, centralize energy coordination responsibilities, pinpoint responsibility for conducting energy programs, and ensure the accountability of state agencies for the implementation of s. 377.601 ~~s. 377.601(2)~~, the state energy policy. It is the specific intent of the Legislature that nothing in this act shall in any way change the powers, duties, and responsibilities assigned by the Florida Electrical Power Plant Siting Act, part II of chapter 403, or the powers, duties, and responsibilities of the Florida Public Service Commission.

(2) DUTIES.—The department shall perform the following functions, unless as otherwise provided, consistent with the development of a state energy policy:

(e) The department shall analyze energy data collected and prepare long-range forecasts of energy supply and demand in coordination with the Florida Public Service Commission, which

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is responsible for electricity and natural gas forecasts. To this end, the forecasts shall contain:

1. An analysis of the relationship of state economic growth and development to energy supply and demand, including the constraints to economic growth resulting from energy supply constraints.

~~2. Plans for the development of renewable energy resources and reduction in dependence on depletable energy resources, particularly oil and natural gas, and~~ An analysis of the extent to which domestic energy resources, including renewable energy sources, are being utilized in this ~~the~~ state.

3. Consideration of alternative scenarios of statewide energy supply and demand for 5, 10, and 20 years to identify strategies for long-range action, including identification of potential impacts in relation to the goals in s. 377.601(2) ~~social, economic, and environmental effects.~~

4. An assessment of the state's energy resources, including examination of the availability of commercially developable and imported fuels, and an analysis of anticipated impacts in relation to the goals in s. 377.601(2) ~~effects on the state's environment and social services~~ resulting from energy resource development activities or from energy supply constraints, or both.

(f) The department shall submit an annual report to the Governor and the Legislature reflecting its activities and

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626 making recommendations for policies for improvement of the
627 state's response to energy supply and demand and its effect on
628 the health, safety, and welfare of the residents of this state.
629 The report must include a report from the Florida Public Service
630 Commission on electricity and natural gas and information on
631 energy conservation programs conducted and underway in the past
632 year and include recommendations for energy efficiency and
633 conservation programs for the state, including:

634 1. Formulation of specific recommendations for improvement
635 in the efficiency of energy utilization in governmental,
636 residential, commercial, industrial, and transportation sectors.

637 2. Collection and dissemination of information relating to
638 energy efficiency and conservation.

639 3. Development and conduct of educational and training
640 programs relating to energy efficiency and conservation.

641 4. An analysis of the ways in which state agencies are
642 seeking to implement s. 377.601 ~~s. 377.601(2)~~, the state energy
643 policy, and recommendations for better fulfilling this policy.

644 (h) The department shall promote the development and use
645 of renewable energy resources, in conformance with chapter 187
646 and s. 377.601, by:

647 ~~1. Establishing goals and strategies for increasing the~~
648 ~~use of renewable energy in this state.~~

649 ~~1.2.~~ Aiding and promoting the commercialization of
650 renewable energy resources, in cooperation with the Florida

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Energy Systems Consortium; the Florida Solar Energy Center; and any other federal, state, or local governmental agency that may seek to promote research, development, and the demonstration of renewable energy equipment and technology.

2.3- Identifying barriers to greater use of renewable energy resources in this state, and developing specific recommendations for overcoming identified barriers, with findings and recommendations to be submitted annually in the report to the Governor and Legislature required under paragraph (f).

3.4- In cooperation with the Department of Environmental Protection, the Department of Transportation, the Department of Commerce, the Florida Energy Systems Consortium, the Florida Solar Energy Center, and the Florida Solar Energy Industries Association, investigating opportunities, pursuant to the national Energy Policy Act of 1992, the Housing and Community Development Act of 1992, and any subsequent federal legislation, for renewable energy resources, electric vehicles, and other renewable energy manufacturing, distribution, installation, and financing efforts that enhance this state's position as the leader in renewable energy research, development, and use.

4.5- Undertaking other initiatives to advance the development and use of renewable energy resources in this state.

In the exercise of its responsibilities under this paragraph,

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the department shall seek the assistance of the renewable energy industry in this state and other interested parties and may enter into contracts, retain professional consulting services, and expend funds appropriated by the Legislature for such purposes.

(m) In recognition of the devastation to the economy of this state and the dangers to the health and welfare of residents of this state caused by severe hurricanes, and the potential for such impacts caused by other natural disasters, the Division of Emergency Management shall include in its energy emergency contingency plan and provide to the Florida Building Commission for inclusion in the Florida Energy Efficiency Code for Building Construction specific provisions to facilitate the use of cost-effective ~~solar~~ energy technologies as emergency remedial and preventive measures for providing electric power, street lighting, and water heating service in the event of electric power outages.

Section 12. Section 377.708, Florida Statutes, is created to read:

377.708 Wind energy.—

(1) DEFINITIONS.—As used in this section, the term:

(a) "Coastline" means the established line of mean high water.

(b) "Department" means the Department of Environmental Protection.

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(c) "Offshore wind energy facility" means any wind energy facility located on waters of this state, including other buildings, structures, vessels, or electrical transmission cabling to be sited on waters of this state, or connected to corresponding onshore substations that are used to support the operation of one or more wind turbines sited or constructed on waters of this state and any submerged lands or territorial waters that are not under the jurisdiction of the state.

(d) "Real property" has the same meaning as provided in s. 192.001(12).

(e) "Vessel" has the same meaning as provided in s. 327.02.

(f) "Waters of this state" has the same meaning as provided in s. 327.02, except the term also includes all state submerged lands.

(g) "Wind energy facility" means an electrical wind generation facility or expansion thereof comprised of one or more wind turbines and including substations; meteorological data towers; aboveground, underground, and electrical transmission lines; and transformers, control systems, and other buildings or structures under common ownership or operating control used to support the operation of the facility the primary purpose of which is to offer electricity supply for sale.

(h) "Wind turbine" means a device or apparatus that has

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the capability to convert kinetic wind energy into rotational energy that drives an electrical generator, consisting of a tower body and rotator with two or more blades and capable of producing more than 10 kilowatts of electrical power. The term includes both horizontal and vertical axis turbines. The term does not include devices used to measure wind speed and direction, such as an anemometer.

(2) PROHIBITED ACTIVITIES.—

(a) Construction or expansion of the following is prohibited:

1. An offshore wind energy facility.

2. A wind turbine or wind energy facility on real property within 1 mile of coastline in this state.

3. A wind turbine or wind energy facility on real property within 1 mile of the Atlantic Intracoastal Waterway or Gulf Intracoastal Waterway.

4. A wind turbine or wind energy facility on waters of this state and any submerged lands.

(b) This subsection does not prohibit:

1. Affixation of a wind turbine directly to a vessel solely for the purpose of providing power to electronic equipment located onboard the vessel.

2. Operation of a wind turbine installed before July 1, 2024.

(3) REVIEW.—The department shall review all applications

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for federal wind energy leases in the territorial waters of the United States adjacent to waters of this state and shall signify its approval of or objection to each application.

(4) INJUNCTIVE RELIEF.—The department may bring an action for injunctive relief against any person who constructs or expands an offshore wind energy facility or a wind turbine in this state in violation of this section.

Section 13. Sections 377.801, 377.802, 377.803, 377.804, 377.808, 377.809, and 377.816, Florida Statutes, are repealed.

Section 14. (1) For programs established pursuant to s. 377.804, s. 377.808, s. 377.809, or s. 377.816, Florida Statutes, there may not be:

(a) New or additional applications, certifications, or allocations approved.

(b) New letters of certification issued.

(c) New contracts or agreements executed.

(d) New awards made.

(2) All certifications or allocations issued under such programs are rescinded except for the certifications of, or allocations to, those certified applicants or projects that continue to meet the applicable criteria in effect before July 1, 2024. Any existing contract or agreement authorized under any of these programs shall continue in full force and effect in accordance with the statutory requirements in effect when the contract or agreement was executed or last modified. However,

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further modifications, extensions, or waivers may not be made or granted relating to such contracts or agreements, except computations by the Department of Revenue of the income generated by or arising out of the qualifying project.

Section 15. Paragraph (d) of subsection (2) of section 220.193, Florida Statutes, is amended to read:

220.193 Florida renewable energy production credit.—

(2) As used in this section, the term:

(d) "Florida renewable energy facility" means a facility in the state that produces electricity for sale from renewable energy, ~~as defined in s. 377.803.~~

Section 16. Subsection (7) of section 288.9606, Florida Statutes, is amended to read:

288.9606 Issue of revenue bonds.—

(7) Notwithstanding any provision of this section, the corporation in its corporate capacity may, without authorization from a public agency under s. 163.01(7), issue revenue bonds or other evidence of indebtedness under this section to:

(a) Finance the undertaking of any project within the state that promotes renewable energy as defined in s. 366.91 ~~or~~ ~~s. 377.803;~~

(b) Finance the undertaking of any project within the state that is a project contemplated or allowed under s. 406 of the American Recovery and Reinvestment Act of 2009; ~~or~~

(c) If permitted by federal law, finance qualifying

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801 improvement projects within the state under s. 163.08; or—
 802 (d) Finance the costs of acquisition or construction of a
 803 transportation facility by a private entity or consortium of
 804 private entities under a public-private partnership agreement
 805 authorized by s. 334.30.

806 Section 17. Paragraph (w) of subsection (2) of section
 807 380.0651, Florida Statutes, is amended to read:

808 380.0651 Statewide guidelines, standards, and exemptions.—
 809 (2) STATUTORY EXEMPTIONS.—The following developments are
 810 exempt from s. 380.06:

811 ~~(w) Any development in an energy economic zone designated~~
 812 ~~pursuant to s. 377.809 upon approval by its local governing~~
 813 ~~body.~~

814

815 If a use is exempt from review pursuant to paragraphs (a)-(u),
 816 but will be part of a larger project that is subject to review
 817 pursuant to s. 380.06(12), the impact of the exempt use must be
 818 included in the review of the larger project, unless such exempt
 819 use involves a development that includes a landowner, tenant, or
 820 user that has entered into a funding agreement with the state
 821 land planning agency under the Innovation Incentive Program and
 822 the agreement contemplates a state award of at least \$50
 823 million.

824 Section 18. Subsection (2) of section 403.9405, Florida
 825 Statutes, is amended to read:

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826 403.9405 Applicability; certification; exemption; notice
827 of intent.—
828 (2) ~~No construction of~~ A natural gas transmission pipeline
829 may not be constructed ~~be undertaken after October 1, 1992,~~
830 without first obtaining certification under ss. 403.9401-
831 403.9425, but these sections do not apply to:
832 (a) Natural gas transmission pipelines which are less than
833 100 ~~15~~ miles in length or which do not cross a county line,
834 unless the applicant has elected to apply for certification
835 under ss. 403.9401-403.9425.
836 (b) Natural gas transmission pipelines for which a
837 certificate of public convenience and necessity has been issued
838 under s. 7(c) of the Natural Gas Act, 15 U.S.C. s. 717f, or a
839 natural gas transmission pipeline certified as an associated
840 facility to an electrical power plant pursuant to the Florida
841 Electrical Power Plant Siting Act, ss. 403.501-403.518, unless
842 the applicant elects to apply for certification of that pipeline
843 under ss. 403.9401-403.9425.
844 (c) Natural gas transmission pipelines that are owned or
845 operated by a municipality or any agency thereof, by any person
846 primarily for the local distribution of natural gas, or by a
847 special district created by special act to distribute natural
848 gas, unless the applicant elects to apply for certification of
849 that pipeline under ss. 403.9401-403.9425.
850 Section 19. Subsection (3) of section 720.3075, Florida

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CODING: Words ~~stricken~~ are deletions; words underlined are additions.

hb1645-05-er

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Statutes, is amended to read:

720.3075 Prohibited clauses in association documents.—

(3) Homeowners' association documents, including declarations of covenants, articles of incorporation, or bylaws, may not preclude:

(a) The display of up to two portable, removable flags as described in s. 720.304(2)(a) by property owners. However, all flags must be displayed in a respectful manner consistent with the requirements for the United States flag under 36 U.S.C. chapter 10.

(b) Types or fuel sources of energy production which may be used, delivered, converted, or supplied by the following entities to serve customers within the association that such entities are authorized to serve:

1. A public utility or an electric utility as defined in s. 366.02;

2. An entity formed under s. 163.01 that generates, sells, or transmits electrical energy;

3. A natural gas utility as defined in s. 366.04(3)(c);

4. A natural gas transmission company as defined in s. 368.103; or

5. A Category I liquefied petroleum gas dealer, a Category II liquefied petroleum gas dispenser, or a Category III liquefied petroleum gas cylinder exchange operator as defined in s. 527.01.

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2024 Legislature

(c) The use of an appliance, including a stove or grill, which uses the types or fuel sources of energy production which may be used, delivered, converted, or supplied by the entities listed in paragraph (b). As used in this paragraph, the term "appliance" means a device or apparatus manufactured and designed to use energy and for which the Florida Building Code or the Florida Fire Prevention Code provides specific requirements.

Section 20. (1) The Public Service Commission shall coordinate, develop, and recommend a plan under which an assessment of the security and resiliency of the state's electric grid and natural gas facilities against both physical threats and cyber threats may be conducted. In developing this plan, the commission shall consult with the Division of Emergency Management and, in its assessment of cyber threats, shall consult with the Florida Digital Service. All electric utilities, natural gas utilities, and natural gas pipelines operating in this state shall cooperate with the commission in developing the plan. The plan must address the manner in which information needed to conduct a security and resiliency assessment may be communicated, collected, shared, stored, and adequately protected from disclosure to avoid adverse impacts on the safe and reliable operation of the state's electric grid and natural gas facilities.

(2) By January 31, 2025, the commission shall submit its

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recommended plan to the Governor, the President of the Senate,
and the Speaker of the House of Representatives. The plan must
include any recommendations for legislation and may include
other recommendations as determined by the commission.

Section 21. (1) Recognizing the evolution and advances
that have occurred and continue to occur in nuclear power
technologies, the Public Service Commission shall study and
evaluate the technical and economic feasibility of using
advanced nuclear power technologies, including small modular
reactors, to meet the electrical power needs of the state, and
research means to encourage and foster the installation and use
of such technologies at military installations in the state in
partnership with public utilities. In conducting this study, the
commission shall consult with the Department of Environmental
Protection and the Division of Emergency Management.

(2) By April 1, 2025, the commission shall prepare and
submit a report to the Governor, the President of the Senate,
and the Speaker of the House of Representatives, containing its
findings and any recommendations for potential legislative or
administrative actions that may enhance the use of advanced
nuclear technologies in a manner consistent with the energy
policy goals in s. 377.601(2), Florida Statutes.

Section 22. (1) Recognizing the continued development of
technologies that support the use of hydrogen as a
transportation fuel and the potential for such use to help meet

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926 the state's energy policy goals in s. 377.601(2), Florida
 927 Statutes, the Department of Transportation, in consultation with
 928 the Office of Energy within the Department of Agriculture and
 929 Consumer Services, shall study and evaluate the potential
 930 development of hydrogen fueling infrastructure, including
 931 fueling stations, to support hydrogen-powered vehicles that use
 932 the state highway system.

933 (2) By April 1, 2025, the Department of Transportation
 934 shall prepare and submit a report to the Governor, the President
 935 of the Senate, and the Speaker of the House of Representatives,
 936 containing its findings and any recommendations for potential
 937 legislative or administrative actions that may accommodate the
 938 future development of hydrogen fueling infrastructure in a
 939 manner consistent with the energy policy goals in s. 377.601(2),
 940 Florida Statutes.

941 Section 23. This act shall take effect July 1, 2024.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: May 13, 2024

RE: **ORDINANCE 2024-18: PEOPLES GAS SYSTEM FRANCHISE EXTENSION**

Please find attached Ordinance 2024-18 extending the non-exclusive natural gas franchise agreement between Peoples Gas System and the City.

Please place Ordinance 2024-18 on the regular City Commission agenda for first reading on June 10, 2024.

Thank you.



Isabelle C. Lopez
City Attorney

Attachment

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk

Agenda Title:

Ordinance 2024-18 extends the non-exclusive natural gas franchise agreement between Peoples Gas System and the City.

**NATURAL GAS
FRANCHISE AGREEMENT**

ORDINANCE NO. 2024-18

AN ORDINANCE GRANTING TO PEOPLES GAS SYSTEM, INC., ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE NATURAL GAS FRANCHISE AGREEMENT TO USE THE PUBLIC RIGHTS OF WAY OF THE CITY OF ST. AUGUSTINE, FLORIDA, AND PRESCRIBING THE TERMS AND CONDITIONS UNDER WHICH SAID FRANCHISE MAY BE EXERCISED; MAKING FINDINGS; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 22, 2009, the City Commission adopted Ordinance 2009-20 entering into a franchise agreement with Peoples Gas System; and

WHEREAS, Peoples Gas System and the City of St. Augustine desire to enter into an extension of the franchise agreement for a period of fifteen (15) years with three (3) automatic renewable periods of five (5) years each (unless otherwise agreed to in writing by both parties) commencing from the date provided herein; and

WHEREAS, the City Commission finds that it is in the public interest of its citizens to extend the franchise agreement with Peoples Gas System.

NOW THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, THAT:

SECTION 1: DEFINITIONS.

For the purposes of this Ordinance, the following terms shall have the meanings given herein.

- A. *"Customer"* shall mean any Person served by the Company within the corporate limits of the City.
- B. *"City"* shall mean the City of St. Augustine, St. Johns County, Florida, its successors, and assigns.
- C. *"Company"* shall mean Peoples Gas System, Inc., a Florida corporation, its successors, and assigns.
- D. *"Distribution System"* shall mean any and all transmission pipelines, main pipelines and service lines, together with all tubes, traps, vents, vaults, manholes, meters, gauges, regulators, valves, conduits, attachments, structures and other appurtenances, as are used or useful in the sale, distribution, transportation or delivery of Natural Gas and as are situated within the corporate limits of the City.
- E. *"Effective Date"* shall mean the date this Franchise becomes effective as described in Section 19 below.

- F. *"Franchise" or "Franchise Agreement"* shall mean this agreement as passed and adopted by the City and accepted by the Company, as provided in Section 19 below.
- G. *"FPSC"* shall mean the Florida Public Service Commission or any successor agency.
- H. *"Gross Revenues"* shall mean all revenues (as defined by the Florida Public Service Commission) received by the Company from any Customer from the sale of Gas.
- I. *"Natural Gas" or "Gas"* shall mean natural gas and/or manufactured gas and/or a mixture of gases which is distributed in pipes and measured by meter on the Customer's premises. It shall not mean propane gas or liquefied petroleum gas (commonly referred to as "bottled gas").
- J. *"Person"* shall mean any individual, firm, partnership, estate, corporation, company, or other entity, including, but not limited to, any government entity.
- K. *"Right-of-way"* means any street, road, lane, highway, avenue, boulevard, alley, waterway, bridge, easement, public place, or other right-of-way that is owned by the City.

SECTION 2: GRANT.

The City hereby grants to the Company the non-exclusive right, privilege, and franchise to lay, erect, construct, operate and maintain in, on or under any and all Rights-of-way, as they now exist or may be hereafter constructed, opened, laid out or extended within the present incorporated limits of the City, or in such territory as may be hereafter added or annexed to, or consolidated with the City, a Distribution System subject to the terms and conditions herein contained.

SECTION 3: TERM.

Except as provided in Section 15, the Franchise hereby granted shall be for a period of fifteen (15) years with three (3) automatic renewable periods of five (5) years each (unless otherwise agreed to in writing by both parties) from the effective date of this ordinance.

SECTION 4: ASSIGNMENT.

A. The Franchise hereby granted shall not be leased, assigned, or otherwise alienated or disposed of except with the prior express written consent of the City, which shall not be unreasonably withheld or unduly delayed. No assignment shall be allowed without the assignee assuming the terms of the Franchise Agreement with the City.

B. Notwithstanding the foregoing, the Company may, without the consent of the City, lease, assign or otherwise alienate and transfer this Franchise in connection with the lease or sale of the Distribution System or upon its merger or consolidation with, or transfer to, a corporation engaged in similar business (including an affiliate or subsidiary of the Company),

or pledge or mortgage of such Franchise in connection with the physical property owned and used by it in the operation of the Distribution System for the purpose of securing payment of monies borrowed by the Company.

SECTION 5: CITY COVENANT.

As a further consideration for this Franchise Agreement, the City covenants and agrees that it will not, during the term of this Franchise Agreement or any extension thereof, engage in the business of distributing or selling Natural Gas within the corporate limits of the City, as modified, during the term of this Franchise Agreement.

SECTION 6: USE OF STREETS.

The Distribution System shall be erected, placed, or laid in such manner as will, consistent with necessity, least interfere with other public uses of the Rights-of-way, and said Right-of-way shall not be unnecessarily obstructed, and before, except in an emergency situation, the Company makes any excavation or disturbs the surface of any of the Rights-of-way, it shall make application for a permit to the appropriate City authority. The City shall issue or, if applicable, deny permits within ten (10) business days of application by the Company. The Company shall, with due diligence and dispatch, place such Right-of-way in as good a condition as before such excavation or disturbance was made; provided, however, that should the Company fail, within ten (10) days of its receipt of written notice from the City, to restore such Right-of-way, then the City may undertake such restoration (other than any restoration work on the Distribution System) and charge the reasonable cost thereof to the Company.

To the extent consistent with Florida law, the Company hereby agrees to abide by all the rules and regulations and ordinances which the City has passed or might pass in the future, in the exercise of its police power, provided, however, that the City shall not pass any ordinance or regulation that results in a material change to the rights or obligations of the Company under the Franchise Agreement.

SECTION 7: MAINTENANCE.

All such components of the Distribution System of the Company located within the City shall be installed and maintained in accordance with accepted good practice and in accordance with the orders, rules, and regulations of the Florida Public Service Commission.

SECTION 8: LAYING OF PIPE.

All components of the Distribution System shall be laid consistent with all applicable codes, rules, regulations, and laws, including, to the extent consistent with all applicable codes, rules, regulations and laws, specifications contained in City permits.

SECTION 9: CONSTRUCTION WORK.

The City reserves the right to permit to be laid electric conduits, water and gas pipes and lines, cables, sewers, and to do and permit to be done any underground work that may be deemed necessary or proper by the City in, across, along, or under any Right-of-way. Whenever, by reason of establishing a grade or by reason of changes in the grade of any Right-of-way, or by reason of the widening, grading, paving, or otherwise improving present or future Rights-of-way, or in the location or manner of construction of any water pipes, electric conduits, sewers, or other underground structure located within the Rights-of-way, it shall be deemed necessary by the City to remove, relocate, or disconnect any portion of the Distribution System of the Company hereto for such public purpose, such removal, relocation, or disconnection shall be made by the Company as ordered in writing by the City without claim for reimbursement. If the City shall require the Company to remove, relocate, or disconnect any portion of its Distribution System or in any way to alter the placement or location of the Distribution System to enable any other Person to use said Rights-of-way of the City, as part of its permitting or approval process, the City shall require the Person desiring or occasioning such removal, relocation, disconnection, or alteration to reimburse the Company for any loss, cost, or expense caused by or arising out of such removal, relocation, disconnection, or alteration of any portion of the Distribution System. The Company further agrees that it will not intentionally interfere with, change, or injure any water pipes, drains, or sewers of said City unless it has received specific permission from the City or its duly authorized representative.

SECTION 10: FRANCHISE FEE.

Subject to Section 11 below, within thirty (30) days after the close of the first full billing month following the Effective Date of this Franchise Agreement, and each month thereafter during the term of this Franchise Agreement, the Company, its successors, or assigns, shall pay to the City or its successors, a sum of money equal to six percent (6%) of the Company's Gross Revenue, less any adjustments for uncollectable accounts, from the sale of Natural Gas to Customers within the corporate limits of the City. The Franchise fee payment shall be

deemed paid on time if post-marked within thirty (30) days of the close of the preceding billing month.

SECTION 11: IDENTIFICATION OF CITY RESIDENTS.

No less than thirty (30) days prior to the Effective Date, the City shall deliver to the Company such information (including City limit streets and block numbers) as is needed by the Company to determine which of its customer are located within the City limits. The City shall also provide such information no less than thirty (30) days prior to the effectiveness of any change in said limits, whether by addition, annexation, or consolidation, or upon the Company's request. The Company shall be relieved of any obligation to pay franchise fees to the extent the City has failed to provide information in accordance with this Section 11.

SECTION 12: ACCOUNTS AND RECORDS.

The Company shall maintain accounting, maintenance, and construction records as prescribed by the FPSC. The Company shall establish and maintain appropriate accounts and records in such detail that revenues within the corporate limits of the City are consistently declared separately from all other revenues, and such records shall be maintained within the State of Florida. Upon request by the City, or its designated representative, and execution of a confidentiality agreement reasonably satisfactory to the Company, and which complies with the requirements of the Florida Public Records Act, Section 119.011, et seq., Florida Statutes, the Company shall make available said records within thirty (30) days to the City for the determination of the accuracy of the Gross Revenues upon which the Company's franchise fee is based. The Company shall maintain its billing records only for the period of time required by the FPSC and any examination conducted after such period shall be confined to the billing records then available.

SECTION 13: INSURANCE.

During the term of this Franchise, the Company shall file with the City Clerk and shall keep in full force and effect at all times during the effective period hereof, insurance certificates evidencing a general liability insurance policy or policies or evidence of self-insurance within the corporate limits of the City as they currently exist or may exist in the future. Each such policy shall provide for the minimum sum of \$1,000,000.00 for injury or death to any one person, and for the minimum sum of \$5,000,000.00 for injury or death to all persons where there is more than one person involved in any one incident or accident, and for the minimum sum of \$1,000,000.00 for damage to property, resulting from any one accident, and each of the said minimum sums shall remain in full force and shall be

undiminished during the effective period of this Franchise Agreement. The coverage requirements set forth in this Section 13 may be satisfied, in whole or in part, with self-insurance.

Company shall notify the Clerk of the City in writing, promptly upon any material alteration, modification, or cancellation of such policy is to become effective.

SECTION 14: INDEMNIFICATION.

In consideration of the permissions granted to the Company by this Franchise Agreement, the Company hereby agrees to indemnify and hold harmless the City, its officers, agents and employees from and against claims, suits, actions, and causes of action, to the extent caused by the Company's negligent operation of the Distribution System within the City during the term of this Franchise and resulting in personal injury, loss of life or damage to property sustained by any person or entity, through or as a result of the doing of any work herein authorized or the failure to do work herein required, and including all reasonable costs, attorney's fees, expenses, and liabilities incurred by the City in connection with any such claim, suit, or cause of action, including the investigation thereof, and the defense of any action or proceeding brought thereon and any order, judgment or decree which may be entered in any such action or proceeding or as a result thereof; provided, however, that neither the Company nor any of its employees, agents, contractor, licensees, or sublessees shall be liable under this section for any claims, demands, suits, actions, losses, damages, or expenses, including attorney's fees, arising out of the negligence, strict liability, intentional torts, criminal acts, or error of the City, its officers, agents, or employees. The provisions of this section shall survive the expiration or earlier termination of this Franchise Agreement.

SECTION 15: TERMINATION BY CITY

Violation by the Company of any of the covenants, terms, and conditions hereof, or default by the Company in observing or carrying into effect any of said covenants, terms and conditions, shall authorize and empower the City to declare a termination of this Franchise Agreement; provided, however, that before such action by the City shall become operative and effective, the Company shall have been served by the City with a written notice setting forth all matters pertinent to such violation or default, and describing the action of the City with respect thereto, and the Company shall have had a period of sixty (60) days after service by certified U.S. mail of such notice, or, in the event such cure reasonably requires a period of more than sixty (60) days, then sixty (60) days to present a plan reasonably satisfactory to the City to effect such cure; and provided further that any violation or default resulting from a

strike, a lockout, an act of God, or any other cause beyond the control of the Company shall not constitute grounds for termination.

SECTION 16: CHANGES IN PROVISIONS HEREOF.

Changes in the terms and conditions hereof may be made by written agreement between the City and the Company.

SECTION 17: SEVERABILITY; CHANGE IN LAW.

A. If any section, part of a section, paragraph, sentence, or clause of this Franchise Agreement shall be adjudged by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of any other portion hereof, but shall be restricted and limited in its operation and effect to that specific portion hereof involved in the controversy in which such decision shall have been rendered; provided, however, that should elimination of the specific portion of the Franchise Agreement adjudged to be invalid results in significant adverse consequences to a party, then that party may terminate this Franchise Agreement by providing thirty (30) days written notice to the other party.

B. Upon the issuance by a court of competent jurisdiction of an order, ruling, or decision, or the enactment or adoption by the Florida Legislature, the City, or any other governmental or regulatory body of a law, rule, regulation, or ordinance, that materially diminishes a municipality's ability to exact franchise fees from a utility, or that effectively does away with the ability of a municipality to grant a franchise altogether, then the Company or City may terminate this Franchise Agreement by providing ninety (90) days written notice to the other party.

SECTION 18: GOVERNING LAW.

This Franchise shall be governed by the laws of the State of Florida and applicable federal law. Venue for any legal proceeding arising out of the interpretation or enforcement of this Franchise Agreement shall be with a court of competent jurisdiction located in St. Johns County, Florida.

SECTION 19: EFFECTIVE DATE.

This Franchise Agreement shall become effective upon its acceptance by the Company, which acceptance must be evidenced in writing within sixty (60) days of the City's passage and adoption hereof.

PASSED AND CERTIFIED AS TO PASSAGE this ____ day of _____, 2024.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

Accepted this ____ day of _____, A.D. 2024

PEOPLES GAS SYSTEM, INC.

ATTEST:

Name: _____
Title: _____

(SEAL)

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Isabelle C. Lopez, City Attorney

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

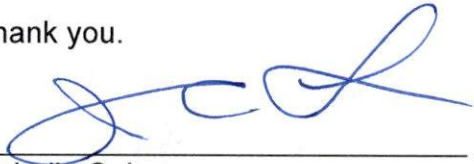
DATE: May 31, 2024

RE: **ORDINANCE 2024-20: POLICE OFFICERS RETIREMENT SYSTEM INVESTMENT OF ASSETS**

Ordinance 2024-20 is an update to the Police Officers Retirement System pension plan to provide the Board and its advisor a more diversified range of potential investments, to remove the permissible ranges of investments, and to allow all legally permissible investments.

Please place Ordinance 2024-20 on the regular City Commission agenda for first reading on June 10, 2024.

Thank you.



Isabelle C. Lopez
City Attorney

Attachment

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk *(with original)*

Agenda Title:

Amends the Police Officers Retirement System pension plan regarding investment of assets.

Business Impact Estimate

Proposed ordinance's title/reference: **ORDINANCE 2024-20: AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 20, ARTICLE VI, SECTION 20-225 OF THE CODE OF THE CITY OF ST. AUGUSTINE REGARDING INVESTMENT OF RETIREMENT SYSTEM ASSETS FOR THE ST. AUGUSTINE POLICE OFFICERS RETIREMENT SYSTEM; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING 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. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **TO PROVIDE THE BOARD AND ADVISOR A MORE DIVERSIFIED RANGE OF POTENTIAL INVESTMENTS AND ALLOW ALL LEGALLY PERMISSIBLE INVESTMENTS.**

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

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. **NOT A REGULATION OF BUSINESSES AND THE CITY HAS A SELF-FUNDED PENSION PLAN. ACTUARY HAS PROVIDED A NO IMPACT LETTER.**

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. 2024-20

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 20, ARTICLE VI, SECTION 20-225 OF THE CODE OF THE CITY OF ST. AUGUSTINE REGARDING INVESTMENT OF RETIREMENT SYSTEM ASSETS FOR THE ST. AUGUSTINE POLICE OFFICERS RETIREMENT SYSTEM; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, section 166.041, Florida Statutes, provides procedures for adoption of ordinances by municipalities; and

WHEREAS, the investment objectives of the St. Augustine Police Officers Retirement System are providing benefits to members and their beneficiaries and defraying the reasonable expenses of administering the system; and

WHEREAS, to achieve these objectives, the Board of Trustees of the St. Augustine Police Officers Retirement System shall exercise its investment authority with the care, skill, prudence and diligence under the circumstances then prevailing that a prudent person in a like capacity and familiar with such matters would use in the conduct of an enterprise with like character and like aims, and by diversifying the investments of the system so as to reduce the risk of large losses, unless under the circumstances it is clearly prudent not to do so; and

WHEREAS, on August 23, 2023 the Board of Trustees of the St. Augustine Police Officers Retirement System met and reviewed their financial advisor's recommendations to update the ordinance in order to provide the Board and advisor a more diversified range of potential investments and recommended to the City Commission that the ordinance be amended to remove the permissible ranges of investments and instead simply allow all legally permissible investments; and

WHEREAS, the City Commission finds that it is in the best interest of public health, safety, and general welfare that the following amendments be adopted.

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

Section 1. Amending Chapter 20, Article VI, Section 20-225. Chapter 20, Article VI, Section 20-225 of the Code of the City of St. Augustine is hereby amended as follows:

Sec. 20-225. Management of the funds.

- (1) The board is solely responsible for administering the trust, and shall be responsible for investing the assets of the system in accordance with this section. The board shall exercise its duties with respect to the system for the exclusive purpose of providing benefits to members and their beneficiaries and defraying the reasonable expenses of administering the system. The board shall exercise its investment authority with the care, skill, prudence, and diligence under the circumstances then prevailing that a prudent person in a like capacity and familiar with such matters would use in the conduct of an enterprise with like character and like aims, and by diversifying the investments of the system so as to reduce the risk of large losses, unless under the circumstances it is clearly prudent not to do so. The board shall have full power to hold, purchase, sell, assign, transfer and dispose of any of the securities and investments in which any of the assets of the system have been invested, as well as the proceeds of such investments and any moneys belonging to the fund, in accordance with this section. The board may employ outside investment counsel to advise the board in the making and disposition of investments.
- (2) The board shall adopt and periodically update a written investment policy in accordance with Section 112.661, Florida Statutes, incorporating the following requirements ~~for specific investments:~~
 - (a) The board may invest in ~~money market instruments, stocks, corporate bonds, bonds, or other obligations of the United States of America~~any legally available investments, either directly or through pooled or commingled funds.
 - (b) ~~The board may make direct investment in bonds, notes, or obligations of any municipality or political subdivision or any agency or authority of the State of Florida, if the obligations are rated investment grade by at least one nationally recognized rating organization.~~
 - (c) ~~The board may invest up to twenty five (25) percent at cost basis, of its assets in real estate only through participation in commingled funds or insurance company group annuity separate accounts holding diversified real properties. Insurance companies must be licensed to do business in the State of Florida and commingled funds and insurance companies must be rated investment grade by at least one nationally recognized rating organization. Any commingled or pooled vehicles used by the board should have investment guidelines that are materially consistent with the guidelines herein.~~
 - (d) ~~The board may invest up to fifteen (15) percent of its assets in mortgage loan securities secured by real property only through participation in commingled funds or insurance company separate accounts holding diversified mortgage securities. Insurance companies must be licensed to~~

~~do business in the State of Florida and commingled funds and insurance companies must be rated investment grade by at least one nationally recognized rating organization. Any commingled or pooled vehicles used by the board should have investment guidelines that are materially consistent with the guidelines herein. Mortgage securities of commingled funds must be issued by an agency of or enterprise sponsored by the United States Government, including, but not limited to, the Government National Mortgage Association, the Federal National Mortgage Association, and the Federal Home Loan Mortgage Corporation.~~

- ~~(e) The board may invest up to five (5) percent of its assets in stock and corporate bonds of any one (1) issuing company either directly or through pooled or commingled funds.~~
 - ~~(f) The aggregate investment in stock either directly or through pooled or commingled funds shall not exceed seventy (70) percent (at cost) of the assets of the fund.~~
 - ~~(g) The average credit quality of the fixed income portfolio shall be rated "A" or higher. No more than 15% of the fixed income portfolio may be rated lower than "BBB". The duration of the fixed income portfolio shall remain within 35% of the duration of a market index selected by the board. If there is no index selected, the default index shall be the Lehman Aggregate Bond Index.~~
 - ~~(h) The board may invest up to twenty five percent (25%) of the assets of the fund, in corporate obligations and/or securities of a foreign corporation or a foreign commercial entity that are not subject to United States securities laws. United States dollar denominated securities listed and traded on a United States exchange would not be included in this limitation.~~
- (3) The board shall deposit the funds and securities of the city police officers' retirement trust fund in a qualified public depository as defined in section 280.02(26), Florida Statutes, which depository with regard to such funds and securities shall conform to and be bound by all of the provisions of Chapter 280, Florida Statutes.
 - (4) The board may issue drafts upon the city police officers' retirement trust fund pursuant to Article VI hereof, and rules and regulations prescribed by the board. All such drafts shall be consecutively numbered, be signed by the chairman and secretary and state upon their faces the purposes for which the drafts are drawn. The city director of financial services shall retain such drafts when paid, as permanent vouchers for disbursements made, and no other money shall otherwise be drawn from the fund.
 - (5) No trustee shall have any interest, direct or indirect, in the gains or profits of any investment made by the board, save insofar as such trustee may be a member or beneficiary of the system. No trustee shall in any manner, directly or indirectly, for himself or as an agent, use the funds or deposits of the system except to make such payments therefrom as are authorized by the board, nor shall any member of the board become an endorser or surety or in any manner an obligor for moneys loaned by or borrowed from the fund.

- (6) The board shall have the right to purchase an individual annuity from an insurance company, when a member becomes eligible for service retirement, in an amount sufficient to pay the retired member his earned monthly pension of retirement.
- (7) Notwithstanding any provision of this section to the contrary, the Board shall identify and publicly report any direct or indirect holdings it may have in any scrutinized company, as defined in section 215.473, Florida Statutes, and proceed to sell, redeem, divest, or withdraw all publicly traded securities it may have in that company beginning January 1, 2010. The divestiture of any such security must be completed by September 30, 2010. The Board and its named officers or investment advisors may not be deemed to have breached their fiduciary duty in any action taken to dispose of any such security, and the board shall have satisfactorily discharged the fiduciary duties of loyalty, prudence, and sole and exclusive benefit to the members of the pension fund and their beneficiaries if the actions it takes are consistent with the duties imposed by section 215.473, Florida Statutes, and the manner of the disposition, if any, is reasonable as to the means chosen. For the purposes of effecting compliance with that section, the pension fund shall designate terror-free plans that allocate their funds among securities not subject to divestiture. No person may bring any civil, criminal, or administrative action against the board of trustees or any employee, officer, director, or advisor of such pension fund based upon the divestiture of any security pursuant to this paragraph.

Section 2. Inclusion in Code. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this ordinance may be renumbered or re-lettered and that 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 Section 166.041(5), Florida Statutes.

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

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

June 3, 2024

Meredith Breidenstein, CPA
Assistant City Manager
City of St. Augustine
P.O. Box 210
St. Augustine, Florida 32085

Dear Meredith:

ST. AUGUSTINE POLICE OFFICERS' RETIREMENT SYSTEM
ORDINANCE AMENDING MANAGEMENT OF THE FUNDS CHAPTER 20, ARTICLE
VI, SECTION 20-225 - STATEMENT OF ACTUARIAL NO IMPACT

The City of St. Augustine is considering adding an amendment to the Police Officers' Retirement System regarding investment of retirement system assets.

Attached is a Statement of Actuarial No-Impact relating to the proposed amendment pertaining to the Police Officer's Retirement System.

After review, the enclosed Statement should be signed by an authorized representative and sent to the State, along with a copy of the proposed Ordinance, in the usual manner.

Please let us know if you have any questions.

Very truly yours,

ACTUARIAL CONCEPTS



By: _____

Michael J. Tierney
ASA, MAAA

cc: Thomas Jensen
Isabelle Lopez
Donna Hayes
Shanna Lee

ST. AUGUSTINE POLICE OFFICERS' RETIREMENT SYSTEM

STATEMENT OF ACTUARIAL NO-IMPACT

Proposed Amendment to the Retirement System

The City is considering adoption of Ordinance 2024-XX, amending Chapter 20, Article VI, Section 20-225 of the Code of the City of St. Augustine. The Statement of Actuarial No-Impact measures the impact, if any, on the Plan of making the proposed changes listed below:

Section 1. Amending Chapter 20, Article VI, Section 20-225 as follows:

Sec. 20-225. Management of the funds.

- (1) The board is solely responsible for administering the trust, and shall be responsible for investing the assets of the system in accordance with this section. The board shall exercise its duties with respect to the system for the exclusive purpose of providing benefits to members and their beneficiaries and defraying the reasonable expenses of administering the system. The board shall exercise its investment authority with the care, skill, prudence, and diligence under the circumstances then prevailing that a prudent person in a like capacity and familiar with such matters would use in the conduct of an enterprise with like character and like aims, and by diversifying the investments of the system so as to reduce the risk of large losses, unless under the circumstances it is clearly prudent not to do so. The board shall have full power to hold, purchase, sell, assign, transfer and dispose of any of the securities and investments in which any of the assets of the system have been invested, as well as the proceeds of such investments and any moneys belonging to the fund, in accordance with this section. The board may employ outside investment counsel to advise the board in the making and disposition of investments.
- (2) The board shall adopt and periodically update a written investment policy in accordance with Section 112.661, Florida Statutes, incorporating the following requirements:
 - (a) The board may invest in any legally available investments, either directly or through pooled or commingled funds.

Our analysis indicates that there is not expected to be any adverse effect on the plan or increase in Plan liabilities or contribution requirements due to changes to the Ordinance. Liberalization of the investable assets allowed do not impact plan liabilities.



Date: June 3, 2024

By: _____

Michael J. Tierney
ASA, MAA

**Actuarial
Concepts**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

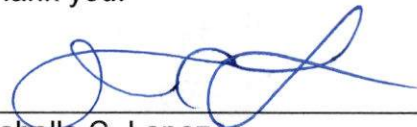
DATE: May 31, 2024

RE: **ORDINANCE 2024-21: POLICE OFFICERS RETIREMENT SYSTEM PENSION BUY-BACK**

Ordinance 2024-21 is an update to the Police Officers Retirement System pension plan to provide for the restoration of forfeited credited service. This amendment will assist with recruitment of experienced officers and parity with other employees, with minimal impact to the pension plan.

Please place Ordinance 2024-21 on the regular City Commission agenda for first reading on June 10, 2024.

Thank you.



Isabelle C. Lopez
City Attorney

Attachment

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk (*with original*)

Agenda Title:

Amends the Police Officers Retirement System pension plan to provide for the restoration of forfeited credited service.

Business Impact Estimate

Proposed ordinance's title/reference: **ORDINANCE 2024-21: AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 20, ARTICLE VI, SECTION 20-226 OF THE CODE OF THE CITY OF ST. AUGUSTINE TO PROVIDE FOR RESTORATION OF FORFEITED CREDITED SERVICE UNDER CERTAIN CONDITIONS FOR POLICE OFFICERS; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; 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. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **ALLOWS FOR THE RESTORATION OF FORFEITED CREDITED SERVICE TO POLICE OFFICERS. WILL ASSIST WITH RECRUITMENT OF EXPERIENCED OFFICERS AND PARITY WITH OTHER EMPLOYEES, WITH DE MINIMIS IMPACT TO THE PENSION PLAN.**

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

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. **NOT A REGULATION OF BUSINESSES AND THE CITY HAS A SELF-FUNDED PENSION PLAN. ACTUARY HAS PROVIDED A NO IMPACT LETTER.**

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. 2024-21

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 20, ARTICLE VI, SECTION 20-226 OF THE CODE OF THE CITY OF ST. AUGUSTINE TO PROVIDE FOR RESTORATION OF FORFEITED CREDITED SERVICE UNDER CERTAIN CONDITIONS FOR POLICE OFFICERS; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, § 166.041, Florida Statutes, provides for procedures for the adoption of ordinances and resolutions by municipalities; and

WHEREAS, the City of St. Augustine allows for the restoration of forfeited credited service to general employees and firefighters; and

WHEREAS, this amendment will assist with recruitment of experienced officers and parity with other employees, with de minimis impact to the pension plan; and

WHEREAS, the City Commission for the City of St. Augustine finds that it is in the best interest of public health, safety, and general welfare that the following amendments be adopted consistent with the requirements of Section 166.021(4), Florida Statutes.

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

Section 1. Amending Chapter 20, Article VI, Section 20-226. Chapter 20, Article VI, Section 20-226 is hereby amended, as follows:

Sec. 20-226. Participation in the system.

- (1) All full-time police officers employed by the City of St. Augustine shall be members of this system.
- (2) The membership of any police officer in this system shall cease upon the payment from the fund of ~~his~~their accumulated contributions.
- (3) The contributions required of a member under this Act shall cease upon service retirement, disability retirement, death or other termination of employment, except as hereinafter provided.
- (4) Should a member be involuntarily laid off, suspended, or discharged, or voluntarily terminate ~~his~~their employment as a police officer with the city and withdraw ~~his~~their accumulated contributions from the fund, ~~he~~they shall, for the purposes of this Act, be deemed to be a new employee as of ~~his~~their date of

reinstatement or reemployment and ~~his~~their creditable service shall commence as of such date. Provided that in the event that such member's accumulated contributions are left in the fund and he is reinstated or reemployed within five years of the termination of his last period of employment the police officer may have his creditable service credit restored for membership under the system during his last period of employment; provided however that if said member shall not reenter employment by the end of five years following his involuntary layoff, suspension, discharge or termination his accumulated contribution shall be paid to him and he shall thereafter receive no creditable service credit for such prior employment.

- (5) A participant may have forfeited credited service restored to their individual service account upon satisfaction of each of the following conditions:
 - (a) The retirement system is paid the total amount of accumulated contributions previously withdrawn plus regular interest from the date(s) of withdrawal to the date(s) of repayment. Repayment shall be made in accordance with such rules as the board shall from time to time prescribe, over a period not to exceed five (5) years.
 - (b) The benefit rate for credited service restored pursuant to this section shall be the benefit rate applicable to the period of the previous service.~~Reserved.~~
- (6) Members entitled to a service retirement pension under this system shall not forfeit the same upon dismissal as a police officer, but shall be retired as hereinafter provided.

Section 2. Inclusion in Code. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this ordinance may be renumbered or re-lettered and that 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 § 166.041(5), Florida Statutes.

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

Nancy Sikes-Kline, Mayor-Commissioner

ATTEST:

Darlene Galambos, City Clerk
(SEAL)

June 3, 2024

Meredith Breidenstein, CPA
Assistant City Manager
City of St. Augustine
P.O. Box 210
St. Augustine, Florida 32085

Dear Meredith:

ST. AUGUSTINE POLICE OFFICERS' RETIREMENT SYSTEM
ORDINANCE AMENDING REINSTATEMENT OF CREDITED SERVICE CHAPTER 20,
ARTICLE VI, SECTION 20-226 - STATEMENT OF ACTUARIAL NO IMPACT

The City of St. Augustine is considering adding a new provision to the Police Officers' Retirement System to permit repayment of accumulated contributions plus interest in order to regain prior periods of credited service under the System.

Attached is a Statement of Actuarial No-Impact relating to the proposed provision pertaining to the Police Officer's Retirement System.

After review, the enclosed Statement should be signed by an authorized representative and sent to the State, along with a copy of the proposed Ordinance, in the usual manner.

Please let us know if you have any questions.

Very truly yours,

ACTUARIAL CONCEPTS



By: _____

Michael J. Tierney
ASA, MAAA

cc: Thomas Jensen
Isabelle Lopez
Donna Hayes
Shanna Lee

ST. AUGUSTINE POLICE OFFICERS' RETIREMENT SYSTEM

STATEMENT OF ACTUARIAL NO-IMPACT

Proposed Amendment to the Retirement System

The City is considering adoption of Ordinance 2024-XX, amending Chapter 20, Article VI, Section 20-226 of the Code of the City of St. Augustine. The Statement of Actuarial No-Impact measures the impact, if any, on the Plan of making the proposed changes listed below:

Section 1. Amending Chapter 20, Article VI, Section 20-226 (5), as follows:

Sec. 20-226. Participation in the system.

- (1) All full-time police officers employed by the City of St. Augustine shall be members of this system.
- (2) The membership of any police officer in this system shall cease upon the payment from the fund of their accumulated contributions.
- (3) The contributions required of a member under this Act shall cease upon service retirement, disability retirement, death or other termination of employment, except as hereinafter provided.
- (4) Should a member be involuntarily laid off, suspended, or discharged, or voluntarily terminate their employment as a police officer with the city and withdraw their accumulated contributions from the fund, they shall, for the purposes of this Act, be deemed to be a new employee as of their date of reinstatement or reemployment and their creditable service shall commence as of such date.
- (5) A participant may have forfeited credited service restored to their individual service account upon satisfaction of each of the following conditions:
 - (a) The retirement system is paid the total amount of accumulated contributions previously withdrawn plus regular interest from the date(s) of withdrawal to the date(s) of repayment. Repayment shall be made in accordance with such rules as the board shall from time to time prescribe, over a period not to exceed five (5) years.
 - (b) The benefit rate for credited service restored pursuant to this section shall be the benefit rate applicable to the period of the previous service.
- (6) Members entitled to a service retirement pension under this system shall not forfeit the same upon dismissal as a police officer, but shall be retired as hereinafter provided.

Our analysis indicates that there is not expected to be any adverse effect on the plan or increase in Plan liabilities or contribution requirements due to changes to the Ordinance. The frequency of occurrence is low, and the effect on plan liabilities, if any, would be immaterial.



Date: June 3, 2024

By: _____

Michael J. Tierney
ASA, MAA

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: May 31, 2024

RE: **ORDINANCE 2024-22: POLICE OFFICERS RETIREMENT SYSTEM SHARE PLAN**

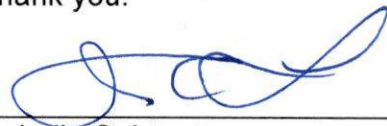
Ordinance 2024-22 is an update to the Police Officers Retirement System Share Plan incorporating recent changes in federal and state law. The main changes include describing how premium state tax monies are allocated and how the Share Plan funds will be allocated to members, consistent with Chapter 185.35, Florida Statutes.

The ordinance has been drafted and reviewed by the City's pension special counsel, Mr. Jim Linn. The Coastal Florida Police Benevolent Association, Inc. has voted in favor of the proposed changes.

The Board of Trustees of the St. Augustine Police Officers' Retirement Trust Fund met on May 22, 2024 to instruct its actuary to perform the statutorily required actuarial estimate of costs. The proposed changes will not have a material impact. The actuarial impact statement is forthcoming and will be forwarded to the Florida Division of Retirement prior to the last public hearing, consistent with Chapter 185.35(3), Florida Statutes.

Please place Ordinance 2024-22 on the regular City Commission agenda for first reading on June 10, 2024.

Thank you.



Isabelle C. Lopez
City Attorney

Attachment

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk (*with original*)

Agenda Title:

Amends the Police Officers Retirement System regarding the allocation of the Share Plan.

Business Impact Estimate

Proposed ordinance's title/reference: **ORDINANCE 2024-22: AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 20, ARTICLE VI, SECTION 20-236 OF THE CODE OF THE CITY OF ST. AUGUSTINE TO CLARIFY AND ESTABLISH THE DETAILS OF THE POLICE OFFICERS RETIREMENT SYSTEM SHARE PLAN; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; 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. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **TO ESTABLISH, ENACT, AND CLARIFY THE DETAILS OF THE POLICE OFFICERS RETIREMENT SYSTEM SHARE PLAN.**

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

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. **NOT A REGULATION OF BUSINESSES AND SHARE PLANS ARE STATE CREATED SUPPLEMENTAL PLANS FROM PREMIUM TAX MONEYS AS REGULATED BY STATE STATUTE.**

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. 2024-22

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 20, ARTICLE VI, SECTION 20-236 OF THE CODE OF THE CITY OF ST. AUGUSTINE TO CLARIFY AND ESTABLISH THE DETAILS OF THE POLICE OFFICERS RETIREMENT SYSTEM SHARE PLAN; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, § 166.041, Florida Statutes, provides for procedures for the adoption of ordinances and resolutions by municipalities; and

WHEREAS, the City and the Coastal Florida Police Benevolent Association, Inc. previously agreed to the establishment of a defined contribution component of the Police Officers' Retirement System known as the "Share Plan" as provided in Florida Statute 185.35; and

WHEREAS, the City and the Coastal Florida Police Benevolent Association, Inc. agreed to establish and enact the details of the Share Plan once annual premium tax revenues exceeded the amount collected in 2002; and

WHEREAS, annual premium tax revenues received by the Share Plan have now exceeded the requisite amount; and

WHEREAS, the current Share Plan language incorrectly reflects a figure of \$249,401 as the amount of premium taxes collected in 2002 and distributed to the City in 2003, instead of the correct figure of \$243,172; and

WHEREAS, an amendment of the Share Plan is required in order to clarify and establish the details of the Share Plan as agreed upon; and

WHEREAS, the City Commission for the City of St. Augustine finds that it is in the best interest of public health, safety, and general welfare that the following amendments be adopted consistent with the requirements of Section 166.021(4), Florida Statutes.

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

Section 1. Amending Chapter 20, Article VI, Section 20-236. Chapter 20, Article VI, Section 20-236 is hereby amended, as follows:

Sec. 20-236. Share plan.

- (1) In accordance with F.S. § 185.35(6), a defined contribution plan component ("share plan") is hereby established for police officers as part of this System. The share plan will be funded exclusively with F.S. ch. 185 premium tax revenues as follows: all annual premium tax revenues received up to \$243,172 shall be used to reduce city pension contributions. Annual premium tax revenues received in excess of \$243,172 shall be split 50-50, with one-half of the excess used to fund the share plan, and one-half of the excess used to reduce city pension contributions. in accordance with the default rules in F.S. § 185.35(a) — (d) as follows: all annual premium tax revenues received up to the amount collected in 2002 and distributed to the city in 2003 (\$249,401) shall be used to reduce city pension contributions. Annual premium tax revenues received in excess of \$249,401 shall be split 50-50, with one-half of the excess used to fund the share plan, and one-half of the excess used to reduce city pension contributions. The share plan shall not become operative until annual premium tax revenues exceed \$243,172~~\$249,401~~ and the details of the share plan are agreed to by the city and union.
- (2) Effective September 30, 2023, the share plan established in accordance with this sec. 20-236 shall become operative, as provided herein. The share plan shall consist of an individual share account for each active police officer, including DROP participants, employed by the City of St. Augustine on or after September 30, 2023.
- (3) The total initial amount to be allocated to the members' share accounts as provided in paragraph (a) shall be \$69,113. For plan years beginning October 1, 2023 and after, all premium tax revenues received by the City pursuant to Chapter 185, Florida Statutes, in excess of \$243,172 shall be split 50/50, with 50 percent of the excess allocated to the members' share accounts as provided in paragraph (b), and 50 percent of the excess shall be used to reduce the city's annual contribution to the Plan. Members' share accounts shall be credited with premium tax revenues and investment earnings or losses, and distributed as follows:

 - a) Initial crediting. No later than 180 days after the share plan becomes effective, the share account of each active police officer member and DROP participant on the City's payroll as of September 30, 2023, shall be credited an equally proportionate share of the accumulated excess premium tax revenues of \$69,113, as provided in this paragraph. Each member employed as a police officer on September 30, 2023 shall receive one share for each month of total credited service. The total value of each share shall be determined based on the total number of shares divided into the total accumulated excess premium tax revenues (\$69,113).
 - b) Annual crediting. Effective October 1, 2024, and each October 1 thereafter, the share account of each active police officer member and DROP

participant on the City's payroll as of the preceding September 30 shall be credited as follows. Each active police officer member and DROP participant who was employed on the preceding September 30 shall receive one share for each month of credited service earned during the plan year ending on the same September 30th. The total number of shares thus determined shall be divided into the premium tax revenues allocated to the share plan for that year in accordance with subsection (3) above.

- c) Investment earnings and losses. Effective October 1, 2023, and each October 1 thereafter, the share account of each active police officer member and DROP participant shall be credited or debited with earnings or losses based upon the amount in the share account at the close of the immediately preceding fiscal year end, at a rate equal to the Pension Trust Fund's actual net rate of investment return for the preceding plan year. The net rate of investment return is determined as of the last business day of the fiscal year, which is the valuation date, and member share accounts shall be debited or credited with earnings or losses as of such date.
- d) Distribution of Share Accounts. An active police officer or DROP participant with ten or more years of credited service upon termination of employment shall be eligible to receive a distribution of one hundred percent (100%) of the balance in his or her share account, together with all earnings and losses thereon, as provided in paragraph (f). No benefit shall be payable to an active police officer who terminates covered employment with less than 10 years of credited service. The share account balances of such non-vested terminated members shall be redistributed among all eligible member's share accounts in the same manner as premium tax revenues in the following calendar year. The designated beneficiary of an active police officer who has died shall receive the accumulated total of his or her share account balance. An active police officer awarded a disability pension from the Pension Trust Fund shall receive the accumulated total of his or her share account balance. There shall be no forfeiture of a member's share account based on the member's death, disability or termination of employment with ten or more years of credited service. Such payment of share account benefits shall be by lump sum, which shall consist of the accumulated total balance of the active police officer's share account, or, at the member's direction, the share account balance may be rolled over to another qualified plan in accordance with the Internal Revenue Code, with an additional payment made for any prorated amount credited in the year following termination of employment.
- e) Eligibility for Benefits. Any member who dies, terminates employment as a police officer with the City with ten or more years of credited service or is determined by the board to be totally and permanently disabled, upon application filed with the board, shall be entitled to be paid the value of their individual member share account, subject to the following criteria:

 - (i) Retirement Benefit.

1. A member shall be entitled to one hundred percent (100%) of the value of their share account upon normal or early retirement pursuant to Section 20-228, or if the member enters the DROP, upon termination of employment.

2. Such payment shall be made as provided in paragraph (f).

(ii) Termination Benefit.

1. In the event that a member's employment as a police officer is terminated by reason other than retirement, death, or disability, he or she shall be entitled to receive the value of his or her share account only if he or she has 10 or more years of credited service on the date of termination.

2. Such payment shall be made as provided in paragraph (f).

(iii) Disability Benefit.

1. In the event that a member is determined to be eligible for either an in-line of duty disability benefit pursuant to Section 20-230, or a not-in-line of duty disability benefit pursuant to Section 20-230, he or she shall be entitled to one hundred percent (100%) of the value of their respective share account.

2. Such payment shall be made as provided in paragraph (f).

(iv) Death Benefit.

1. In the event that a vested member or DROP participant dies while actively employed as a police officer, one hundred percent (100%) of the value of their member share account shall be paid to their designated Beneficiary as provided in Section 20-231.

2. Such payment shall be made as provided in paragraph (f).

(f) Payment of Benefits. If a member or DROP participant terminates employment for any reason or dies and he/she or their beneficiary is otherwise entitled to receive the balance in the member's share account, the member's share account shall be valued by the plan's actuary on the next valuation date following death or termination of employment. Payment of the share account balance shall be made as soon as administratively practicable following the valuation date, but not later than one hundred fifty (180) days following the valuation date.

Section 2. Inclusion in Code. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this ordinance may be renumbered or re-lettered and that 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 § 166.041(5), Florida Statutes.

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

Nancy Sikes-Kline, Mayor-Commissioner

ATTEST:

Darlene Galambos, City Clerk
(SEAL)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

DATE: May 20, 2024

RE: Consent Agenda Item for June 10, 2024, City Commission Meeting
Resolution 2024-21: Requesting SJRWMD and the FDEP
Reduce Permit Application Fees

Per Section 218.075 of the Florida Statutes, the City as a municipality with a population of 25,000 or less, is requesting a reduction of permit processing fees; and further certifies that it qualifies for the fee reduction since the percentage of assessed property value that is exempt from ad valorem taxation is higher than the statewide average as established by the attached Memorandum from the Florida Department of Revenue (FL DOR).

With City Commission approval the City receives a reduction of the annual permit application fees for Fiscal Year 2024-2025 from the St. Johns River Water Management District (SJRWMD) and the Florida Department of Environmental Protection (FDEP).

Please add Resolution 2024-21 to the City Commission Meeting Consent Agenda for Monday, June 10, 2024.



Stephen L. Slaughter, P.E.
Utilities & Public Works Director

Attachments: Resolution 2024-21
SJRWMD District Form No. 40C-1.603(13)
FDEP Request to Reduce Annual Fees Application

Copy: Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Melissa Wissel, Communications Manager

RESOLUTION 2024-21

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA REQUESTING THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION TO REDUCE PERMIT APPLICATION FEES.

WHEREAS, Section 218.075, Florida Statutes, allows reduction of permit processing fees for municipalities with a population of 25,000 or less upon certification by that municipality that the cost of the permit processing fee is a fiscal hardship; and

WHEREAS, The City of St. Augustine, a municipality, certifies that it is a municipality with a population of 25,000 persons or less; and

WHEREAS, the City of St. Augustine, a municipality, further certifies that it qualifies for permit processing fee reduction for the fiscal year October 1, 2024, through September 30, 2025, since the percentage of assessed property value that is exempt from ad valorem taxation is higher than the statewide average for the current fiscal year; and

WHEREAS, this documentation is established by the attached Memorandum from the Florida Department of Revenue dated April 1, 2024.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of St. Augustine, Florida as follows:

That the City of St. Augustine, a municipality, does hereby request that the St. Johns River Water Management District and the Florida Department of Environmental Protection reduce the permit application fee for public purpose projects for which the City of St. Augustine, a municipality, is the permit applicant to a fee of \$100 per permit, or if the permit application fee is less than \$100 by 50 per cent, for the fiscal year beginning October 1, 2024 and ending September 30, 2025.

PASSED IN REGULAR SESSION of the City Commission of the City of St. Augustine, Florida this ____ day of June 2024.

ATTEST:

Nancy Sikes-Kline, Mayor

Darlene Galambos, City Clerk

(SEAL)



Florida Department of Revenue
Property Tax Oversight

Jim Zingale
Executive Director

5050 West Tennessee Street, Tallahassee, FL 32399

floridarevenue.com

April 1, 2024

City of St. Augustine
Post Office Box 210
St. Augustine, Florida 32085

CITY OF ST. AUGUSTINE

The table below shows the requested information related to per capita taxable value and the percentage of assessed property that is exempt from ad valorem taxation.

	<u>City of St. Augustine</u>	<u>Statewide</u>
Total Just Value	5,309,678,277	4,875,440,850,586
Total Assessed Value	3,772,235,915	3,526,956,120,754
Taxable Value	2,938,625,109	2,922,616,867,844
Exempt Amount	833,610,806	604,339,252,910
Population	15,307	22,530,738
Per Capita Taxable Value Average	191,979	129,717
Percentage of Assessed Value Exempt from Taxation	22.10%	17.13%
Millage	7.5000	
Sources: "Ad Valorem Data Book 2023" (DOR) and "Florida Estimates of Populations 2023" (BEBR)		

Please contact either Lizette Kelly at 850-617-8865 or Lizette.Kelly@floridarevenue.com or Allison Kever at 850-617-8925 or Allison.Kever@floridarevenue.com if you have any questions. Thank you.

Property Tax Oversight, Research & Analysis

ak

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

DATE: May 30, 2024

RE: Agenda Item for June 10, 2024, City Commission Meeting;
Presentation for the FDOT Seawall Replacement Project Update

Staff would like to provide an update on the FDOT Seawall Replacement Project to the City Commission and request that the presentation be placed on the agenda for the June 10, 2024, meeting.

Attached is a copy of the presentation and if you have any questions, please contact us.



Jessica L. Beach, P.E.
Chief Resilience Officer
Utilities and Public Works Deputy Director

Attachment: PowerPoint Presentation

cc: City Attorney & Department Heads



City Commission

FDOT Seawall Project Update

June 10, 2024

Jessica L. Beach, P.E.
Chief Resilience Officer
Deputy Director, Utilities & Public Works





FDOT Seawall Project Update

- ❖ Seawall Replacement Along A1A from Bridge of Lions to Charlotte Street (FM No. 428271-2)
- ❖ Purpose/Need:
 - ✓ Replace the Deteriorating Seawall
 - ✓ Improve Pedestrian Safety
 - ✓ Maintain Aesthetics of the Area
 - ✓ Enhance Storm Protection

Project website: www.nflroads.com/Seawall



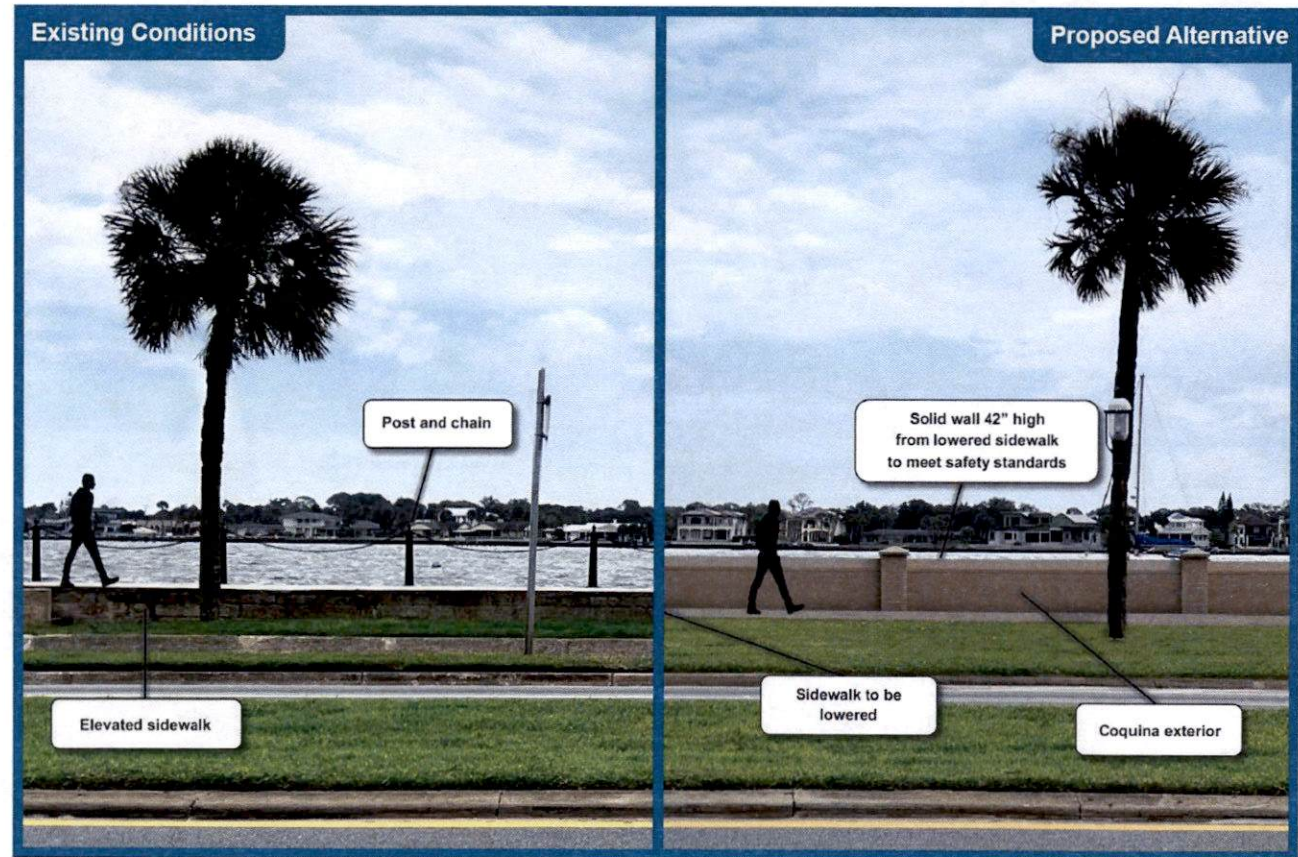


CITY OF
ST. AUGUSTINE
EST. 1565

FDOT Seawall Project Update



- ❖ Coordinated effort between the City, FDOT and National Park Service (NPS)
- ❖ Public Meetings –
 - Virtual – 1/23/2024
 - In person - 1/25/2024
- ❖ Design underway
- ❖ Construction planned to begin Nov '25
- ❖ Estimated Construction Cost: \$38,481,344



FDOT Seawall Project Update

❖ Proposed Alternative Concept

❖ Wall Height

Increase with Solid
Pedestrian Barrier
from Elevation ~6.7
to ~8.5 along A1A



Sidewalk View Looking North

FDOT Seawall Project Update

❖ **Proposed
Alternative
Concept**

- ❖ **Wall Height**
Increase with Solid
Pedestrian Barrier
from Elevation ~6.7
to ~8.5 along A1A



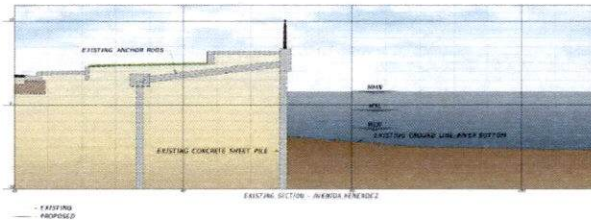
Street View Looking Northeast along the Seawall

❖ Wall Height

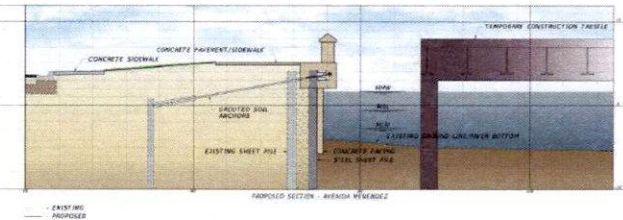
Increase with
 Solid Pedestrian
 Barrier from
 Elevation ~6.7 to
 ~8.5 along A1A
 ~6.7 to ~9 in
 Gibbs Park

Seawall Replacement Along A1A Typical Sections

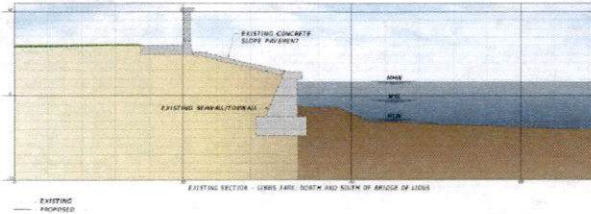
Existing



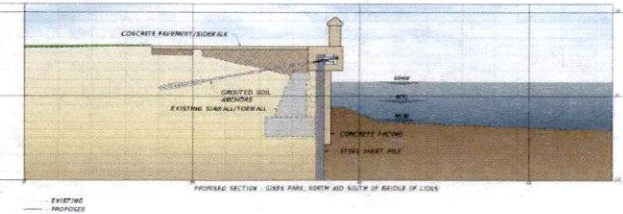
Proposed



Existing



Proposed



Temporary work platform is the least disruptive construction option

1. Pedestrian & vehicle traffic will be maintained
2. Majority of construction will be performed from the water side.
3. Construction materials will be delivered by barge.

FDOT Video: <https://vimeo.com/906007533/45e0acb738>



FDOT Seawall Project Update



❖ Next Steps

- ✓ FDOT will be coming back to the City Commission
 - Input on the existing platform pier
 - Maintenance Agreement

❖ PD&E / Design underway

❖ Construction planned to begin Nov '25

❖ Construction Cost: \$38,481,344

❖ Total Estimated Project Cost: \$45M

PHASE	YEAR
Project Development & Environment (PD&E)	On-going
Design	On-going
Right of Way Acquisition	2024
Construction	November 2025
Total Estimated Project Cost	\$45 million



FDOT Seawall Project Update



❖ Questions and Discussion

FDOT Project Website



For more information regarding this project, please visit the project website at

www.nflroads.com/Seawall

FDOT Contact Information



Daniel Penniman, Project Manager

Florida Department of Transportation
1109 South Marion Avenue, MS 2007
Lake City, Florida 32025

Phone: (386) 961-7874

Email: daniel.penniman@dot.state.fl.us

Project Website: www.nflroads.com/Seawall

CITY OF ST. AUGUSTINE

MEMORANDUM

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

DATE: May 30, 2024

RE: Agenda Item for June 10, 2024, Commission Meeting;
Recommendation for Naming a Public Park

The Neighborhood Services and Community Redevelopment Agency (CRA) Manager is asking that the attached recommendation presentation be placed on the Monday, June 10, 2024, Regular City Commission Agenda under Staff Presentations and Reports.

In accordance with Resolution 2016-15, in reference to the naming of public parks, I convened a meeting on Wednesday, May 22, with a representative of the Public Works Department, Planning and Building Department, and Communications Department to review public input submitted regarding the formal naming of the vacant parcel located at 81 Weeden Street, to be improved into a pocket park.

A public engagement workshop was held on March 26, 2024. The workshop was an opportunity for stakeholders to provide park name suggestions in three categories; significant local figures *related* to the 1964 Civil Rights Era, local figures *unrelated* to the 1964 Civil Rights Era, and a park name *unrelated* to any specific individual or time period. The names suggested at the public workshop were used to develop the public input survey.

In total, 122 people responded to a request for public input via an online survey. In the first category, 44 (36 percent) responses were favorable of naming the park Ollie and George Smith Park; in the second category 29 (25 percent) responses were favorable of Papino Park; and in the third category 33 (29 percent) responses were favorable of naming the park Lincolnville Park.

The committee recommends naming the improved space *Lincolnville Park* as suggested by the data received from the third category of the public survey. In respect to public input suggestions, the committee also suggest the Commission consider and discuss:

- Lincolnville Park in Honor of Ollie and George Smith
- Lincolnville Park Honoring the Legacy of St. Augustine's Historic African American Community

Upon the final decision of the City Commission, we will design and construct a park sign

compatible with the concept of the park's theme. The signage will be placed at the park's entrance upon the completion of construction. Also, should the Commission decide to name the park for the recommended persons, we would suggest an additional sign with a brief explanation of their contribution to the Lincolnville Community. A ribbon-cutting ceremony will be held at a future date.

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

Regards,

A handwritten signature in blue ink, appearing to read "Jaime D. Perkins".

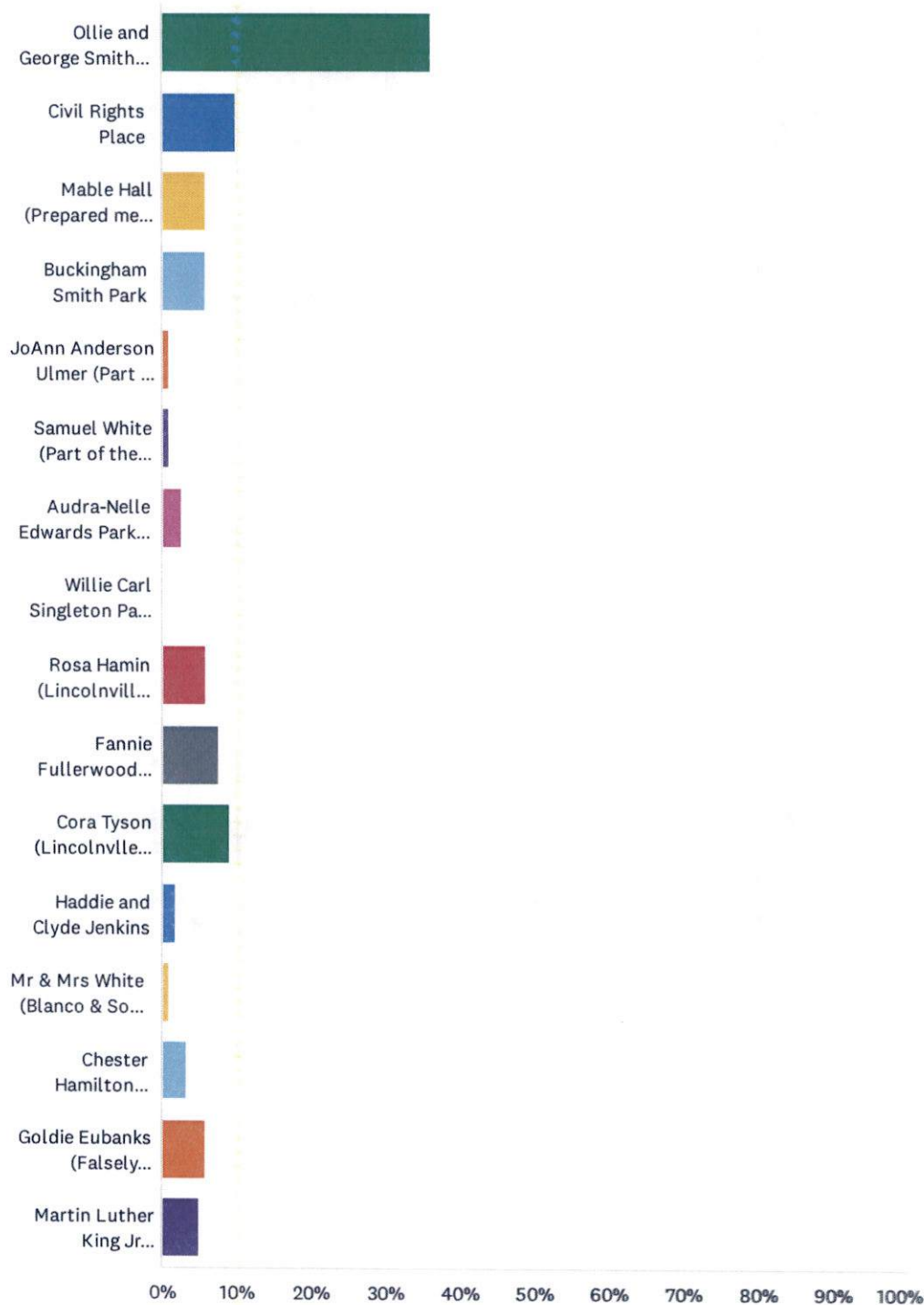
Jaime D. Perkins, MPA, PMP, FRA-RA
Neighborhood Services & CRA Manager

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

Attachments:
Public Input Survey Data, Public Park Naming Presentation

Q1 Select an option for a park name from the following names of significant local figures related to the 1964 Civil Rights Era:

Answered: 122 Skipped: 0

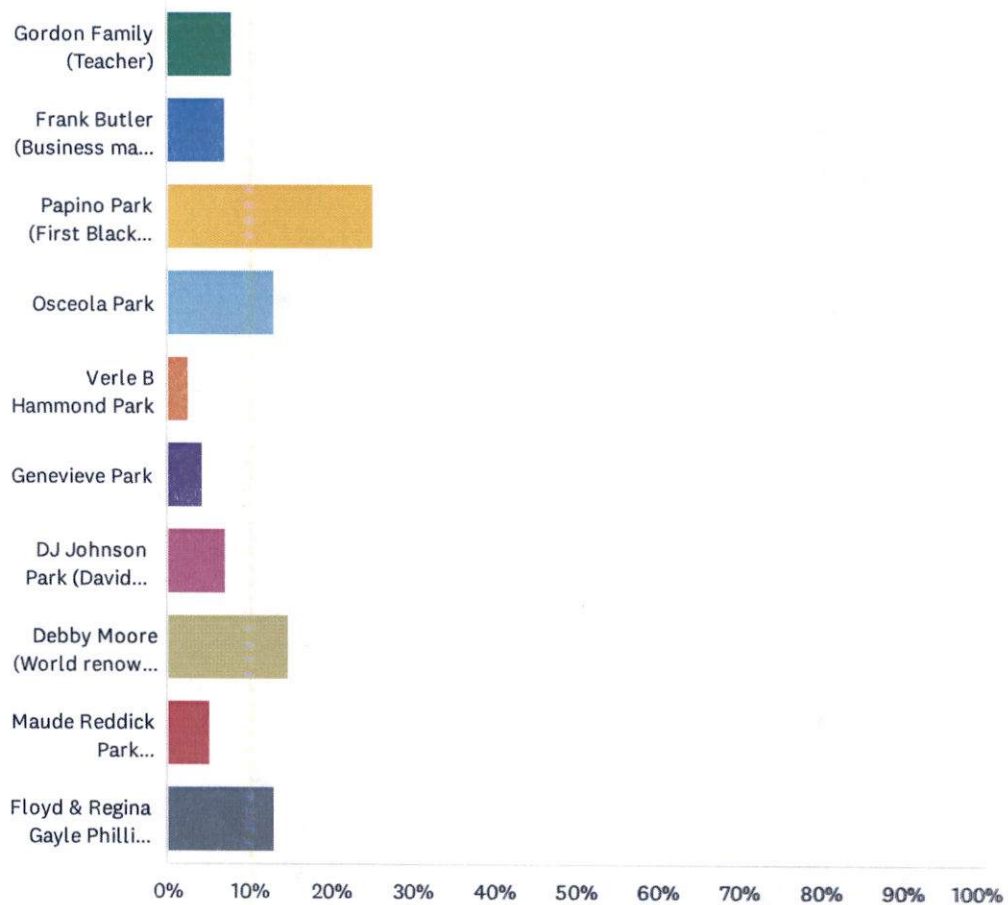


CRA Community Input Survey - Naming the Pocket Park on Weeden Street

ANSWER CHOICES	RESPONSES	
Ollie and George Smith (Prepared meals for activists)	36.07%	44
Civil Rights Place	9.84%	12
Mable Hall (Prepared meals for activists)	5.74%	7
Buckingham Smith Park	5.74%	7
JoAnn Anderson Ulmer (Part of the St. Augustine Four)	0.82%	1
Samuel White (Part of the St. Augustine Four)	0.82%	1
Audra-Nelle Edwards Park (Part of the St. Augustine Four)	2.46%	3
Willie Carl Singleton Park (Part of the St. Augustine Four)	0.00%	0
Rosa Hamin (Lincolnville Native & assisted in organizing activists)	5.74%	7
Fannie Fullerwood (Lincolnville Native & assisted in organizing activists)	7.38%	9
Cora Tyson (Lincolnville Native. Dr. King stayed at her residence)	9.02%	11
Haddie and Clyde Jenkins	1.64%	2
Mr & Mrs White (Blanco & South St)	0.82%	1
Chester Hamilton (Falsely Accused and Jailed 1964)	3.28%	4
Goldie Eubanks (Falsely Accused and Jailed 1964)	5.74%	7
Martin Luther King Jr Memorial Park	4.92%	6
Total Respondents: 122		

Q2 Please select one option for a park name from the following notable local figures not associated with the 1964 Civil Rights era:

Answered: 115 Skipped: 7



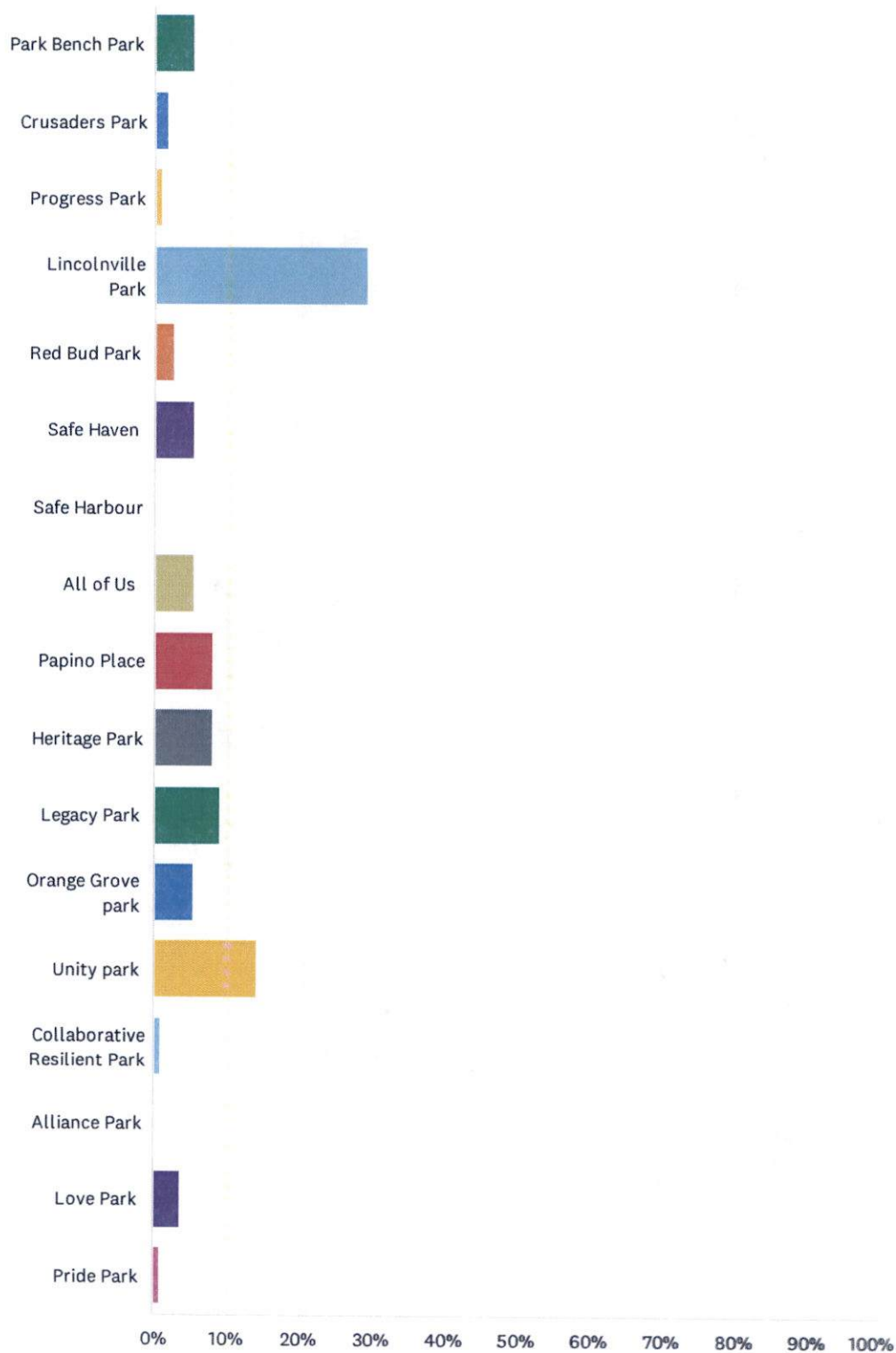
CRA Community Input Survey - Naming the Pocket Park on Weeden Street

ANSWER CHOICES	RESPONSES	
Gordon Family (Teacher)	7.83%	9
Frank Butler (Business man, real estate investor, developed first AA beach resort)	6.96%	8
Papino Park (First Black Councilmen - shot in the face during a City Council meeting in 1902)	25.22%	29
Osceola Park	13.04%	15
Verle B Hammond Park	2.61%	3
Genevieve Park	4.35%	5
DJ Johnson Park (David Johnson- Sheriff Deputy)	6.96%	8
Debby Moore (World renown singer from Lincolnville)	14.78%	17
Maude Reddick Park (Superintendant of Black Schools)	5.22%	6
Floyd & Regina Gayle Phillips Park (Directors of Lincolnville Museum and Cultural Center)	13.04%	15

Total Respondents: 115

Q3 Please select one option for a park name from the following list:

Answered: 113 Skipped: 9



CRA Community Input Survey - Naming the Pocket Park on Weeden Street

ANSWER CHOICES	RESPONSES	
Park Bench Park	5.31%	6
Crusaders Park	1.77%	2
Progress Park	0.88%	1
Lincolnville Park	29.20%	33
Red Bud Park	2.65%	3
Safe Haven	5.31%	6
Safe Harbour	0.00%	0
All of Us	5.31%	6
Papino Place	7.96%	9
Heritage Park	7.96%	9
Legacy Park	8.85%	10
Orange Grove park	5.31%	6
Unity park	14.16%	16
Collaborative Resilient Park	0.88%	1
Alliance Park	0.00%	0
Love Park	3.54%	4
Pride Park	0.88%	1
Total Respondents: 113		

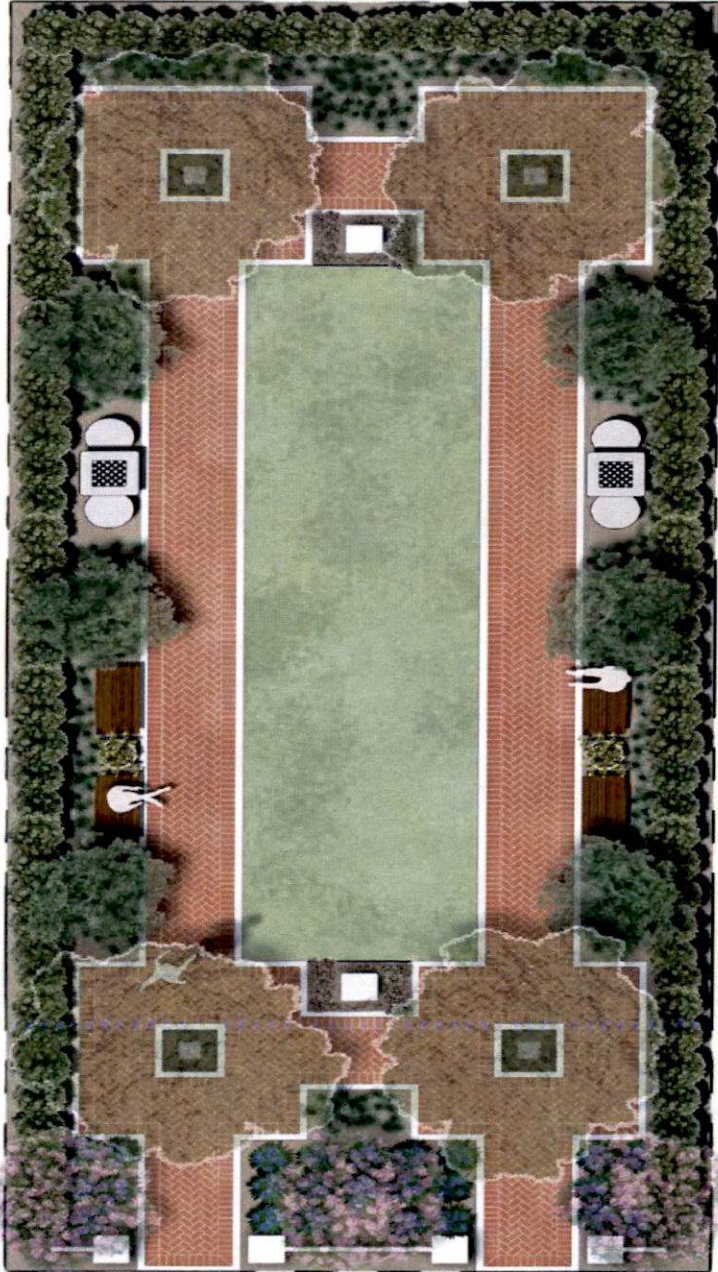
Q4 We value your creativity and input! If you have any other name options in mind that you believe would be a great fit for the pocket park, please share them below with a brief explanation of its significance:

Answered: 38 Skipped: 84

#	RESPONSES	DATE
1	N/a	5/8/2024 10:45 PM
2	N/A	5/8/2024 10:10 AM
3	Joyce Green, missing witness of shooting death of William Kinard 1964	5/2/2024 9:10 AM
4	Perking Park name it after Jamie Perking	5/1/2024 8:41 PM
5	When I lost my friend Cathy Brown in 2022, I had a lot of company. Our entire town and far beyond lost a one-of-a-kind, never to be equalled figure. There are a million reasons to name something in St. Augustine for Cathy Brown, but it seems especially fitting to do so in an area of the city that she transformed. Being a "donut dolly" in Vietnam impacted Cathy's life in ways she carried within daily. The barely over 5-foot young woman left home and flew halfway around the world to cheer our troops. Some of her best stories told about the shock of field hospitals full of young men missing limbs and worse, and facing her own assumptions and naiveté in their faces. But Cathy carried on with her mission to be of service. Her whole life reflected that goal. Many years later, after raising her daughters, losing their father to cancer, and coming to St. Augustine to start over, Cathy looked for new ways to be helpful. She settled on the Council on Aging. The mismatch between the needs of "our most valuable members of the community," as she viewed seniors, and how those needs were being met presented what Cathy saw as solvable problems. As the director of the St. Johns County COA, Cathy transformed life for our elderly. Programs like Meals on Wheels expanded, with Cathy fighting every effort to outsource the food preparation to industrial kitchens. Our seniors deserve real meals, she insisted. Mass transit was nonexistent when Cathy started at the COA but she quickly sought grants and made friends with elected officials who could help change that. Rep. John Mica, chair of the US House Transportation Committee and congress member representing our area, was a partner in Cathy's success at growing what she named the Sunshine Bus Company. National awards for innovation followed. The Sunshine Center, which provides caregiver relief for dementia sufferers, was housed in a trailer on blocks in the parking lot. Cathy moved the program inside the main building where its participants were secure. Cathy looked around at mushrooming growth in the county and figured out how to put satellite activity centers from Trout Creek to Ponte Vedra to Hastings. She linked volunteers with those needing services to help them age in place, like yard work and light repairs, through Care Connection. But her most lasting impact might have been building her vision for how seniors should be served. River House was the facility Cathy felt seniors, and the entire community, deserved for classes and activities. After an initial capital campaign won broad support, the graceful building took shape and endures as a symbol of what can be done everywhere. Naming the Weeden St. pocket park after Cathy Brown would help others know what was, and can still be, achieved through commitment, collaboration and leadership.	5/1/2024 1:41 PM
6	Weeden Park	5/1/2024 8:54 AM
7	Park de Leon	5/1/2024 8:13 AM
8	Simply Weeden De Haven. You can say Park if you want.	4/30/2024 10:08 PM
9	Garden of Weeden	4/30/2024 9:25 PM
10	Old Town Park	4/30/2024 8:29 PM
11	Come Together Park... reason obvious	4/30/2024 4:46 PM
12	Ollie and George Smith	4/30/2024 2:34 PM
13	Sanctuary	4/30/2024 1:33 PM

CRA Community Input Survey - Naming the Pocket Park on Weeden Street

14	Splendor Park. St Augustine has so much beauty to share	4/30/2024 12:17 PM
15	N/a	4/29/2024 4:40 PM
16	Stetson Kennedy Park -- Mr. Kennedy was a lifelong civil rights activist who played an important role locally and nationally. His widow, Sandra Parks, could give pertinent information.	4/29/2024 4:24 PM
17	James Jackson resident and staff of MLK Jr. and recently stood w Black Lives Matters posters at US 1 and King	4/29/2024 3:53 PM
18	Otis Maso— first black superintendent of schools ion St. John's County	4/29/2024 3:18 PM
19		4/29/2024 12:34 PM
20	Parky McParkface	4/29/2024 12:22 PM
21	Smith Park	4/29/2024 11:55 AM
22	None	4/29/2024 11:23 AM
23	N/A	4/29/2024 11:00 AM
24	Weeden Street Pocket Park	4/29/2024 9:32 AM
25	Keep on DeWeeden or Deweeden goes on	4/29/2024 8:36 AM
26	Weeden Park, It represents the corner it sits on, and it is easy for police to relay information about it. No single person is elevated above their peers simply for political or personal desires, and it sets the precedence that if more green spaces open up they will be named after the streets, providing clarity over time.	4/29/2024 8:20 AM
27	Weeden Street Park	4/29/2024 7:22 AM
28	C. T. Vivian	4/29/2024 12:00 AM
29	Peninsula Park	4/28/2024 5:32 PM
30	The Robert B. Hayling Park or simply R.B. Hayling park . To remind us of the resilience in human beings standing for the good and right no matter the cost.	4/27/2024 3:07 PM
31	Weeden Corner	4/27/2024 9:15 AM
32	The smallest-dumbest-wasteful-park!!	4/26/2024 7:53 PM
33	Public Works park-Dedicated to the past, present and future workers of the COSA Public Works Department that have kept the CoSA Healthy, Clean and Safe since the City became incorporated.	4/26/2024 6:33 PM
34	Otis A Mason Park	4/26/2024 6:03 PM
35	Black Paradise Lost!	4/26/2024 4:42 PM
36	Greg White Park - Greg has been a staunch supporter and advocate for people in our city. He is also a veteran.	4/26/2024 3:22 PM
37	Lincoln Park	4/26/2024 1:56 PM
38	Weeden-DeHaven Park	4/26/2024 1:50 PM



Public Park Naming Lincolnville Park

In Honor of George & Ollie Smith

*Honoring the Legacy of St. Augustine's
Historic African American Community
Est. 1866*

Jaime D. Perkins
Neighborhood Services and CRA Manager
City of St. Augustine

June 10, 2024



CITY OF
ST. AUGUSTINE
EST. 1565

Lincolnville Park

Resolution 2016-15:

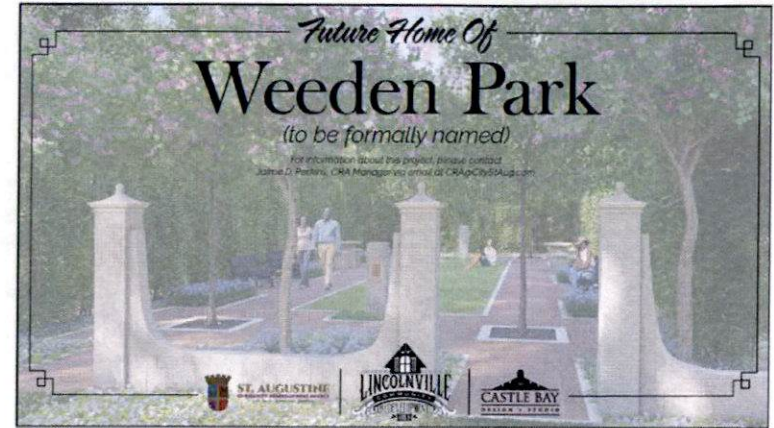
- Accept public input
- Convene a review of public input (staff committee)
- Offer recommendation to City Manager

Results:

- 122 **total** responses via online survey.
- 122 responses to name suggestions for local figures associated with 1964 Civil Rights era.
- 115 responses to name suggestions for local figures not associated with 1964 Civil Rights era,
- 113 responses to name suggestions unrelated to any particular time period or person.

Other Important Information

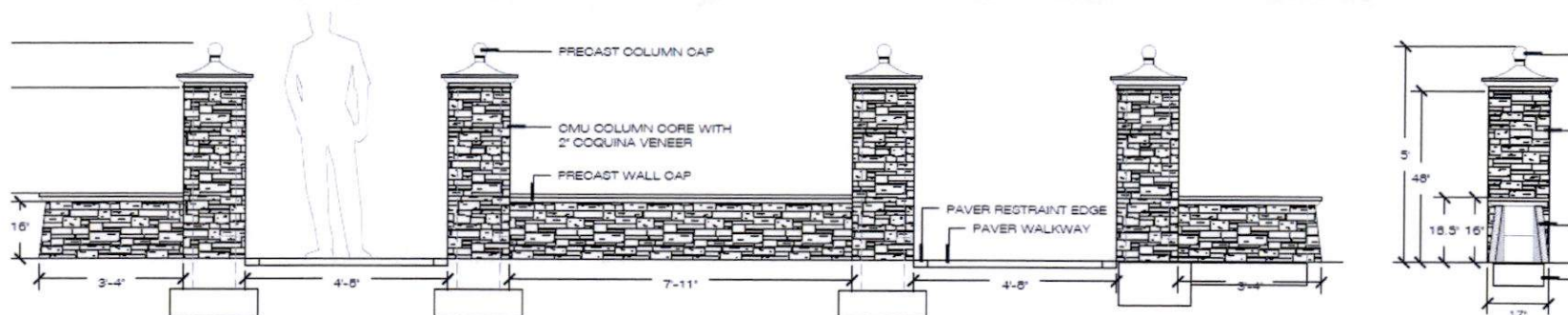
- Staff hosted a public workshop on March 26, 2024, where multiple names in three categories were suggested.
- Park is in Lincolnville and funded by the LCRA.
- Top 3 names selected per online survey:
 - Ollie and George Smith Park- received 44 responses or 36 percent
 - Papino Park- received 29 responses or 25 percent
 - Lincolnville Park- received 33 responses or 29 percent



Lincolnville Park

Recommended Names:

- Lincolnville Park in Honor of George and Ollie Smith
- Lincolnville Park Honoring the Legacy of St. Augustine's Historic African American Community



Lincolntown Park

Recommended Names:

- **Lincolntown Park in Honor of George and Ollie Smith**
 - Prepared meals for Activist in the late 60's.
 - Provided shelter and used their home as a safe space for activist and community members to gather and rest.
 - Owners of Lincolntown commercial property "The Corner Market".
 - Although faced with adversity, the Smith's still reside in Lincolntown today.
- **Lincolntown Park Honoring the Legacy of St. Augustine's Historic African American Community**
 - Encompasses the dedication of a resilient community.
 - Incorporates the totality of all the names suggested in the survey.
 - Appropriate alternative if the Commission is reluctant to name the park in honor of a specific person or persons.



George and Ollie Smith



Lincolntown Emancipation Day Parade Circa 1920

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor, Vice Mayor, and Commissioners

DATE: June 10, 2024

RE: 2024 LEGISLATIVE SESSION UPDATE PART TWO

The following is a collection of bills that have been signed by the Governor, and which the City Attorney's office has identified as significant. Below is a summary of the bills, their impact, and required next steps. This memorandum serves as the second part of a multipart review of relevant bills to be included in future agendas.

❖ HB 267 – Building Permits

Approved by Governor – 05/16/24 – Chapter No. 2024-191

This bill revises standards and timeframes for the issuance of building permits by local governments, including the timeframes for determining whether an application is complete, whether additional information is necessary for the application to be deemed complete, and whether the application is approved or denied. The bill ***requires a local government to provide written notice to an applicant within 5 business days*** (reduced from 10) after receipt of an application advising the applicant what information, if any, is needed to deem the application complete. In addition, the bill requires a local government to approve, approve with conditions, or deny a complete building permit application, as follows:

- ***Within 30 business days after receiving a complete and sufficient application*** if an applicant uses a local government plans reviewer to obtain the following building permits if the structure is less than 7,500 square feet: a single-family residential unit or dwelling, accessory structure, alarm, electrical, irrigation, landscaping, mechanical, plumbing, or roofing;
- ***Within 60 business days after receiving a complete and sufficient application*** if an applicant uses a local government plans reviewer to obtain the following building permits if the structure is 7,500 square feet or more: residential units, accessory structure, alarm, electrical, irrigation, landscaping, mechanical, plumbing, or roofing;
- ***Within 60 business days after receiving a complete and sufficient application*** if an applicant uses a local government plans reviewer to obtain the following building permits: signs or nonresidential buildings that are less than 25,000 square feet;
- ***Within 60 business days after receiving a complete and sufficient application*** if an applicant uses a local government plans reviewer to obtain the following building permits: multifamily residential not exceeding 50 units; site-plan approvals and subdivision plats not requiring public hearing or public notice; and lot grading and site alteration;
- ***Within 12 business days after receiving a complete and sufficient application*** if an applicant uses a master building permit consistent with section 553.794 to obtain a site-specific building permit;

- ***Within 10 business days after receiving a complete and sufficient application*** for an applicant for a single-family residential dwelling applied for by a Florida-licensed contractor on behalf of a property owner who participates in a Community Development Block Grant Disaster Recovery program, except as specified; and
- ***Within 10 business days for applicants using an engineer or architect private provider*** who affixes her or her professional seal to the required affidavit.

These timeframes may be waived in writing by an applicant. A ***local government may not require waiver of the timeframes as a condition precedent to reviewing a building permit*** application. The bill removes from current law the procedure by which local governments may make up to three requests for additional information from an applicant. If a local government ***fails to meet specified deadlines, it must reduce the building permit fee by 10 percent for each business day that it fails to meet the deadline***, unless the parties agree in writing to a reasonable extension of time, the delay is caused by the applicant, or the delay is attributable to a force majeure event or other extraordinary circumstance. A local government does not have to reduce the fee if the local government provides written notice to the applicant within the appropriate timeframe specifically identifying the reasons the application is deficient. If the applicant revises the application within 10 business days after receiving such notice, the local government has 10 business days to approve or deny the permit unless the applicant agrees to a longer period in writing. If the local government fails to issue or deny the permit within 10 days after receiving revisions, it must reduce the permit fee by 20 percent for each business day it fails to meet the deadline unless the applicant agrees to a longer period. The bill amends s. 553.80, relating to enforcement, to clarify that local governments may use fees, and any related fines or investment earnings, they have collected for enforcing the Florida Building Code to upgrade technology hardware and software systems used to enforce the Florida Building Code.

The bill directs the Florida Building Commission to modify the Florida Building Code to state that sealed drawings by a design professional are not required for the replacement of windows, doors, or garage doors in an existing 1- or 2-family dwelling or townhouse under specified conditions. The bill defines “private provider firm” as a business entity that offers services under chapter 553, F.S., to the public through licensees who are acting as agents, employees, officers, or partners of the firm, and specifies that a Florida-licensed building code administrator, an engineer, or an architect may act as a private provider for an agent, employee, or officer of a private provider firm. It prohibits a local building code enforcement agency from auditing the performance of a private provider until the agency has created standard auditing procedures as specified in the bill and provides that a private provider or private provider firm may not be audited more than four times in one year. Lastly, the bill requires the Commission to review standards for unvented attics before December 2024.

This bill may have a fiscal impact on local governments insofar as reducing the amount of permit fees that can be collected in certain circumstances.

ACTION REQUIRED: The Planning and Building Department should review this bill to ensure compliance.

The effective date is January 1, 2025.

❖ **HB 287 – Transportation**

Approved by Governor – 05/10/24 – Chapter No. 2024-173

This bill addresses transportation matters relating to the Florida Department of Transportation (FDOT) and the Florida Department of Highway Safety and Motor Vehicles, including the amount of fuel tax revenues and fees that FDOT may spend on public transportation projects, basic driver improvement courses, FDOT's use of public-private partnerships, FDOT's use of design-build contracts, limitations on liability of FDOT and its contracts and design engineers, and a previous property owner's right of first refusal for property that FDOT acquired but subsequently determines is no longer needed.

With respect to local governments, the ***bill specifies that a local government entity may not deem reclaimed asphalt material as solid waste***. In addition, the bill codifies FDOT's existing Local Agency Program in section 339.28201, F.S., for the purpose of assisting counties, municipalities, and other eligible governmental entities to develop, design, and construct transportation facilities using funds allocated by federal agencies to FDOT. It species the following requirements for the Local Agency Program: FDOT must update the project cost estimate in the year the project is granted to the local agency and include a contingency amount as part of the project estimate; local agencies shall prioritize local projects through their respective metropolitan planning organizations or governing boards that are eligible for reimbursement for the services provided; federal highway funds are available only to local agencies that are certified by FDOT based on their qualifications, experience, ability to comply with federal requirements, and ability to undertake and complete the work; local agencies must include in their contracts to develop, design and construct transportation facilities FDOT's Division I General Requirements and Covenants for local agencies and a contingency amount in the project cost to account for unforeseen conditions.

This bill may have an indeterminate fiscal impact on local governments.

NO ACTION REQUIRED.

The effective date is July 1, 2024.

❖ **SB 328 – Affordable Housing**

Approved by Governor – 05/16/24 – Chapter No. 2024-188

This bill modifies requirements established in the "Live Local Act" (LLA), enacted in 2023 and codified as 2023-17, Laws of Florida. The bill amends sections 125.01055 and 166.04151, F.S., relating to municipal and county land use approval of qualifying LLA projects. In addition, the bill revises section 196.1978(3), F.S., relating to the "Multifamily Middle Market" ad valorem tax exemption, and allocates \$100 million in funds to the Florida Housing Finance Corporation for the "Hometown Hero Program," which provides downpayment assistance to first-time homebuyers meeting certain income thresholds.

Land Use Changes to Height & Density Entitlements for Qualifying Projects

The bill clarifies that a multifamily and mixed-use residential project may qualify as a LLA project if at least 40 percent of the residential units in a proposed multifamily development are rental units and clarifies the proposed density of a LLA project must be compared to the

highest *currently* allowed density within the municipality or county's land development regulations, as applicable. It further clarifies that the term "highest currently allowed density" does not include the density of any building that was approved as either a LLA project or the density of any building that received any bonus, variance, or other special exception for density as an incentive for development. The bill provides that a county or municipality may not restrict the floor area ratio (or floor lot ratio) of a proposed LLA project below 150 percent of the highest currently allowed floor area ratio under the respective county or municipality's land development regulations, and clarifies that "highest currently allowed floor area ratio" does not include the floor area ratio of any previously approved LLA project or floor area ratio received as a result of any bonus, variance, or other special exception as an incentive for development.

With respect to allowable height of a LLA project, the bill clarifies that the term "highest currently allowed height" does not include the height of any building previously approved as a LLA project or the height of any building that received any bonus, variance, or other special exception for height provided as an incentive for development. The bill authorizes a county or municipality to restrict the height of a proposed LLA project to 150 percent of the tallest building on any property adjacent to the proposed LLA project, the highest currently allowed height for the property provided in the municipality or county's land development regulations, or three stories, whichever is higher, if the proposed LLA project is adjacent to, on two or more sides, a parcel zoned for single-family residential use that is a single-family residential development with at least 25 contiguous single family homes. The term "adjacent to" means those properties sharing more than one point of a property line but does not include properties separated by a public road.

Furthermore, the bill requires counties and municipalities to place on their websites a policy containing procedures for administrative approval of LLA projects and specifies that LLA projects proposed within one-quarter mile of a military installation identified in s. 163.3175(2) may not be administratively approved. The bill specifies that proposed developments within an airport-impacted area as provided in section 333.03, F.S., do not qualify for LLA project approval processes. The bill specifies that LLA projects must be treated as a conforming use even after expiration of the law's effective period and the project's required affordability period and provides an opportunity for a development to cure any violation of the affordability period associated with the project. Finally, the bill allows LLA project applicants who applied to a local government prior to the bill's effective date a choice to proceed under the land use provisions of the Act as they existed at the time of submittal of the application or to submit a revised application to account for changes to the Act made by the bill.

Land Use Approval: Parking Requirements

The bill addresses parking requirements for proposed LLA projects. First, it specifies that a county or municipality must consider reducing parking requirements for such projects located within one-quarter mile (reduced from one-half) of a transit stop ("transit stop" may be defined in the county or municipality's land development regulations). Second, it requires a county or municipality to reduce parking requirements by at least 20 percent for a proposed LLA project if the development is located within one-half mile of a major transportation hub that is accessible from the proposed development by pedestrians and has available parking within 600 feet of the proposed project that is available for use by residents of the proposed

development. The county or municipality may not require that the available parking compensate for the reduction in parking requirements. A “major transportation hub” means any bus, rail, or light rail transit station. Third, a county or municipality must eliminate parking requirements for a proposed mixed-use residential LLA project within an area recognized by the county or municipality as a transit-oriented development or area.

Property Tax Exemptions

Lastly, SB 328 revises the “Multifamily Middle Market” property tax exemption set forth in section 196.1978(3) by clarifying the exemption only applies to the affordable units within an eligible development. It also clarifies that units used as a transient public lodging establishment are not eligible for the exemption. The bill makes similar clarifying changes to the local option property tax exemption for qualifying projects set forth in section 196.1979. In addition, the bill specifies how property appraisers are to determine the value of an affordable unit that is eligible for either exemption and authorizes property appraisers to request additional information that may be necessary to determine eligibility. The changes made to sections 196.1978 and 196.1979 are remedial and apply retroactively to January 1, 2024.

This bill may have a negative fiscal impact on local governments.

ACTION REQUIRED: The Planning and Building Department should review this bill to ensure compliance.

The effective date is May 16, 2024.

❖ **HB 535 – Low-voltage Alarm System Projects**

Approved by Governor – 05/28/24 – Chapter No. 2024-207

This bill clarifies a current law preemption of local government regulation of low-voltage alarm system projects by specifying that a nonelectric fence or wall must only be completely enclosed on the outside perimeter of the low-voltage electric fence but is not required to be completely enclosed on all sides. The fence must be two feet higher than the perimeter nonelectric fence or wall. In addition, it provides that a local government must allow low-voltage fences in areas not exclusively zoned for single- or multi-family residential uses and specifies that an area is not considered zoned exclusively for such residential uses if the area is within more than one zoning category. The bill expands the current law preemption to additionally preempt any local ordinance or rule that provides additional requirements beyond those in section 553.793, F.S., for the installation and maintenance of a low-voltage alarm system project.

This bill has no fiscal impact on local governments.

ACTION REQUIRED: The Planning and Building Department should review this bill to ensure compliance.

The effective date is July 1, 2024.

❖ **HB 705 – Public Works Projects**

Approved by Governor – 05/28/24 – Chapter No. 2024-208

This bill revises the definition of “public works project” in section 255.0992, F.S. to include all projects that are paid for with local funds in addition to state-appropriated funds. As amended, the definition excludes the provision of goods, services, or work incidental to the public works project, such as the provision of security services, janitorial services, landscaping services, maintenance services, transportation services, or other services that do not require a construction contracting license or involve supplying or carrying construction materials for a public works project. Under current law, section 255.0992 prohibits the state and political subdivisions from requiring bidders for public works projects to meet local preference, wages, and employment benefit prerequisites. In addition to the revision of the “public works project” definition, the bill also clarifies that section 255.0992(2)(a), which prohibits the state or any political subdivision that contracts for a public works project from preventing a contractor, subcontractor, supplier, or carrier from participating in bidding based on geographic location, does not apply to a county or municipality that contracts for a public works project for which the county or municipality is the sole source of funding.

This bill does not appear to have a fiscal impact on local governments.

ACTION REQUIRED: The Public Works Department and Purchasing Division should review this bill and ensure compliance.

The effective date is July 1, 2024.

❖ **SB 764 – Retention of Sexual Offense Evidence**

Approved by Governor – 05/10/24 – Chapter No. 2024-169

This bill requires the retention and management of DNA evidence in sexual offense cases and specifies procedures for evidence handling and victim rights. The bill requires that sexual assault evidence kits (SAKs) collected from alleged victims who do not report the sexual offense to law enforcement during the forensic physical examination and do not request to have the evidence tested, be retained for a minimum of 50 years.

In addition, the bill requires that the medical facility or certified rape crisis center that collected the SAK must transfer it to the Florida Department of Law Enforcement (FDLE) within 30 days of the collection date and requires FDLE to store the evidence anonymously and with a documented chain of custody.

This bill has an indeterminate fiscal impact on local governments.

ACTION REQUIRED: The Police Department should review this bill and ensure compliance.

The effective date is July 1, 2024.

❖ **HB 775 – Surrendered Infants**

Approved by Governor – 05/29/24 – Chapter No. 2024-213

This bill amends the “safe haven law” by increasing the age that an infant may be surrendered from 7 days old to 30 days, preventing unsafe abandonment by allowing more time for parents

to decide whether to surrender a child. The bill also changes the term “newborn infant” to “infant” to reflect the extended age.

Furthermore, the bill authorizes a parent, after delivery of an infant in a hospital, to leave the infant with hospital medical staff. The parent of the infant must notify the staff that the parent is voluntarily surrendering the infant and does not intend to return. The bill authorizes a parent to call 911 and request an emergency medical services provider meet the surrendering parent at a specified location for the purpose of surrendering the infant.

This bill has no fiscal impact on local governments.

ACTION REQUIRED: The Police and Fire Departments should review this bill to ensure familiarity with the amendment.

The effective date is July 1, 2024.

❖ **SB 808 – Treatment by a Medical Specialist**

Approved by Governor – 5/29/24 – Chapter No. 2024-209

This bill amends s. 112.18, F.S. and allows firefighters, law enforcement officers, correctional officers, and correctional probation officers to choose a medical specialist for treatment of a compensable presumptive condition. Written notice of the selected specialist must be provided to the workers’ compensation carrier, self-insured employer, or third-party administrator, who must authorize treatment by the chosen specialist or an alternative medical specialist with the same or greater qualifications. Within five days after receipt of the written notice, the carrier, employer, or third-party administrator must authorize treatment and schedule an appointment. The bill limits reimbursement for specialist treatment to 200 percent of the Medicare rate and specifies that the specialist must be board certified in the relevant medical specialty.

This bill has an indeterminate fiscal impact on local governments.

ACTION REQUIRED: The Human Resources, Fire, and Police Departments should review this bill and ensure compliance.

The effective date is October 1, 2024.

❖ **SB 812 – Expedited Approval of Residential Building Permits**

Approved by Governor – 5/29/24 – Chapter No. 2024-210

This bill requires specified counties and municipalities to establish a program for subdivisions and planned communities with a two-step process for obtaining a preliminary and final plat. The program allows developers to obtain building permits and begin the construction process prior to the issuance of final plat. **By October 1, 2024**, counties with over 75,000 residents, and municipalities with over 10,000 residents and 25 acres or more of contiguous land designated in the municipal comprehensive plan as land that is agricultural or to be developed for residential purposes, must create the program. The bill requires the governing body of municipalities and counties to create:

- A two-step application process for the adoption of a preliminary plat and for a final plat, and to expedite the issuance of building permits related to such plats. The application must allow an applicant to identify the percentage of planned homes that the governing body must issue, but not less than 50 percent of the applicable building permits for the residential subdivision or planned community indicated in the preliminary plat. By December 31, 2027, the program must be updated to increase the percentage to 75%.
- The governing body must maximize its administrative processes to expedite the review and approval of applications, plats, and plans under the program.
- A master building permit process consistent with existing master building permit application requirements for applicants seeking multiple building permits for residential subdivisions or planned communities. A master building permit issued pursuant to this requirement is valid for three consecutive years after its issuance or until the adoption of a new Florida Building Code, whichever is earlier. After a new Florida Building Code is adopted, the applicant may apply for a new master building permit, which, upon approval, is valid for three consecutive years.

Furthermore, this bill allows an applicant to use a private provider to expedite the application process for building permits after a preliminary plat is approved under the program. Additionally, the bill requires a governing body to establish a registry of at least three "qualified contractors," as defined in the bill, whom the local government may use to supplement staff resources in ways determined by the governing body for processing and expediting the review of an application for a preliminary plat or related plans. Such qualified contractors may not have a conflict of interest with the applicant. The bill allows a governing body to work with appropriate local government agencies to issue an address and a temporary parcel identification number for lot lines and lot sizes based on the metes and bounds of the plat contained in an application.

The bill allows an applicant to contract to sell, but not transfer ownership of, a residential structure or building located in the residential subdivision or planned community until the final plat is approved by the county or municipality's governing body and recorded in the public records by the clerk of the circuit court. The bill provides that an applicant for a building permit may not obtain a temporary or final certificate of occupancy for each residential structure or building until the final plat is approved by the governing body and recorded in the public records. The bill requires an applicant to post a performance bond of up to 130% for infrastructure construction on a phase-by-phase basis. It also requires an applicant to indemnify and hold harmless the governing body and its agents and employees from damages accruing and directly related to the issuance of a building permit for a residential building or structure located in the residential subdivision or planned community before the approval and recording of the final plat by the governing body. This includes damage resulting from fire, flood, construction defects, and bodily injury. However, such indemnification does not extend to governmental actions that infringe on the applicant's vested rights.

Moreover, an applicant has a vested right in a preliminary plat that has been approved with conditions by a governing entity, if: the applicant relies in good faith on the approved preliminary plat; and the applicant incurs obligations and expenses, commences construction of the residential subdivision or planned community, and is continuing in good faith with the development of the property.

Upon the establishment of an applicant's vested rights a governing body may not make substantive changes to the preliminary plat without the applicant's written consent. The bill

defines other terms used in the act including “Applicant,” “Final plat,” “Local building official,” “Plans,” and Preliminary plat.”

The bill could have a fiscal impact on local governments to the extent they may need to hire additional employees to meet the required timeframes.

ACTION REQUIRED: The Planning and Building Department should review this bill and ensure compliance.

The effective date is May 29, 2024.

❖ **HB 1049 – Flood Disclosure in the Sale of Real Property**

Approved by Governor – 05/29/24 – Chapter No. 2024-215

This bill requires sellers of residential real property to disclose flood risks to buyers. The bill requires sellers to provide a flood disclosure form with specified content to buyers before execution of the sales contract. The disclosure must inform buyers that homeowners’ insurance policies do not cover flood damage and encourage buyers to consider the need to purchase separate flood insurance coverage. In addition, sellers must disclose if they have ever filed a claim for flood damage and reveal if they have received federal assistance for flood damage to the property. The bill defines “flooding” as a condition of partial or complete inundation of the property caused by overflow of waters, rapid accumulation of surface waters, or sustained water from rainfall.

This bill does not appear to have a fiscal impact on local governments.

ACTION REQUIRED: None.

The effective date is October 1, 2024.

❖ **SB 1084 – Department of Agriculture and Consumer Services**

Approved by Governor - 05/01/24 – Chapter No. 2024-137

This bill serves as the legislative package for the Department of Agriculture and Consumer Services. Of significance to the City, the bill preempts the regulation of electric vehicle charging stations to the state and prohibits local governments from enacting related regulations.

The bill has an indeterminate fiscal impact on local government revenue and expenditures.

ACTION REQUIRED: The Mobility Coordinator should review this bill and ensure compliance.

The effective date is July 1, 2024.

❖ **SB 1628 – Local Government Actions**

Approved by Governor – 05/06/24 – Chapter No. 2024-145

This bill modifies the exemptions to the current law requirement in sections 125.66(3) and 166.041(4), F.S., which require municipalities and counties to provide a business impact estimate prior to ordinance adoption. The bill requires local governments to complete a business impact statement prior to adopting and implementing a comprehensive plan amendment or land development regulation, other than those amendments initiated by a private party. In addition, the bill mandates that bond referenda above \$500 million by counties, districts, or municipalities must occur during general elections.

The bill will have a negative impact on local government staffing time and resources.

ACTION REQUIRED: The City's staff should review this bill to ensure compliance.

The effective date is October 1, 2024.

❖ **HB 1645 – Energy Resources**

Approved by Governor 05/15/24 – Chapter No. 2024-186

This bill revises various statutes relating to energy policy and regulation. ***It requires rural electric cooperatives and municipal electric utilities to have at least one mutual aid agreement with another electric utility for power restoration purposes following a natural disaster.*** In addition, it provides that a "Resiliency Facility" is a permitted use in all local government commercial, industrial, and manufacturing land use categories and districts, and it specifies that such facilities must comply with landscape and buffering requirements for similar uses. A Resiliency Facility is defined as a facility of a public utility used for assembling, creating, holding, or deploying natural gas reserves for temporary use during a system outage or natural disaster. ***The bill prohibits a local government, after July 2024, from amending its comprehensive plan or land development regulations in a manner that would conflict with a resiliency facility's classification as a permitted use in all land use categories and districts.***

The bill removes current law requirements that direct state agencies to purchase "climate-friendly preferred products" and to contract with "Green Lodging" facilities. In addition, the bill removes current law provisions that require state agencies to purchase the most fuel-efficient vehicles. The bill requires a public utility to petition the Public Service Commission for approval before retiring an electric power plant. In addition, the bill authorizes the Commission to approve voluntary public utility programs for residential EV charging if the program will not adversely affect the utility's rate payers. The bill revises the goals and objectives of the state's Energy Policy and eliminates various grants and programs relating to renewable energy, energy efficiency, and climate. It prohibits community development districts and homeowners' associations from prohibiting utility fuel sources and gas appliances.

The bill directs the Public Service Commission to assess, study, and report on the following: modernization of the state's electric grid; the security and resiliency of the state's electric grid and natural gas facilities; and the feasibility of using advanced nuclear power technologies. It prohibits the construction or expansion of offshore wind energy facilities and certain wind turbines located on real property within a mile of the state's coastline or intracoastal waterways or on waters of the state. The bill increases the minimum length of an intrastate natural gas pipeline that requires certification under the Natural Gas Transmission Pipeline Siting Act from 15 miles to 100 miles.

The bill should not have a fiscal impact on local governments.

ACTION REQUIRED: The Planning and Building Department should review this bill to ensure compliance.

The effective date is July 1, 2024.

Please place this item under City Attorney Items on the June 10, 2024 City Commission agenda for informational purposes only.

Thank you,

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



April R. Owen, Assistant City Attorney

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and Commissioners

DATE: May 30, 2024

RE: Request for appointment to establish five (5) Member Committee – West City Community Redevelopment Area (WCCRA)

At the April 22, 2024, City Commission meeting, Resolution 2024-14 was approved establishing the West City Community Redevelopment Area and the request was put forth to form a steering committee.

Advertising requesting applications was placed in the St. Augustine Record and posted on the City's website. Applications were received from the following qualified applicants:

- Dianya Markovits
- Brook Bohall
- BJ Kalaidi
- Arthur J. Culbert, Ph.D.
- Wanda M. Sams
- Jeffrey Kempf

Attached are applications received in addition to the Committee profile and responsibilities.



Darlene Galambos
City Clerk

Attachments: Applications

xc: (WCCRA) Clerk's File

WEST CITY COMMUNITY REDEVELOPMENT
STEERING COMMITTEE

Authorization:	<i>Chapter 28, Zoning, Code of the City of St. Augustine, Art II, Div. II. Section 28-57 Amended 4.14.2003, Ordinance 2003-14; Amended 4.8.2013, Resolution 2024-14.</i>
Number of Members:	Five (5)
Appointment:	By City Commission
Terms of Office:	The term of the members shall begin and run from June 10 th of the year the appointment was made. The term of the members shall end upon adoption of the West City Redevelopment Plan.
Reappointment:	N/A
Qualifications:	The membership of the Steering Committee shall consist of five (5) members and shall receive no salary or compensation for their services. The members shall be appointed by majority vote of the Agency. Preference shall be given to members who have established their primary residence within the boundaries of the West City CRA, have established a business within the boundaries of the West City CRA, own real property within the boundaries of the West City CRA or are otherwise a stakeholder in the boundaries of the West City CRA.
Duties:	The purpose of the Steering Committee is to advise and assist the Agency and CRA Staff on developing strategic goals, programs, projects, and activities to incorporate into the Agency's West City Redevelopment Plan. The Steering Committee may recommend a schedule or prioritization of programs and should recommend suggestions throughout the West City Redevelopment Plan establishment process.
Attendance:	Committee members are required to attend all meetings. Excused absences may be permissible.
Meetings:	Anticipating 3-5 regular meetings. Dates and times TBD in a reasonable time frame.

City of St. Augustine
ATTN: Darlene Galambos, City Clerk
75 King Street
P.O. Box 210 St. Augustine, FL 32085
RE: Application Requesting Appointment to the West City Community Redevelopment Area Steering Committee

May 17, 2024

Dear Ms. Galambos,

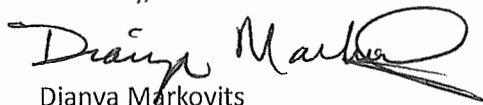
I am writing to express my desire to serve on the West City Community Redevelopment Area (WCCRA) Steering Committee. As a dedicated resident of West City, I am profoundly invested in the advancement of our community. It would be an honor to work collaboratively with fellow stakeholders to develop strategic goals and key components of a WCCRA Redevelopment Plan.

Since purchasing my home at 32 Florida Avenue in 2020, I have had the great pleasure of living among West City's rich history, diversity, and unique spirit – all which serve as the backbone to this vibrant area. However, as noted in the Findings of Necessity, many areas of West City are in dire need of attention.

As President of St. Augustine Ravenswood Neighborhood Association, members frequently report their concerns about safety, flooding, traffic, beautification, and encroaching development, and ask what can be done. If appointed to the WCCRA Steering Committee, I would have the opportunity to provide the input, ideas, and feedback that is often shared with me and, along with fellow Steering Committee members, develop a strategic and effective Redevelopment Plan required to empower and advance West City.

I am fully prepared to dedicate my time and attention over the required two-year term. I am eager to contribute to the positive transformation of West City and would be deeply honored to be chosen as a committee member.

Sincerely,

A handwritten signature in black ink, appearing to read "Danya Markovits", with a stylized flourish at the end.

Danya Markovits
32 Florida Avenue
St. Augustine, FL 32084

CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO THE WEST CITY CRA STEERING COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on the West City Community Redevelopment Area (WCCRA) Steering Committee.

1. APPLICANT: Diana Markovits
2. RESIDENCE: 32 Florida Avenue St. Augustine, FL 32084
3. BUSINESS OWNED: _____
4. PROPERTY OWNED: 32 Florida Avenue St. Augustine, FL 32084
5. MAILING ADDRESS PREFERRED: 32 Florida Avenue St. Augustine, FL 32084
6. PHONE NUMBER: (352) 256-4455
7. EMAIL ADDRESS: DianaM@gmail.com

CRITERIA FOR THE WEST CITY COMMUNITY REDEVELOPMENT AREA STEERING COMMITTEE:

Steering Committee Membership:

Preference shall be given to members who have established their primary residence within the boundaries of the West City CRA, have established a business within the boundaries of the West City CRA, own real property within the boundaries of the West City CRA, or are otherwise a stakeholder within the West City CRA. The Steering Committee will assist with the establishment of the West City CRA Community Redevelopment Plan and will dissolve upon its adoption.

8. Please check those criteria that apply to you:

- ☒ Primary Resident
- ☐ Business Owner
- ☒ Property Owner
- ☐ Other Stakeholder

9. If identifying as "Other Stakeholder", please explain your stake in the West City CRA:

10. If affiliated with an organization, church, school, museum, or other entity in West City, please explain your role there:

I am the current president of the St. Augustine Ravenswood Neighborhood Association (SARNA).
I also represent SARNA at all St. Augustine Neighborhood Council meetings.

11. **Please attach a cover letter elaborating your desire to serve on the WCCRA Steering committee, connection with the West City community, and ability to meet the time commitments necessary.**
12. "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 Revision 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."

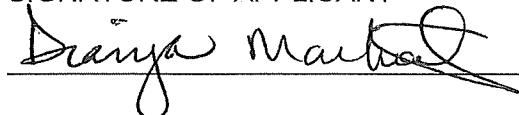
Specific Instructions: The two questions below are designed to identify your ethnicity and race. **Regardless of your answer to question 1, go to question 2.**

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 checking the appropriate box. Check as many as apply:

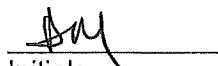
- ☐ American Indian or Alaska Native
☐ Asian
☐ Black or African American
☐ Native Hawaiian or Other Pacific Islander
☒ White

13. SIGNATURE OF APPLICANT



DATE 5/17/24

14. **AGREEMENT:** In filing this application, the undersigned understands that it becomes a part of the public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that if appointed, the appointee may be required by the State of Florida to file financial disclosure forms upon appointment, each year thereafter, and upon termination of appointment. The appointee may also be required to comply with other statutory disclosures, including gift disclosures and client disclosures, as required by the Florida Commission on Ethics. Questions regarding your compliance with Florida Ethics laws should be directed to the Florida Commission on Ethics at 850-488-7864, <http://www.ethics.state.fl.us/>, The Florida Commission on Ethics, P. O. Drawer 15709, Tallahassee, FL 32317-5709. Submit applications to Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, FL 32085.


Initials

Brooke Bohall
17 Newcomb St.
St. Augustine, FL 32084
BrookeRealtorFL@gmail.com
904-806-7379
5-17-24

West Augustine Community Redevelopment Agency- Steering Selection Committee
75 King Street Lobby B 4th Floor St. Augustine, FL 32085

Dear Members of the Selection Committee,

I am writing to express my interest in serving as a volunteer committee member for the Community Redevelopment Agency-Steering Committee in West City St. Augustine. As a resident and business owner in this vibrant area, I am deeply committed to contributing to the continued growth and improvement of our community. I believe my local experience, coupled with my passion for community development, makes me a well-suited candidate for this role.

Having lived and operated a business in West City St. Augustine, I have a thorough understanding of the unique challenges and opportunities facing our community. I have witnessed first hand the areas that would benefit from the CRA and am eager to contribute my insights and efforts to address these needs. The CRA's focus on infrastructure, commercial/business development, transportation, housing, parking, and recreation aligns perfectly with my interests and expertise.

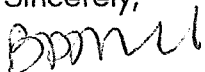
My professional background has equipped me with skills that are directly applicable to the responsibilities of a CRA committee member. As a business owner, I manage multiple aspects of operations, from strategic planning to customer service, which has honed my ability to think critically and solve problems efficiently. I would love the opportunity to contribute to community engagement through local initiatives and understand the importance of collaboration and communication in making our community a better place to live and work.

I am particularly enthusiastic about the potential to enhance West City and believe that it is crucial for supporting local businesses and improving the quality of life for residents. Furthermore, I am committed to advocating for safety for pedestrians, support for locally owned businesses and developing recreational spaces that can foster a sense of community and well-being.

I am confident that my dedication to West City St. Augustine, along with my practical experience and passion for community development, will enable me to make valuable contributions to the CRA. I am excited about the opportunity to work with other committee members to identify and implement effective strategies that will drive the revitalization of our dynamic neighborhood.

Thank you for considering my application for the Steering Committee. I look forward to the possibility of contributing to the important work of the CRA and helping to shape a prosperous future for West City St. Augustine.

Sincerely,



Brooke Bohall, CRS, Realtor®
Brooke Bohall Real Estate LLC



CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO THE WEST CITY CRA STEERING COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on the West City Community Redevelopment Area (WCCRA) Steering Committee.

1. APPLICANT: Brooke Bohall
2. RESIDENCE: 17 Newcomb St. St. Augustine, FL 32084
3. BUSINESS OWNED: Brooke Bohall Real Estate LLC
4. PROPERTY OWNED: 17 Newcomb St. St. Augustine FL 32084
5. MAILING ADDRESS PREFERRED: same
6. PHONE NUMBER: 904-806-7379
7. EMAIL ADDRESS: BrookeRealtorFL@gmail.com

CRITERIA FOR THE WEST CITY COMMUNITY REDEVELOPMENT AREA STEERING COMMITTEE:

Steering Committee Membership:

Preference shall be given to members who have established their primary residence within the boundaries of the West City CRA, have established a business within the boundaries of the West City CRA, own real property within the boundaries of the West City CRA, or are otherwise a stakeholder within the West City CRA. The Steering Committee will assist with the establishment of the West City CRA Community Redevelopment Plan and will dissolve upon its adoption.

8. Please check those criteria that apply to you:

- ☒ Primary Resident
- ☒ Business Owner
- ☒ Property Owner
- ☐ Other Stakeholder

9. If identifying as "Other Stakeholder", please explain your stake in the West City CRA:

10. If affiliated with an organization, church, school, museum, or other entity in West City, please explain your role there:

11. **Please attach a cover letter elaborating your desire to serve on the WCCRA Steering committee, connection with the West City community, and ability to meet the time commitments necessary.**
12. "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 Revision 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 checking the appropriate box. Check as many as apply: ☐ American Indian or Alaska Native ☐ Asian ☐ Black or African American ☐ Native Hawaiian or Other Pacific Islander ☒ White

13. SIGNATURE OF APPLICANT

 DATE 5-17-24

14. **AGREEMENT:** In filing this application, the undersigned understands that it becomes a part of the public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that if appointed, the appointee may be required by the State of Florida to file financial disclosure forms upon appointment, each year thereafter, and upon termination of appointment. The appointee may also be required to comply with other statutory disclosures, including gift disclosures and client disclosures, as required by the Florida Commission on Ethics. Questions regarding your compliance with Florida Ethics laws should be directed to the Florida Commission on Ethics at 850-488-7864, <http://www.ethics.state.fl.us/>, The Florida Commission on Ethics, P. O. Drawer 15709, Tallahassee, FL 32317-5709. Submit applications to Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, FL 32085.


Initials

MAY 24, 2024

TO WHOM IT MAY CONCERN:

PLEASE ACCEPT THIS LETTER AS MY DESIRE TO
SERVE ON THE WCCRA STEERING COMMITTEE.

SINCE 1979 MY HOME HAS BEEN IN WEST CITY.
AS A CONCERNED RESIDENT (45 YEARS) AND
ADVOCATE FOR QUALITY OF LIFE ISSUES,
SERVING ON THE WCCRA STEERING COMMITTEE
WILL ENABLE ME TO CONTINUE WORKING FOR
QUALITY OF LIFE IN WEST CITY.

THERE SHOULD NOT BE A PROBLEM MEETING THE
TIME COMMITMENTS NECESSARY IN SERVING.

THANK YOU FOR CONSIDERING ME,

Bj Kalaidi

CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO THE WEST CITY CRA STEERING COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on the West City Community Redevelopment Area (WCCRA) Steering Committee.

1. APPLICANT: B. J. KALAI DI
2. RESIDENCE: 8 NEWCOMB ST, ST AUGUSTINE, FL
3. BUSINESS OWNED: NONE
4. PROPERTY OWNED: HOME - 8 NEWCOMB ST, ST AUGUSTINE, FL
5. MAILING ADDRESS PREFERRED: P.O. BOX 614, ST AUGUSTINE, FL 32085
6. PHONE NUMBER: 904-501-4296
7. EMAIL ADDRESS: NONE

CRITERIA FOR THE WEST CITY COMMUNITY REDEVELOPMENT AREA STEERING COMMITTEE:

Steering Committee Membership:

Preference shall be given to members who have established their primary residence within the boundaries of the West City CRA, have established a business within the boundaries of the West City CRA, own real property within the boundaries of the West City CRA, or are otherwise a stakeholder within the West City CRA. The Steering Committee will assist with the establishment of the West City CRA Community Redevelopment Plan and will dissolve upon its adoption.

8. Please check those criteria that apply to you:

- ☒ Primary Resident
- ☐ Business Owner
- ☒ Property Owner
- ☐ Other Stakeholder

9. If identifying as "Other Stakeholder", please explain your stake in the West City CRA:

N.A.

10. If affiliated with an organization, church, school, museum, or other entity in West City, please explain your role there:

N.A.

11. **Please attach a cover letter elaborating your desire to serve on the WCCRA Steering committee, connection with the West City community, and ability to meet the time commitments necessary.**
12. "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 Revision 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."

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Question 2: Please select the racial category or categories with which you most closely identify by checking the appropriate box. Check as many as apply:

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

13. SIGNATURE OF APPLICANT

B.G. Kalaidi

DATE *5.24.2024*

14. **AGREEMENT:** In filing this application, the undersigned understands that it becomes a part of the public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that if appointed, the appointee may be required by the State of Florida to file financial disclosure forms upon appointment, each year thereafter, and upon termination of appointment. The appointee may also be required to comply with other statutory disclosures, including gift disclosures and client disclosures, as required by the Florida Commission on Ethics. Questions regarding your compliance with Florida Ethics laws should be directed to the Florida Commission on Ethics at 850-488-7864, <http://www.ethics.state.fl.us/>, The Florida Commission on Ethics, P. O. Drawer 15709, Tallahassee, FL 32317-5709. Submit applications to Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, FL 32085.

AG
Initials

To whom it may concern:

I would like to submit my name for consideration to be appointed to the WCCRA Steering Committee.

By way of introduction, I have been involved in leadership positions my entire professional career. My particular gift is the building of organizations, programs, committees and the like over a fifty year career in Boston, Saint Louis and most recently here in Saint Augustine. I am a natural leader while working just as well as a laborer!

I lifted the following from my bio:

Educator, inventor, urban farmer, children's author, photo journalist, and philanthropist, Dr. Culbert has forty years of experience working in higher education. Dr. Culbert is a social entrepreneur. He founded the non-profit organizations Health Literacy Missouri and Central West End Farm, co-founded STL Village, and established a foundation, A Gift Garden. A social activist since inventing the Early Medical School Selection Program in 1982 Dr. Culbert has dedicated his life's work to addressing inequities.

Dr. Culbert began his career in Boston where he served for 31 years as a faculty member and a dean at the Boston University Schools of Medicine and Public Health. He achieved prominence in multiple areas, including minority medical education, student affairs, and undergraduate public health education. Dr. Culbert taught undergraduate and graduate students, published and presented more than 100 papers on subjects ranging from medical students responsibilities for treating patients with AIDS-presented at the World's Aid Conference- to the relocation of baseball stadiums-presented at the annual baseball conference at Cooperstown, New York's Baseball Hall of Fame.

Upon his first retirement, Dr. Culbert moved to St. Louis. Dr. Culbert spent his second career building a non-profit organization, serving as founder, President and Chief Executive Officer of Health Literacy Missouri, our nation's leader and the world's largest non-profit community organization dedicated entirely to health literacy. During this time Dr. Culbert served as a member of the Institute of Medicine's Roundtable on Health Literacy and, along with other recognitions, was designated a Health Care Hero by the Saint Louis Business Journal.

Dr. Arthur Culbert was the founding Chairman of the Board of STL Village. Dr. Culbert created the Central West End Farm and with 4th graders helped feed 10,000 families providing healthy food for the hungry in the community for ten years. He served as Urban Farmer in Residence at New City School in the Central West End in St. Louis. He completed a nine year term as a trustee at the Saint Louis College of Pharmacy while holding faculty appointments at the Saint Louis University College for Public Health and Social Justice and at the University of Missouri School for the Health Professions. Dr. Culbert resides in Saint Augustine, Florida where he manages The Gift Garden Foundation and most recently served as the Executive Director of Compassionate Saint Augustine. He is a member of the leadership team of Good Trouble addressing social problems in the community while building Gift Gardens in underserved communities.

I am very committed to living here in West Augustine as racial healing has been a calling of mine for most of my life. I am a member of the Remnant Outreach ministry church, work Tuesdays at the New Mount Moriah food pantry, am involved in the formation of two Mens groups at Saint Cyprian's Episcapol Church and the Remnant Outreach Ministry.

In closing, I would be honored to work along side and as a member of the West City CRA Steering Committee. I am responsible, show up, complete my work at the highest level and will bring joy to our efforts. Thank you for your consideration.

CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO THE WEST CITY CRA STEERING COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on the West City Community Redevelopment Area (WCCRA) Steering Committee.

1. APPLICANT: ARTHUR J. CULBERT Ph.D.
2. RESIDENCE: 2210 VISTA COVE RD.
3. BUSINESS OWNED: _____
4. PROPERTY OWNED: 2210 VISTA COVE RD.
5. MAILING ADDRESS PREFERRED: 2210 VISTA COVE RD.
6. PHONE NUMBER: 314 249 8500.
7. EMAIL ADDRESS: ARTHUR.CULBERT@gmail.com

CRITERIA FOR THE WEST CITY COMMUNITY REDEVELOPMENT AREA STEERING COMMITTEE:

Steering Committee Membership:

Preference shall be given to members who have established their primary residence within the boundaries of the West City CRA, have established a business within the boundaries of the West City CRA, own real property within the boundaries of the West City CRA, or are otherwise a stakeholder within the West City CRA. The Steering Committee will assist with the establishment of the West City CRA Community Redevelopment Plan and will dissolve upon its adoption.

8. Please check those criteria that apply to you:

- ☒ Primary Resident
☐ Business Owner
☒ Property Owner
☐ Other Stakeholder

9. If identifying as "Other Stakeholder", please explain your stake in the West City CRA:

10. If affiliated with an organization, church, school, museum, or other entity in West City, please explain your role there:

Compassionate Saint Augustine
Remnant Outreach Ministry

11. Please attach a cover letter elaborating your desire to serve on the WCCRA Steering committee, connection with the West City community, and ability to meet the time commitments necessary.
12. "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 Revision 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."

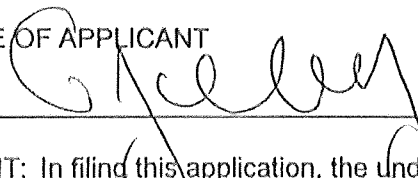
Specific Instructions: The two questions below are designed to identify your ethnicity and race. Regardless of your answer to question 1, go to question 2.

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 checking the appropriate box. Check as many as apply:

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

13. SIGNATURE OF APPLICANT



DATE 5-29-24

14. AGREEMENT: In filing this application, the undersigned understands that it becomes a part of the public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that if appointed, the appointee may be required by the State of Florida to file financial disclosure forms upon appointment, each year thereafter, and upon termination of appointment. The appointee may also be required to comply with other statutory disclosures, including gift disclosures and client disclosures, as required by the Florida Commission on Ethics. Questions regarding your compliance with Florida Ethics laws should be directed to the Florida Commission on Ethics at 850-488-7864, <http://www.ethics.state.fl.us/>, The Florida Commission on Ethics, P. O. Drawer 15709, Tallahassee, FL 32317-5709. Submit applications to Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, FL 32085.

AC
Initials

May 29, 2024

Madam Mayor and City Commissioners,

My name is Wanda M. Sams. I am a faithful member of Zion Missionary Baptist Church and a long-time West City resident. I serve as the church's secretary, and I am a Sunday school teacher. My husband, Rev. JM Sams has been the pastor at Zion for 27 years. We are residents of the West City Community as we live next door to the church. We are committed to making the area better. I am happy to hear that the City has established a CRA in West City and I would like to be a part of that process. Please accept this letter as my formal application submission and request for consideration to be appointed to the West City CRA Steering Committee.

As a resident and member of the historic Zion Missionary Baptist Church, I feel I can bring insight to the board from the perspective of historic institutions and long-term residents. I have served in many leadership roles within my community and chaired several boards. My professional skills include financial literacy, grant writing, organizational and program implementation.

I would appreciate the opportunity to serve my community in this manner. My availability is flexible, and I would have no challenges meeting the time commitments. Thank you for your consideration.

Very Respectfully,

Wanda M. Sams

CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO THE WEST CITY CRA STEERING COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on the West City Community Redevelopment Area (WCCRA) Steering Committee.

1. APPLICANT: Wanda M. Sams
2. RESIDENCE: 94 Evergreen Avenue, St. Augustine, FL
3. BUSINESS OWNED: _____
4. PROPERTY OWNED: _____
5. MAILING ADDRESS PREFERRED: 94 Evergreen Avenue, St. Augustine, FL 32084
6. PHONE NUMBER: 904-501-4930
7. EMAIL ADDRESS: Wandafirstlady@hotmail.com

CRITERIA FOR THE WEST CITY COMMUNITY REDEVELOPMENT AREA STEERING COMMITTEE:

Steering Committee Membership:

Preference shall be given to members who have established their primary residence within the boundaries of the West City CRA, have established a business within the boundaries of the West City CRA, own real property within the boundaries of the West City CRA, or are otherwise a stakeholder within the West City CRA. The Steering Committee will assist with the establishment of the West City CRA Community Redevelopment Plan and will dissolve upon its adoption.

8. Please check those criteria that apply to you:

- ☒ Primary Resident
- ☐ Business Owner
- ☐ Property Owner
- ☐ Other Stakeholder

9. If identifying as "Other Stakeholder", please explain your stake in the West City CRA:

10. If affiliated with an organization, church, school, museum, or other entity in West City, please explain your role there:

I am a member of Zion Missionary Baptist Church the church secretary and a Sunday School Teacher, President of the Ministers Wives and Widows for the St. Johns River Missionary Baptist Association, Financial Secretary for the St. Johns River Ministers and, Deacons Union and Treasurer for the St. Johns River Congress of Christian Education.

11. **Please attach a cover letter elaborating your desire to serve on the WCCRA Steering committee, connection with the West City community, and ability to meet the time commitments necessary.**
12. "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 Revision 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."

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Question 2: Please select the racial category or categories with which you most closely identify by checking the appropriate box. Check as many as apply:

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

13. SIGNATURE OF APPLICANT

Wanda M. Sams

DATE 5-29-24

14. **AGREEMENT:** In filing this application, the undersigned understands that it becomes a part of the public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that if appointed, the appointee may be required by the State of Florida to file financial disclosure forms upon appointment, each year thereafter, and upon termination of appointment. The appointee may also be required to comply with other statutory disclosures, including gift disclosures and client disclosures, as required by the Florida Commission on Ethics. Questions regarding your compliance with Florida Ethics laws should be directed to the Florida Commission on Ethics at 850-488-7864, <http://www.ethics.state.fl.us/>, The Florida Commission on Ethics, P. O. Drawer 15709, Tallahassee, FL 32317-5709. Submit applications to Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, FL 32085.

wms

Initials

Jeffrey Kempf
63 Julia St., St. Augustine, FL 32084 | jkempf@lippes.com | (509) 599-8674

May 29, 2024

VIA EMAIL ONLY

City of St. Augustine
Attn: City Clerk's Office
75 King Street, Lobby B, 2nd Floor
St. Augustine, FL 32084
to: cityclerk@citystaug.com

Dear City of St. Augustine,

I am writing to express my desire to serve on the West City Community Redevelopment Area (WCCRA) Steering Committee. As a resident of the community redevelopment area, I am deeply committed to contributing to the ongoing development and revitalization efforts that aim to enhance our neighborhood's quality of life and sustainability.

Living within the WCCRA has given me a firsthand understanding of both the challenges and opportunities that our neighborhood faces. I have witnessed the recent growth in St. Johns County and see the positive changes that thoughtful redevelopment can bring (and, unfortunately, the negative changes resulting from less-than-thoughtful redevelopment, too). My desire to serve on the Steering Committee stems from wanting to improve the neighborhood I live in. I believe that my insights as a local resident—someone who lives in, shops and dines in, and often bikes and runs throughout, the West City neighborhood—will be invaluable in shaping policies and initiatives that reflect the needs and aspirations of our neighborhood stakeholders.

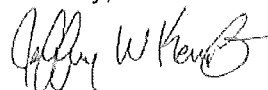
In terms of my qualifications, my professional background as a real estate and corporate lawyer has given me a behind-the-scenes preview of how local government operates, especially as it relates to economic and property development. Additionally, through that experience, I have become accustomed to using critical thinking to find creative solutions for clients, a skill that I am eager to apply to the work of the WCCRA Steering Committee.

Moreover, I am fully prepared to meet the necessary time commitments associated with this role. I have inquired about the committee's schedule and responsibilities and am able to adjust my personal and professional commitments to ensure that I can actively participate in all meetings and activities. My dedication to this neighborhood, coupled with my ability to manage my time effectively, ensures that I will be a reliable and engaged member of the committee.

I am excited about the possibility of working collaboratively with other committee members, city officials, residents, and business owners to drive forward initiatives that will benefit the West City Community Redevelopment Area. I am confident that my background and desire to be a part of the change occurring in West City will allow me to make a meaningful contribution to the Steering Committee's work.

Thank you for considering my application.

Sincerely,



Jeffrey Kempf

CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO THE WEST CITY CRA STEERING COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on the West City Community Redevelopment Area (WCCRA) Steering Committee.

1. APPLICANT: Jeffrey Kempf
2. RESIDENCE: 63 Julia St., St. Augustine, FL 32084
3. BUSINESS OWNED: N/A
4. PROPERTY OWNED: 63 Julia St., St. Augustine, FL 32084
5. MAILING ADDRESS PREFERRED: 63 Julia St., St. Augustine, FL 32084
6. PHONE NUMBER: 509-599-8674
7. EMAIL ADDRESS: jkempf@lippes.com

CRITERIA FOR THE WEST CITY COMMUNITY REDEVELOPMENT AREA STEERING COMMITTEE:

Steering Committee Membership:

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8. Please check those criteria that apply to you:

- ☒ Primary Resident
- ☐ Business Owner
- ☒ Property Owner
- ☐ Other Stakeholder

9. If identifying as "Other Stakeholder", please explain your stake in the West City CRA:

10. If affiliated with an organization, church, school, museum, or other entity in West City, please explain your role there:

Not affiliated with any organizations; just a resident of the West City CRA.

11. Please attach a cover letter elaborating your desire to serve on the WCCRA Steering committee, connection with the West City community, and ability to meet the time commitments necessary.
12. "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 Revision 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."

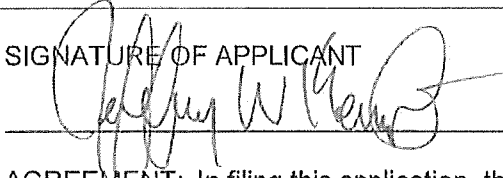
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- ☐ American Indian or Alaska Native
☐ Asian
☐ Black or African American
☐ Native Hawaiian or Other Pacific Islander
☒ White

13. SIGNATURE OF APPLICANT

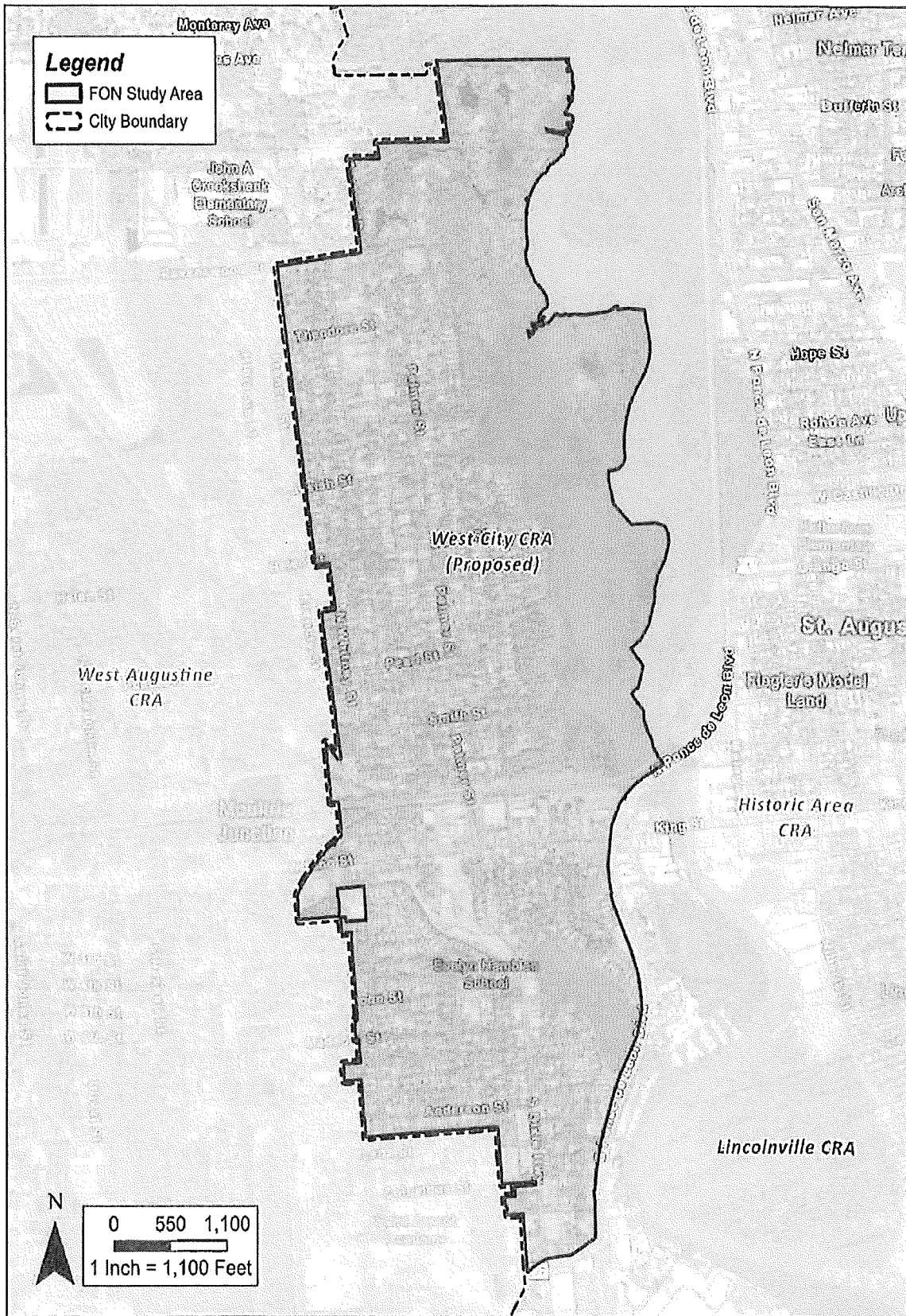


DATE 5-28-24

14. AGREEMENT: In filing this application, the undersigned understands that it becomes a part of the public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that if appointed, the appointee may be required by the State of Florida to file financial disclosure forms upon appointment, each year thereafter, and upon termination of appointment. The appointee may also be required to comply with other statutory disclosures, including gift disclosures and client disclosures, as required by the Florida Commission on Ethics. Questions regarding your compliance with Florida Ethics laws should be directed to the Florida Commission on Ethics at 850-488-7864, <http://www.ethics.state.fl.us/>, The Florida Commission on Ethics, P. O. Drawer 15709, Tallahassee, FL 32317-5709. Submit applications to Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, FL 32085.

JWK

Initials



CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, April 8, 2024

The City Commission met in formal session Monday, April 8, 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
Carlos Aviles, Fire Chief
Elyse Wiemann, Recording Secretary

INVOCATION 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 2024-10: Proclaims April 2024 as Sexual Assault Awareness Month in the City of St. Augustine. (R. Horvath, Commissioner)

Proclamation 2024-13: Proclaims April 19, 2024, as Education and Sharing Day, St. Augustine, Florida. (N. Sikes-Kline, Mayor)

Proclamation 2024-14: Proclaims April 2024 as Autism Awareness Month in the City of St. Augustine. (J. Springfield, Commissioner)

Proclamation 2024-16: Proclaims April 2024 as National Poetry Month in the City of St. Augustine. (R. Horvath, Commissioner)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Susan Gregory
- Nancy Murphy
- Rita Coats
- Ally Burchfield
- Stacey Strum
- Judy
- Nancy Nola
- Jeffery Pepper
- Paul Hammel
- Jeff Fox
- William Payne
- Vicki Payne
- 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 APRIL 22, 2024: NONE.

CA.3. Reminder of Upcoming Meetings:

- April 22, 2024, 4:00pm, Community Redevelopment Agency Meeting
- April 22, 2024, 5:00pm, Regular City Commission Meeting
- May 13, 2024, 4:30pm, Presentation of the 2024 Adelaide Sanchez Award
- May 13, 2024, 5:00pm, Regular City Commission Meeting

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

- February 26, 2024, Regular City Commission Meeting
- March 11, 2024, 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). NONE.

CA.7. NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED: NONE.

CA.8. Approval of License Agreement between the City and Flagler College, Inc. (I. Lopez, City Attorney)

CA.9. Approval of the application by the St. Augustine Police Department for the Edward Memorial Justice Grant (JAG) for the purchase of new equipment. (J. Michaux, Chief)

End Consent Agenda

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

Commissioner Blonder requested that item CA.8. license agreement between City of St. Augustine and Flagler College be removed from the consent agenda for separate consideration.

5.B. Approval of Consent Agenda approval

MOTION

Commissioner Blonder MOVED to approve the Consent Agenda without item CA8. The motion was SECONDED by Mayor Sikes-Kline and APPROVED BY UNANIMOUS VOICE VOTE.

Mr. Birchim explained that item CA8 was a license agreement between the City and Flagler College for their air conditioning system as it would be placed under the City's right-of-way.

Commissioner Blonder recused herself as she was employee of the college¹.

¹ Recusal form attached to original minutes.

MOTION

Commissioner Springfield MOVED to APPROVE item CA8 licenses agreement between the City and Flagler College. The motion was SECONDED by Commissioner Horvath and A APPROVED BY UNANIMOUS VOICE VOTE.

6. Appeals

(None)

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

7.A. General Public Presentations

(None)

7.B. Items of Great Public Importance

(None)

7.C. Other Items Requiring Public Hearing

(None)

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

8.A.1. Ordinance 2024-06: Sunsets the Code Enforcement, Adjustment and Appeals Board and establishes the Nuisance, Appeals and Adjustment Board. (I. Lopez, City Attorney).

April Owen, Assistant City Attorney, presented Ordinance 2024-06.

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

Darlene Galambos, City Clerk, requested changing the effective date from ten (10) to twenty (20) days to allow sufficient time to hold a final meeting.

Mayor Sikes-Kline asked if this would be for both ordinance 2024-06 and 2024-07.

Ms. Galambos replied that was correct.

MOTION

Commissioner Horvath MOVED to pass Ordinance 2024-06 on second reading read by title only with the amendment that the ordinance would be effective April 28, 2024. The motion was SECONDED by Commissioner Springfield.

Ms. Owen read the title as follows:

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 2 ARTICLE V, DIVISION 2 OF THE CODE OF THE CITY OF ST. AUGUSTINE; AMENDING SECTIONS 2-211, 2-212, 2-213, AND 2-216 NAMING THE NUISANCE, APPEALS AND ADJUSTMENT BOARD; PROVIDING FOR ORGANIZATION AND POWERS; REPEALING SECTIONS 2-214 AND 2-215; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

8.A.2. Ordinance 2024-07: Edits and brings into conformity references to the Nuisance, Adjustments and Appeals Board and Special Magistrate throughout the municipal code. (I. Lopez, City Attorney)

April Owen, Assistant City Attorney, presented Ordinance 2024-07.

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

MOTION

Commissioner Horvath MOVED to pass Ordinance 2024-07 on second reading. The motion was SECONDED by Commissioner Springfield.

Ms. Owen read the title as follows:

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING THE CODE OF THE CITY OF ST. AUGUSTINE; AMENDING SECTIONS 3-23, 8-3, 8-4, 8-5, 8-446, 8-447, 8-448, 8-452, 8-453, 19-2, 19-5, 22-3, 25-56, 25-57, 28-35, 28-90, 28-347, AND 29-43 TO CONFORM TO THE SUNSETTING OF THE CODE ENFORCEMENT, ADJUSTMENT AND APPEALS BOARD; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Horvath, Springfield, Garris, Blonder, Sike-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 2024-08: Introduction of the annexation of a parcel of land to include 523 West King Street (PID1123300000). (A. Skinner, Director Planning and Building)

Amy Skinner, Planning and Building Director advised the next nine ordinances were related to the annexations for the land use amendment and rezoning for three properties along West King Street.

Commissioner Blonder questioned if the Commission had reviewed these petitions before.

Ms. Skinner said they were first presented at the February 12, 2024 meeting. She said the Planning and Zoning Board reviewed the applications on April 2, 2024 and provided a recommendation.

Mayor Sikes-Kline pointed out these were voluntary annexations.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2024-08 on first reading and moved to second reading read by title only. The motion was SECONDED by Commissioner Garris.

April Owen, Assistant City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 0.23 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING WEST OF THE CITY LIMITS OF ST. AUGUSTINE, AND SOUTH OF WEST KING STREET AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR

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

VOTE ON MOTION:

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

9.A.2. Ordinance 2024-09: Amends the future land use designation of 0.23 acres of annexed property at 523 West King Street (PID 1123300000) from St. Johns County Residential-D to City Commercial Medium Intensity. (A. Skinner, Director Planning and Building)

Amy Skinner, the Planning and Building Director reviewed the Ordinance.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2024-09 on first reading and moved to second reading read by title only. The motion was SECONDED by Commissioner Horvath.

April Owen, Assistant City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.23 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS PORTIONS OF THE DANCY TRACT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY RESIDENTIAL-D TO A CITY DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR

SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

9.A.3. Ordinance 2024-10: Amends the zoning designation of the 0.23 acres of annexed property at 523 West King Street (PID 1123300000) from St. Johns County Residential Single Family-three (RS-3) to City Commercial Medium-Two (CM-2). (A. Skinner, Director Planning and Building)

Amy Skinner, the Planning and Building Director reviewed the Ordinance.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2024-10 on first reading and moved to second reading. The motion was SECONDED by Commissioner Horvath.

April Owen, Assistant City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.23 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS A PORTION OF THE DANCY TRACT COMMONLY KNOWN AS 523 WEST KING STREET (PID 1123300000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF ST. JOHNS COUNTY RESIDENTIAL SINGLE FAMILY-THREE (RS-3) TO THE CITY CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.4. Ordinance 2024-11: Introduction of the annexation of a parcel of land to include 525 West King Street (PID 1123200000) (A. Skinner, Director Planning and Building)

Amy Skinner, the Planning and Building Director reviewed the Ordinance.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2024-11 on first reading and moved to second reading. The motion was SECONDED by Commissioner Garris.

April Owen, Assistant City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 0.57 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING WEST OF THE CITY LIMITS OF ST. AUGUSTINE, AND SOUTH OF WEST KING STREET AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.5. Ordinance 2024-12: Amends the future land use designation of 0.57 acres of annexed property at 525 West King Street (PID 1123200000) and 527 West King Street (PID 1123400000) from St. Johns County Residential-D to City Commercial Medium Intensity. (A. Skinner, Director Planning and Building)

Amy Skinner, the Planning and Building Director reviewed the Ordinance.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2024-12 on first reading and moved to second reading. The motion was SECONDED by Commissioner Horvath.

April Owen, Assistant City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.57 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS PORTIONS OF THE DANCY TRACT COMMONLY KNOWN AS 525 WEST KING STREET (PID 1123200000) AND 527 WEST KING STREET (PID 1123400000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY RESIDENTIAL-D TO A CITY DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.6. Ordinance 2024-13: Amends the zoning designation of the 0.57 acres of annexed property at 525 West King Street (PID 1123200000) and 527 West King Street (PID1123400000) from St. Johns County Planned Unit Development (PUD) to City Commercial Medium-Two (CM-2). (A. Skinner, Director Planning and Building)

Amy Skinner, the Planning and Building Director reviewed the Ordinance.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2024-13 on first reading and moved to second reading. The motion was SECONDED by Commissioner Horvath.

April Owen, Assistant City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.57 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS A PORTION OF THE DANCY TRACT COMMONLY KNOWN AS 525 WEST KING STREET (PID 1123200000) AND 527 WEST KING STREET (PID 1123400000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF ST. JOHNS COUNTY PLANNED UNIT DEVELOPMENT (PUD) TO THE CITY CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.7. Ordinance 2024-14: Introduction of the annexation of a parcel of land to include 545 West King Street (PID 1123600000). (A. Skinner, Director Planning and Building)

Amy Skinner, the Planning and Building Director reviewed the Ordinance.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2024-14 on first reading and moved to second reading. The motion was SECONDED by Commissioner Horvath.

April Owen, Assistant City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 0.11 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING EAST OF THE CITY LIMITS OF ST. AUGUSTINE, AND SOUTH OF WEST KING STREET AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.8. Ordinance 2024-15: Amends the future land use designation of 0.11 acres of annexed property at 545 West King Street (PID 1123600000) from St. Johns County Residential-D to City Commercial Medium Intensity. (A. Skinner, Director Planning and Building

Amy Skinner, the Planning and Building Director reviewed the Ordinance.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2024-15 on first reading and moved to second reading. The motion was SECONDED by Commissioner Horvath.

April Owen, Assistant City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.11 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND EAST OF THE FEC RAILROAD AS PORTIONS OF THE DANCY TRACT COMMONLY KNOWN AS 545 WEST KING STREET (PID 1123600000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY RESIDENTIAL-D TO A CITY DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.9. Ordinance 2024-16: Amends the zoning designation of 0.11 acres of annexed property at 545 West King Street (PID 1123600000) from St. Johns County Residential single family-three (RS-3) to City Commercial Medium-Two (CM-2). (A. Skinner, Director Planning and Building)

Amy Skinner, the Planning and Building Director reviewed the Ordinance.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2024-16 on first reading and moved to second reading. The motion was SECONDED by Commissioner Springfield.

April Owen, Assistant City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.11 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND EAST OF THE FEC RAILROAD AS A PORTION OF THE DANCY TRACT COMMONLY KNOWN AS 545 WEST KING STREET (PID 1123600000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF ST. JOHNS COUNTY RESIDENTIAL SINGLE FAMILY-THREE (RS-3) TO THE CITY CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

9.B.1. Resolution 2024-13: Authorizes the City Manager to designate plan administrators and those plan administrators may execute documents related to the 457 Deferred Compensation Plan. (D. Hayes, Director Human Resources)

Meredith Breidenstein reviewed the Resolution.

MOTION

Commissioner Springfield MOVED to pass Resolution 2024-13. The motion was SECONDED by Mayor Sikes-Kline.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

10. Staff Reports and Presentations

10.A. Presentation by Chief Carlos Aviles of the St. Augustine Fire Department regarding a camp which will feature youth empowerment for 6th, 7th and 8th graders on themes relating to girls and presented by female firefighters. (C. Aviles, St. Augustine Fire Department)

Chief Carlos Aviles and Firefighter Hannah Riederich provided a brief overview of the youth empowerment camp that would take place on May 31, 2024 and June 1, 2024.

There was consensus that the Commission was in support of 'Spark the Flame' youth empowerment camp.

Chief Aviles said any outreach would be greatly appreciated. He said they were posting a video of the camp on the website and a press release would be sent out. He said they were hopeful to fill all spaces this Saturday at registration.

11. ITEMS BY CITY ATTORNEY

(None)

12. ITEMS BY CITY CLERK

12.A. Request for one re-appointment to the Corridor Review Committee (CRC). (D. Galambos, City Clerk)

Ms. Galambos requested one appointment to the Corridor Review Committee (CRC). She said the vacancy was advertised and one application was received from current committee member Vaugh Cochran.

MOTION

Commissioner Horvath MOVED to appoint Vaugh Cochran to the Corridor Review Committee. The motion was SECONDED by Mayor Sikes-Kline and APPROVED BY UNANIMOUS VOICE VOTE.

13. ITEMS BY CITY MANAGER

(None)

14. Items by Mayor and Commissioners

Commissioner Springfield pointed out that non-profits were critical and important to the City. He said since the City did not have a newspaper, and even though the City provided information on social media and through News and Notes, residents should be notified in other ways of current events and upcoming things taking place. He welcomed and thanked April Owens as the new assistant City Attorney. He stated his trip to Spain was very valuable and noted he learned a lot about Sister Cities.

Commissioner Blonder requested to have City Staff follow up with the questions the citizens had. She said on a lighter note it was fun connecting to the earth with today's eclipse. She noted the City was celebrating Earth month and encouraged everyone to participate with the events planned.

Commissioner Garris echoed that the concerns of the citizens in regard to parking should be acknowledged as they were valid concerns. She said during public comment, she thought the Commissioners should be able to respond as it could make the speakers feel heard. She noted many of the roads in the City had pot holes and should be fixed.

Commissioner Horvath thanked the new City Assistant Attorney April Owens, for her work tonight. She felt the questions about the trees in the Maderia subdivision should be addressed. She asked if the Planned Unit Development (PUD) had to be reviewed if phase three had not been started.

Mr. Birchim said there was a presentation scheduled for the upcoming commission meeting. He noted the presentation would align with the concerns of the community. He replied that the last update eliminated the phasing schedule and there were no timelines.

Commissioner Horvath said this month was Poetry month and there were some events taking place on April 11th. She provided a brief update on the delegation that went to Avilés, Spain and discussed the events that took place. She was happy the vision plan was going to be redone and said the trip showcased the history and culture of the two cities and overall was a great trip.

Mayor Sikes-Kline said they were celebrating 100 years of the relationship with Avilés, Spain. She said there were many things to commemorate the relationship. She thanked the delegation

for going and advised there would be another delegation attending the celebration in Spain in August. She said in September, a delegation from Spain would be attending the celebration of the 100 years in St. Augustine. She appreciated the work and time put into the trip.

Mayor Sikes-Kline said she appreciated the residents voicing their concerns about the parking code. She said more information about the ordinance should be provided. She said the motivation for this to take place was for West Augustine to bring in more business; however, she thought this could be done in phases. She said she was not opposed to density but thought the citizens were concerned with spill over parking into the neighborhoods.

Commissioner Horvath mentioned the tightness of the narrow streets were a concern for emergency vehicles. She said before parking was eliminated; more things needed to be in place to help assist with transportation.

Mayor Sikes-Kline agreed that moving forward without a plan in place to assist with the parking supply should be addressed.

Commissioner Garris mentioned the employee cookout would take place on Wednesday and she encouraged the other commissioners to attend.

15. Adjournment

There being no further business, the meeting was adjourned at 7:00 P.M.²

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

² Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, April 22, 2024

The City Commission met in formal session Monday, April 22, 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
Elyse Wiemann, Acting City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Corey Sakryd, General Services Director
Amy Skinner, Director, Planning and Building
Jaime D. Perkins, Neighborhood Services & CRA Manager
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Colleen Kuhn, 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

David Birchim, City Manager requested that a proclamation to added to the Consent Agenda.

Ms. Sikes-Kline requested that a poem be read by the City's Poet Laureate and added to the Regular Agenda as Item 3.C.

MOTION

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

3. Special Presentations, Recognitions and Proclamations

Proclamation 2024-12: Proclaims Saturday, April 27, 2024, as World T'ai Chi and Qigong Day in the City of St. Augustine.

Presentation of plaque to the Nao Trinidad for their support and participation of the 100th Celebration of the city's relationship with Avilés, Spain. (M. Wissel, Director Communications)

Mayor Sikes-Kline presented the plaque to the Nao Trinidad.

Harbor Master Eric Mauldin presented a flag to the Nao Trinidad.

Item 3.C.

Norma Sherry, City of St. Augustine Poet Laureate read a poem¹.

4. General Public Comments (3 minutes per individual)

- Nancy Murphy
- Stacey Strumpf
- Judy Glazebrook
- Susan Gregory
- Burry Gowen
- Scott York
- Marion Matthews
- Rita Coates
- Margie Knezich
- 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 MAY 13, 2024: Ordinance 2024-17 amending Chapter 11

CA.3. Reminder of Upcoming Meetings:

- May 13, 2024, 3:30pm, Special Meeting (Strategic Plan and CIP)
- May 13, 2024, 4:30pm, Presentation of the 2024 Adelaide Sanchez Award
- May 13, 2024, 5:00pm, Regular City Commission Meeting

- June 10, 2024, 5:00pm, Regular City Commission Meeting

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

- March 25, 2024 - 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 2024-17: Proclaiming April 2024 as Landscape Architecture Month.

CA.7. NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED: NONE.

CA.8. Notification to St. Johns County of the City's exclusion in the urban county to maintain independent grant participation eligibility under Florida Small Cities Program funding. (C. Sakryd, Director General Services)

CA.9. Timeline for the naming of a public park at 81 Weeden Street. (J. Perkins, Neighborhood Services and CRA Manager)

CA.10. Fiscal Year 2025 Budget Preparation Schedule. (M. Breidenstein, Assistant City Manager)

CA.11. March 31, 2024 financial update. (N. Hall, Deputy Director Finance)

CA.12. Authorization for City Manager to sign as authorized official to extend timeframe for the Fountain of Youth Elks Lodge Grant Agreement Amendment. (J. Perkins, Neighborhood Services and CRA Manager)

¹ Item added to Regular Agenda

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

(None)

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

7.A. General Public Presentations

7.A.1. Madeira Planned Unit Development: 1. Presentation by City on tree removal and PUD details. 2. Presentation by Developer on tree removal, and 3. Open public comment period. (A. Skinner, Director Planning and Building)

Amy Skinner, Planning and Building Director, provided an update on the Madeira Development. She said most of the development associated with the golf course had taken place and the remaining areas would need to meet the requirements of the Planned Unit Development (PUD) including tree removal. She provided an update on archeological work, ownerships, and easements.

Mayor Sikes-Kline asked to have a map on the screen for reference.

Bill Lanius, President, Ponce Associates LLC, developers of Madeira provided a brief presentation. He stated he had maps to show the Commission how the project was progressing. He acknowledged the homeowner's concerns were well founded and he hoped to address them. He reviewed a timeline and the City Ordinances applicable to Madeira. He discussed conditions for tree removal and how trees would be saved. He said they had engaged an arborist. He provided an update on the current and future statuses of the project. He shared information about his company's business philosophy and investments.

Commissioner Blonder asked when the tree map had been created.

Mr. Lanius said it was around 2004.

Commissioner Springfield asked for clarification on an expiration in 2014 that was mentioned. He asked if the arborist was degreed or certified.

Ellen Avery-Smith explained the timeline, process, and government regulations. She confirmed that a certified arborist was working on Madeira.

Public comment was opened, and the Commission heard from the following:

- Jeff Fox
- Vicki Payne
- William Payne
- Ann Derby
- Nathan Logeson
- Terry Takken
- Barbara Devine
- Debra Logeson
- Gina Burrell
- Jose Riera
- Michael McDonald
- Susan Creek
- Marsha Chance
- BJ Kalaidi

Public comment was closed.

Mayor Sikes-Kline stated this was a clarification and update for the Commission and many of the questions had been addressed.

Commissioner Springfield shared some personal experiences and said he believed a developer could save the trees if they chose to. He asked if the Commission could require a new tree study be done.

Commissioner Blonder was pleased to hear the public comments and agreed a new tree study should be done. She asked the City Attorney what options were available for the Commission and City to make any changes.

Isabelle Lopez, City Attorney explained Florida as a matter of law, prioritized private property rights. She said the only way the Commission would have an option was if the property owner was agreeable and interested in modifying the PUD. She said the Commission and/or City could legally condemn a property, which would be the only option available.

Commissioner Horvath agreed that a new tree survey should be required. She said she was hopeful that the developer would work to preserve the trees and canopy. She said she thought the stem wall would help.

Commissioner Garris agreed with the tree study and empathized with the citizens who spoke about their concerns. She hoped the developer might consider making the area a park. She shared her concerns about the PUD expiring in 2014 and questioned the conflict in the dates. She noted she had traveled to the site.

Mayor Sikes-Kline asked for clarification on the PUD extension that occurred in 2016.

Mr. Birchim said the phasing schedule expired and the City had addressed that. He said that each time there was a state of

emergency, the Governor can extend development orders, which affected the City's actions.

Mayor Sikes-Kline asked the developer to do what they could to save the trees. She said she was concerned about artifacts being under the trees and asked the developer to consider that as they proceed to include a tree survey. She said the City would enforce the PUD to the best of its' ability and will talk more with the developer about saving the trees.

Ms. Avery-Smith said they were not asking for changes to the PUD and said they would comply with the PUD.

Mr. Lanius said they were interested in saving trees and would look for ways to do so. He said they had looked at land conservation and had discussions with the County, City, State, and the North Florida Land Trust for any offers for the land and to build a park. He said the developer was too far down the road to consider that but would comply with tree Ordinances.

Commissioner Horvath said it would be helpful to find builders and architects who could help owners see the value of the trees.

Ms. Avery-Smith said that environmental tree preservation was outlined in the PUD.

Mr. Lanius said the planting of new trees was also originally required.²

7.B. Items of Great Public Importance

(None)

7.C. Other Items Requiring Public Hearing

(None)

² Break from 7:15p.m.-7:30p.m.

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

(None)

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 2024-17: Amends Chapter 11 to add protection for Longleaf Pine trees and amend the criteria for docks. (A. Skinner, Director Planning and Building)

Ms. Skinner reviewed Ordinance 2024-17. She said the Ordinance proposed three changes to the Code including adding the Longleaf Pine tree to the City's significant tree list, standards and criteria for evaluating dock boat lifts, and raising the minimum height for docks.

Mayor Sikes-Kline said she was happy to see the recommendation for the Longleaf Pine.

Commissioner Blonder said she was concerned about the section of the Ordinance that added the new category of waterfront communities. She said the maximum boat weight and length were increased significantly and she was concerned about the dangers to sea life based on these changes. She thought there also could be economic impacts as well. She asked for that section to be removed.

Ms. Skinner said the Planning and Zoning Board had discussed the issue and felt the current weight and height of boats were too small and that larger boat limits were desired by the shipyards and owners. She said the proposed sizes were average for marinas. She explained the sizing based on single and multi-family units.

Mayor Sikes-Kline asked about the potential for the larger docks to be built.

Mr. Birchim said there was the possibility of several being built.

Staff and the Commission continued discussing the proposed changes.

Commissioner Springfield suggested pictures be included for the next reading of the Ordinance.

Commissioner Blonder suggested taking this part of the Ordinance out and move the rest of the Ordinance forward while the weight/size issue was being addressed.

Ms. Lopez advised that the Short Title would have to be changed and be brought back for First Reading.

MOTION

Commissioner Blonder MOVED to remove the new size and weight section from the Ordinance and bring it back for First Reading. The motion was SECONDED by Commissioner Horvath.

VOTE ON MOTION:

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

NAYES: None

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

9.B.1. Resolution 2024-10 Discussion of the proposed City purchase in the amount of \$500,000 of Fish Island

Preserve Inholding property consisting of 2.5 acres and sponsored by Commissioner Blonder. (D. Birchim, City Manager)

Mr. Birchim conducted a presentation on Resolution 2024-10 relevant to the purchase of the Fish Island Inholding property. He reviewed the details of the purchase and was available for any questions.

Commissioner Blonder thanked Mr. Birchim and staff for bringing this Resolution forward.

Mayor Sikes-Kline agreed and thanked the City Manager and the Thompson family for the agreement.

MOTION

Commissioner Blonder MOVED to pass Resolution 2024-10. The motion was SECONDED by Commissioner Horvath.

VOTE ON MOTION:

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

NAYES: None

MOTION APPROVED UNANIMOUSLY

9.B.2. Resolution 2024-14: Establishing West City Community Redevelopment Area. (J. Perkins, Neighborhood Services & CRA Manager)

Jamie D. Perkins, Neighborhood Services & CRA Manager, reviewed Resolution 2024-14. She introduced Erik Bredfeldt to present the Finding of Necessity.

Eric Bredfeldt, Inspire Placemaking Collective, Inc., provided a brief PowerPoint presentation. He reviewed the following:

- Finding of Necessity Study
 - Evaluated the condition of West City
 - Florida statute requirements
 - Six areas observed for blight and one for slum

- If approved by the Commission the consultants would proceed with community engagement and drafting a Community Redevelopment Plan

Public comment was opened.

- B.J. Kalaidi

Public comment was closed.

Mayor Sikes-Kline said the language of slum and blight was very off putting; however, it was the Florida statutory language.

Commissioner Garris said she believed there was a need for the West City Community Redevelopment Agency (CRA). She said there was improvement in the area and felt this would be beneficial. She was in support of the Resolution and encouraged her fellow Commissioners to support it.

Commissioner Horvath expressed her appreciation for the work and excitement about the CRA.

Commissioner Springfield asked about the intersection at Palmer and Masters Drive and if it could be addressed.

Ms. Perkins said that could be addressed during public engagement. She said if the Commission approved the Findings of Necessity they would move forward to the next phase.

Mayor Sikes-Kline asked if the Master Plan had to address conditions in Findings of Necessity.

Ms. Perkins said she understood that once blight or slum was identified they could work with stakeholders to address.

Ms. Lopez said the Plan had to be realistic and had to be feasible to address Findings of Necessity.

Mayor Sikes-Kline expressed concern about the parking supply and whether it was adequate or not.

MOTION

Mayor Sikes-Kline **MOVED** to pass Resolution 2024-14. The motion was **SECONDED** by Commissioner Garris.

VOTE ON MOTION:

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

Ms. Perkins requested the Commission approve the development of a Steering Committee and to move forward with the formal development of a CRA Plan.

MOTION

Commissioner Horvath approved the development of a Steering Committee. The motion was **SECONDED** by Commissioner Garris.

VOTE ON MOTION:

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

The Commission agreed to move forward with the development of a CRA Plan.

10. Staff Reports and Presentations

10.A. Discussion of proposed CRA budget amendment procedures. (J. Perkins, Neighborhood Services and CRA Manager).

Ms. Perkins reviewed the proposed budget amendment procedures with the

Commission. She requested the Board adopt the CRA budget procedures.

MOTION

Commissioner Horvath approved the development of a Steering Committee. The motion was **SECONDED** by Commissioner Springfield.

VOTE ON MOTION:

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

11. ITEMS BY CITY ATTORNEY

Ms. Lopez stated she followed up with Mr. York regarding the Noise Ordinance.

12. ITEMS BY CITY CLERK

12.A. Request to fill one alternate member of the Historic Architectural Review Board (HARB). (D. Galambos, City Clerk)

Elyse Wiemann, Acting City Clerk, said there was a request for one appointment for an alternate board member for HARB, Randal Roark.

MOTION

Mayor Sikes-Kline approved Randal Roark to be added as an alternate board member to the HARB. The motion was **SECONDED** by Commissioner Horvath.

VOTE ON MOTION:

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

13. ITEMS BY CITY MANAGER

(None)

14. Items by Mayor and Commissioners

Darlene Galambos, CITY CLERK

Commissioner Garris said fifty-one people plus herself were on the bus that caught fire on the way to Tallahassee to support the location for the museum in St. Augustine. She said they were all taken to Tallahassee and thankful they were heard and the City was still ranked number one. She thanked the citizens for voicing their concerns regarding the removal of parking on San Marco Avenue. She reminded the Commission to be mindful of their concerns. She questioned if a night manager had been hired.

Mr. Birchim replied that an offer had been extended and was awaiting acceptance from the applicant.

Commissioner Springfield noted the attorney investigating the Human Resources complaints was working diligently and a report should be provided soon. He advised he would be absent from the September 19, 2024, budget meeting. He thanked Mark Hartley for the excellent concrete work for the Geroge Gardner Plaque in the Fullerwood neighborhood. He asked for future discussion regarding proclamations policy and procedures.

Mayor Sikes-Kline announced that Román Alvarez from and Avilés, Spain would be in St. Augustine to present the 100 years of history between City and Avilés. She said these events were open to the public.

15. Adjournment

There being no further business, the meeting was adjourned at 8:41 P.M.³

Nancy Sikes-Kline, MAYOR

³ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

City Commission Special Meeting
Monday, May 13, 2024

The City Commission met in formal session Monday, May 13, 2024 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
Stephen Slaughter, Director, Public Works and Utilities
Jessica Beach, Deputy Director, Public Works and Utilities
Jennifer Michaux, Police Chief
Carlos Aviles, Fire Chief Wiemann, Recording Secretary

2. General Public Comments

The Commissioners heard from the following members of the public:

(None)

3. STRATEGIC PLAN REVIEW AND DISCUSSION

3.A. City of St. Augustine Strategic Plan. (David Birchim, City Manager)

Mr. Birchim reviewed the Strategic Plan with the Commission and noted if there were updates they could be made at this time. He said the plan was broken down into four categories which were as following:

- Livability
- Authenticity
- Character
- Vitality

Commissioner Springfield explained under 'Vitality' on the Vision plan one of the goals was to "promote attracting visitors who value the City's unique blend..." He asked how the monies from the Tourist Development Council (TDC) were spent to target visitors directly to St. Augustine or were they more focused on St. Johns County. He said he would like to promote both incentives to ensure a balance in the development of businesses, recreation, education and culture for residents and visitors and tourists who value the unique blend of history, arts, and culture.

Commissioner Horvath asked when an update from the Visitors Convention and Bureau (VCB) would be provided. She said she thought the advertisement was aimed more towards culture and history.

Mr. Birchim replied that he could reach out to the VCB for a presentation as they had

their own plans that focused not only on the City but also on St. Johns County.

Commissioner Garris noted she participated with the VCB and said they provided a great presentation which encouraged visitors to visit the City.

Mayor Sikes-Kline added she represented the City on the Tourist Development Council (TDC) and a tremendous amount of effort was put into attracting Heritage Tourist as those were the visitors who were interested in the City's history and they stayed longer to explore the City. She said the Cultural Council was intently focused on tourism; however, the monies spent by the VCB were more broadly focused. She said as far as development and community incentives were concerned the Commission was very mindful but did not feel they had created incentives.

Mr. Birchim said with A Planned Unit Development (PUD) rezoning was not the exact same but similar as they had to provide public benefit. He said developers were able to create their own entitlements and if the entitlements were equal to the public benefit, they would be allowed.

Mayor Sikes-Kline thought that could be explored further.

Mr. Birchim mentioned that Commissioner Springfield brought up the West City Community Redevelopment Area (WCCRA) that would create pockets of monies to help residents fix up their homes which would be an incentive to keep residents in their homes but would only be in the boundaries within the CRA.

Mr. Birchim noted the Plan had been updated last year in detail and most items were being addressed. He said he did not see an urgent need to go through the update process unless the Commission wished to, the same process could be followed in early summer.

Commissioner Blonder noted that the Vision and Mission statement said that natural assets were incorporated but thought the historic and archaeological value was missing and felt it should be added. She noted a typo in the blue banner on page twenty.

Mayor Sikes-Kline agreed and felt it should be added to the vision statement. She said Resiliency and Sustainability should include similar language.

Mr. Birchim asked for clarification on what the recommended changes were.

Mayor Sikes-Kline replied that the Historic Preservation and Archeology objective it should reflect the same language as the Resiliency and Sustainability.

Mayor Sikes-Kline said on the Vision Plan page seven under authenticity the last paragraph needed to be changed to "support" because the historic preservation plan had been completed.

4. CAPITAL IMPROVEMENT PLAN UPDATE

4.A. Capital Improvement Plan (S. Slaughter, Director Utilities & Public Works).

Stephen Slaughter Director Utilities and Public Works reviewed the Capital Improvement Plan. He discussed the following with the Commission:

- Project Schedule
- Status of each project
- Review of Proposed additional projects to the CIP

Reuben Franklin, Assistant City Manager, provided a brief update on the King Street San Sebastian Water Main Horizontal Directionally Drilled (HDD) project. He said once there was a specific timeline, it would be provided.

Commissioner Garris asked when the Lake Maria Sanchez Flood Mitigation and Drainage project would begin.

Mr. Slaughter replied that there were two phases. He said the first phase would be the installation of the stormwater infrastructure that would lead to Lake Maria Sanchez and the second phase was the stormwater pumping station. He said the reason was the hopes of starting construction prior to 2028.

Commissioner Blonder thanked Jessica Beach, Chief Resiliency Officer for the Vulnerable Asset graphic as it was very informative.

Mr. Slaughter identified two projects that needed to be addressed; however, he suggested moving forward with the Tolomato Parking Lot and postponing the Sevilla Street project. He said the Tolomato Parking lot would provide improvements to the commercial loading zones, solid waste, and traffic.

Mayor Sikes-Kline said this had been a plan for a long time and was disappointed that it had been postponed due to funding; however, in order to move delivery trucks off the road, it was important to move forward with Tolomato Lot.

Commissioner Blonder said she noticed the traffic delays due to the delivery trucks and was in support of moving forward with the Tolomato Lot.

Commissioner Springfield asked if Sevilla Street included the utilities underground. He asked what problems could arise by postponing Sevilla Street for another year.

Mr. Slaughter replied it was a complete street project and utilities were included. He said the community had a vested interest in the storm water as it would address those issues, but it was a funding matter.

Commissioner Springfield said Tolomato Lot was critical but would like to review other options that could be delayed so these two could be completed.

Mr. Slaughter said that perhaps another project could be postponed and both Sevilla Street and Tolomato Lot could be completed. He said he would review all the projects with staff to determine any options.

Commissioner Blonder noted there were \$80 million dollars in resiliency projects taking place. She said some of them maybe in the Back Bay plan but did not want anything done now be redone in that study.

Mr. Slaughter said that was the intent.

5. ITEMS BY MAYOR AND COMMISSIONERS

6. Adjournment

There being no further business, the meeting was adjourned at 4:18 P.M.¹

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

¹ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, April 8, 2024

The City Commission met in formal session Monday, April 8, 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
Carlos Aviles, Fire Chief
Elyse Wiemann, Recording Secretary

INVOCATION 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 2024-10: Proclaims April 2024 as Sexual Assault Awareness Month in the City of St. Augustine. (R. Horvath, Commissioner)

Proclamation 2024-13: Proclaims April 19, 2024, as Education and Sharing Day, St. Augustine, Florida. (N. Sikes-Kline, Mayor)

Proclamation 2024-14: Proclaims April 2024 as Autism Awareness Month in the City of St. Augustine. (J. Springfield, Commissioner)

Proclamation 2024-16: Proclaims April 2024 as National Poetry Month in the City of St. Augustine. (R. Horvath, Commissioner)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Susan Gregory
- Nancy Murphy
- Rita Coats
- Ally Burchfield
- Stacey Strum
- Judy
- Nancy Nola
- Jeffery Pepper
- Paul Hammel
- Jeff Fox
- William Payne
- Vicki Payne
- 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 APRIL 22, 2024: NONE.

CA.3. Reminder of Upcoming Meetings:

- April 22, 2024, 4:00pm, Community Redevelopment Agency Meeting
- April 22, 2024, 5:00pm, Regular City Commission Meeting
- May 13, 2024, 4:30pm, Presentation of the 2024 Adelaide Sanchez Award
- May 13, 2024, 5:00pm, Regular City Commission Meeting

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

- February 26, 2024, Regular City Commission Meeting
- March 11, 2024, 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). NONE.

CA.7. NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED: NONE.

CA.8. Approval of License Agreement between the City and Flagler College, Inc. (I. Lopez, City Attorney)

CA.9. Approval of the application by the St. Augustine Police Department for the Edward Memorial Justice Grant (JAG) for the purchase of new equipment. (J. Michaux, Chief)

End Consent Agenda

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

Commissioner Blonder requested that item CA.8. license agreement between City of St. Augustine and Flagler College be removed from the consent agenda for separate consideration.

5.B. Approval of Consent Agenda approval

MOTION

Commissioner Blonder MOVED to approve the Consent Agenda without item CA8. The motion was SECONDED by Mayor Sikes-Kline and APPROVED BY UNANIMOUS VOICE VOTE.

Mr. Birchim explained that item CA8 was a license agreement between the City and Flagler College for their air conditioning system as it would be placed under the City's right-of-way.

Commissioner Blonder recused herself as she was employee of the college¹.

¹ Recusal form attached to original minutes.

MOTION

Commissioner Springfield MOVED to APPROVE item CA8 licenses agreement between the City and Flagler College. The motion was SECONDED by Commissioner Horvath and A APPROVED BY UNANIMOUS VOICE VOTE.

6. Appeals

(None)

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

7.A. General Public Presentations

(None)

7.B. Items of Great Public Importance

(None)

7.C. Other Items Requiring Public Hearing

(None)

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

8.A.1. Ordinance 2024-06: Sunsets the Code Enforcement, Adjustment and Appeals Board and establishes the Nuisance, Appeals and Adjustment Board. (I. Lopez, City Attorney).

April Owen, Assistant City Attorney, presented Ordinance 2024-06.

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

Darlene Galambos, City Clerk, requested changing the effective date from ten (10) to twenty (20) days to allow sufficient time to hold a final meeting.

Mayor Sikes-Kline asked if this would be for both ordinance 2024-06 and 2024-07.

Ms. Galambos replied that was correct.

MOTION

Commissioner Horvath MOVED to pass Ordinance 2024-06 on second reading read by title only with the amendment that the ordinance would be effective April 28, 2024. The motion was SECONDED by Commissioner Springfield.

Ms. Owen read the title as follows:

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 2 ARTICLE V, DIVISION 2 OF THE CODE OF THE CITY OF ST. AUGUSTINE; AMENDING SECTIONS 2-211, 2-212, 2-213, AND 2-216 NAMING THE NUISANCE, APPEALS AND ADJUSTMENT BOARD; PROVIDING FOR ORGANIZATION AND POWERS; REPEALING SECTIONS 2-214 AND 2-215; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

8.A.2. Ordinance 2024-07: Edits and brings into conformity references to the Nuisance, Adjustments and Appeals Board and Special Magistrate throughout the municipal code. (I. Lopez, City Attorney)

April Owen, Assistant City Attorney, presented Ordinance 2024-07.

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

MOTION

Commissioner Horvath MOVED to pass Ordinance 2024-07 on second reading. The motion was SECONDED by Commissioner Springfield.

Ms. Owen read the title as follows:

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING THE CODE OF THE CITY OF ST. AUGUSTINE; AMENDING SECTIONS 3-23, 8-3, 8-4, 8-5, 8-446, 8-447, 8-448, 8-452, 8-453, 19-2, 19-5, 22-3, 25-56, 25-57, 28-35, 28-90, 28-347, AND 29-43 TO CONFORM TO THE SUNSETTING OF THE CODE ENFORCEMENT, ADJUSTMENT AND APPEALS BOARD; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Horvath, Springfield, Garris, Blonder, Sike-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 2024-08: Introduction of the annexation of a parcel of land to include 523 West King Street (PID1123300000). (A. Skinner, Director Planning and Building)

Amy Skinner, Planning and Building Director advised the next nine ordinances were related to the annexations for the land use amendment and rezoning for three properties along West King Street.

Commissioner Blonder questioned if the Commission had reviewed these petitions before.

Ms. Skinner said they were first presented at the February 12, 2024 meeting. She said the Planning and Zoning Board reviewed the applications on April 2, 2024 and provided a recommendation.

Mayor Sikes-Kline pointed out these were voluntary annexations.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2024-08 on first reading and moved to second reading read by title only. The motion was SECONDED by Commissioner Garris.

April Owen, Assistant City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 0.23 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING WEST OF THE CITY LIMITS OF ST. AUGUSTINE, AND SOUTH OF WEST KING STREET AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR

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

VOTE ON MOTION:

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

9.A.2. Ordinance 2024-09: Amends the future land use designation of 0.23 acres of annexed property at 523 West King Street (PID 1123300000) from St. Johns County Residential-D to City Commercial Medium Intensity. (A. Skinner, Director Planning and Building)

Amy Skinner, the Planning and Building Director reviewed the Ordinance.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2024-09 on first reading and moved to second reading read by title only. The motion was SECONDED by Commissioner Horvath.

April Owen, Assistant City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.23 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS PORTIONS OF THE DANCY TRACT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY RESIDENTIAL-D TO A CITY DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR

SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

9.A.3. Ordinance 2024-10: Amends the zoning designation of the 0.23 acres of annexed property at 523 West King Street (PID 1123300000) from St. Johns County Residential Single Family-three (RS-3) to City Commercial Medium-Two (CM-2). (A. Skinner, Director Planning and Building)

Amy Skinner, the Planning and Building Director reviewed the Ordinance.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2024-10 on first reading and moved to second reading. The motion was SECONDED by Commissioner Horvath.

April Owen, Assistant City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.23 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS A PORTION OF THE DANCY TRACT COMMONLY KNOWN AS 523 WEST KING STREET (PID 1123300000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF ST. JOHNS COUNTY RESIDENTIAL SINGLE FAMILY-THREE (RS-3) TO THE CITY CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.4. Ordinance 2024-11: Introduction of the annexation of a parcel of land to include 525 West King Street (PID 1123200000) (A. Skinner, Director Planning and Building)

Amy Skinner, the Planning and Building Director reviewed the Ordinance.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2024-11 on first reading and moved to second reading. The motion was SECONDED by Commissioner Garris.

April Owen, Assistant City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 0.57 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING WEST OF THE CITY LIMITS OF ST. AUGUSTINE, AND SOUTH OF WEST KING STREET AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.5. Ordinance 2024-12: Amends the future land use designation of 0.57 acres of annexed property at 525 West King Street (PID 1123200000) and 527 West King Street (PID 1123400000) from St. Johns County Residential-D to City Commercial Medium Intensity. (A. Skinner, Director Planning and Building)

Amy Skinner, the Planning and Building Director reviewed the Ordinance.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2024-12 on first reading and moved to second reading. The motion was SECONDED by Commissioner Horvath.

April Owen, Assistant City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.57 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS PORTIONS OF THE DANCY TRACT COMMONLY KNOWN AS 525 WEST KING STREET (PID 1123200000) AND 527 WEST KING STREET (PID 1123400000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY RESIDENTIAL-D TO A CITY DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.6. Ordinance 2024-13: Amends the zoning designation of the 0.57 acres of annexed property at 525 West King Street (PID 1123200000) and 527 West King Street (PID1123400000) from St. Johns County Planned Unit Development (PUD) to City Commercial Medium-Two (CM-2). (A. Skinner, Director Planning and Building)

Amy Skinner, the Planning and Building Director reviewed the Ordinance.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2024-13 on first reading and moved to second reading. The motion was SECONDED by Commissioner Horvath.

April Owen, Assistant City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.57 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS A PORTION OF THE DANCY TRACT COMMONLY KNOWN AS 525 WEST KING STREET (PID 1123200000) AND 527 WEST KING STREET (PID 1123400000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF ST. JOHNS COUNTY PLANNED UNIT DEVELOPMENT (PUD) TO THE CITY CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.7. Ordinance 2024-14: Introduction of the annexation of a parcel of land to include 545 West King Street (PID 1123600000). (A. Skinner, Director Planning and Building)

Amy Skinner, the Planning and Building Director reviewed the Ordinance.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2024-14 on first reading and moved to second reading. The motion was SECONDED by Commissioner Horvath.

April Owen, Assistant City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 0.11 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING EAST OF THE CITY LIMITS OF ST. AUGUSTINE, AND SOUTH OF WEST KING STREET AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.8. Ordinance 2024-15: Amends the future land use designation of 0.11 acres of annexed property at 545 West King Street (PID 1123600000) from St. Johns County Residential-D to City Commercial Medium Intensity. (A. Skinner, Director Planning and Building

Amy Skinner, the Planning and Building Director reviewed the Ordinance.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2024-15 on first reading and moved to second reading. The motion was SECONDED by Commissioner Horvath.

April Owen, Assistant City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.11 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND EAST OF THE FEC RAILROAD AS PORTIONS OF THE DANCY TRACT COMMONLY KNOWN AS 545 WEST KING STREET (PID 1123600000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY RESIDENTIAL-D TO A CITY DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.9. Ordinance 2024-16: Amends the zoning designation of 0.11 acres of annexed property at 545 West King Street (PID 1123600000) from St. Johns County Residential single family-three (RS-3) to City Commercial Medium-Two (CM-2). (A. Skinner, Director Planning and Building)

Amy Skinner, the Planning and Building Director reviewed the Ordinance.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2024-16 on first reading and moved to second reading. The motion was SECONDED by Commissioner Springfield.

April Owen, Assistant City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.11 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND EAST OF THE FEC RAILROAD AS A PORTION OF THE DANCY TRACT COMMONLY KNOWN AS 545 WEST KING STREET (PID 1123600000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF ST. JOHNS COUNTY RESIDENTIAL SINGLE FAMILY-THREE (RS-3) TO THE CITY CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

9.B.1. Resolution 2024-13: Authorizes the City Manager to designate plan administrators and those plan administrators may execute documents related to the 457 Deferred Compensation Plan. (D. Hayes, Director Human Resources)

Meredith Breidenstein reviewed the Resolution.

MOTION

Commissioner Springfield MOVED to pass Resolution 2024-13. The motion was SECONDED by Mayor Sikes-Kline.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

10. Staff Reports and Presentations

10.A. Presentation by Chief Carlos Aviles of the St. Augustine Fire Department regarding a camp which will feature youth empowerment for 6th, 7th and 8th graders on themes relating to girls and presented by female firefighters. (C. Aviles, St. Augustine Fire Department)

Chief Carlos Aviles and Firefighter Hannah Riederich provided a brief overview of the youth empowerment camp that would take place on May 31, 2024 and June 1, 2024.

There was consensus that the Commission was in support of 'Spark the Flame' youth empowerment camp.

Chief Aviles said any outreach would be greatly appreciated. He said they were posting a video of the camp on the website and a press release would be sent out. He said they were hopeful to fill all spaces this Saturday at registration.

11. ITEMS BY CITY ATTORNEY

(None)

12. ITEMS BY CITY CLERK

12.A. Request for one re-appointment to the Corridor Review Committee (CRC). (D. Galambos, City Clerk)

Ms. Galambos requested one appointment to the Corridor Review Committee (CRC). She said the vacancy was advertised and one application was received from current committee member Vaugh Cochran.

MOTION

Commissioner Horvath MOVED to appoint Vaugh Cochran to the Corridor Review Committee. The motion was SECONDED by Mayor Sikes-Kline and APPROVED BY UNANIMOUS VOICE VOTE.

13. ITEMS BY CITY MANAGER

(None)

14. Items by Mayor and Commissioners

Commissioner Springfield pointed out that non-profits were critical and important to the City. He said since the City did not have a newspaper, and even though the City provided information on social media and through News and Notes, residents should be notified in other ways of current events and upcoming things taking place. He welcomed and thanked April Owens as the new assistant City Attorney. He stated his trip to Spain was very valuable and noted he learned a lot about Sister Cities.

Commissioner Blonder requested to have City Staff follow up with the questions the citizens had. She said on a lighter note it was fun connecting to the earth with today's eclipse. She noted the City was celebrating Earth month and encouraged everyone to participate with the events planned.

Commissioner Garris echoed that the concerns of the citizens in regard to parking should be acknowledged as they were valid concerns. She said during public comment, she thought the Commissioners should be able to respond as it could make the speakers feel heard. She noted many of the roads in the City had pot holes and should be fixed.

Commissioner Horvath thanked the new City Assistant Attorney April Owens, for her work tonight. She felt the questions about the trees in the Maderia subdivision should be addressed. She asked if the Planned Unit Development (PUD) had to be reviewed if phase three had not been started.

Mr. Birchim said there was a presentation scheduled for the upcoming commission meeting. He noted the presentation would align with the concerns of the community. He replied that the last update eliminated the phasing schedule and there were no timelines.

Commissioner Horvath said this month was Poetry month and there were some events taking place on April 11th. She provided a brief update on the delegation that went to Avilés, Spain and discussed the events that took place. She was happy the vision plan was going to be redone and said the trip showcased the history and culture of the two cities and overall was a great trip.

Mayor Sikes-Kline said they were celebrating 100 years of the relationship with Avilés, Spain. She said there were many things to commemorate the relationship. She thanked the delegation

for going and advised there would be another delegation attending the celebration in Spain in August. She said in September, a delegation from Spain would be attending the celebration of the 100 years in St. Augustine. She appreciated the work and time put into the trip.

Mayor Sikes-Kline said she appreciated the residents voicing their concerns about the parking code. She said more information about the ordinance should be provided. She said the motivation for this to take place was for West Augustine to bring in more business; however, she thought this could be done in phases. She said she was not opposed to density but thought the citizens were concerned with spill over parking into the neighborhoods.

Commissioner Horvath mentioned the tightness of the narrow streets were a concern for emergency vehicles. She said before parking was eliminated; more things needed to be in place to help assist with transportation.

Mayor Sikes-Kline agreed that moving forward without a plan in place to assist with the parking supply should be addressed.

Commissioner Garris mentioned the employee cookout would take place on Wednesday and she encouraged the other commissioners to attend.

15. Adjournment

There being no further business, the meeting was adjourned at 7:00 P.M.²

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

² Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, April 22, 2024

The City Commission met in formal session Monday, April 22, 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
Elyse Wiemann, Acting City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Corey Sakryd, General Services Director
Amy Skinner, Director, Planning and Building
Jaime D. Perkins, Neighborhood Services & CRA Manager
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Colleen Kuhn, 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

David Birchim, City Manager requested that a proclamation to added to the Consent Agenda.

Ms. Sikes-Kline requested that a poem be read by the City's Poet Laureate and added to the Regular Agenda as Item 3.C.

MOTION

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

3. Special Presentations, Recognitions and Proclamations

Proclamation 2024-12: Proclaims Saturday, April 27, 2024, as World T'ai Chi and Qigong Day in the City of St. Augustine.

Presentation of plaque to the Nao Trinidad for their support and participation of the 100th Celebration of the city's relationship with Avilés, Spain. (M. Wissel, Director Communications)

Mayor Sikes-Kline presented the plaque to the Nao Trinidad.

Harbor Master Eric Mauldin presented a flag to the Nao Trinidad.

Item 3.C.

Norma Sherry, City of St. Augustine Poet Laureate read a poem¹.

4. General Public Comments (3 minutes per individual)

- Nancy Murphy
- Stacey Strumpf
- Judy Glazebrook
- Susan Gregory
- Burry Gowen
- Scott York
- Marion Matthews
- Rita Coates
- Margie Knezich
- 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 MAY 13, 2024:
Ordinance 2024-17 amending Chapter 11

CA.3. Reminder of Upcoming Meetings:

- May 13, 2024, 3:30pm, Special Meeting (Strategic Plan and CIP)
- May 13, 2024, 4:30pm, Presentation of the 2024 Adelaide Sanchez Award
- May 13, 2024, 5:00pm, Regular City Commission Meeting

- June 10, 2024, 5:00pm, Regular City Commission Meeting

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

- March 25, 2024 - 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 2024-17: Proclaiming April 2024 as Landscape Architecture Month.

CA.7. NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED: NONE.

CA.8. Notification to St. Johns County of the City's exclusion in the urban county to maintain independent grant participation eligibility under Florida Small Cities Program funding. (C. Sakryd, Director General Services)

CA.9. Timeline for the naming of a public park at 81 Weeden Street. (J. Perkins, Neighborhood Services and CRA Manager)

CA.10. Fiscal Year 2025 Budget Preparation Schedule. (M. Breidenstein, Assistant City Manager)

CA.11. March 31, 2024 financial update. (N. Hall, Deputy Director Finance)

CA.12. Authorization for City Manager to sign as authorized official to extend timeframe for the Fountain of Youth Elks Lodge Grant Agreement Amendment. (J. Perkins, Neighborhood Services and CRA Manager)

¹ Item added to Regular Agenda

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

(None)

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

7.A. General Public Presentations

7.A.1. Madeira Planned Unit Development: 1. Presentation by City on tree removal and PUD details. 2. Presentation by Developer on tree removal, and 3. Open public comment period. (A. Skinner, Director Planning and Building)

Amy Skinner, Planning and Building Director, provided an update on the Madeira Development. She said most of the development associated with the golf course had taken place and the remaining areas would need to meet the requirements of the Planned Unit Development (PUD) including tree removal. She provided an update on archeological work, ownerships, and easements.

Mayor Sikes-Kline asked to have a map on the screen for reference.

Bill Lanius, President, Ponce Associates LLC, developers of Madeira provided a brief presentation. He stated he had maps to show the Commission how the project was progressing. He acknowledged the homeowner's concerns were well founded and he hoped to address them. He reviewed a timeline and the City Ordinances applicable to Madeira. He discussed conditions for tree removal and how trees would be saved. He said they had engaged an arborist. He provided an update on the current and future statuses of the project. He shared information about his company's business philosophy and investments.

Commissioner Blonder asked when the tree map had been created.

Mr. Lanius said it was around 2004.

Commissioner Springfield asked for clarification on an expiration in 2014 that was mentioned. He asked if the arborist was degreed or certified.

Ellen Avery-Smith explained the timeline, process, and government regulations. She confirmed that a certified arborist was working on Madeira.

Public comment was opened, and the Commission heard from the following:

- Jeff Fox
- Vicki Payne
- William Payne
- Ann Derby
- Nathan Logeson
- Terry Takken
- Barbara Devine
- Debra Logeson
- Gina Burrell
- Jose Riera
- Michael McDonald
- Susan Creek
- Marsha Chance
- BJ Kalaidi

Public comment was closed.

Mayor Sikes-Kline stated this was a clarification and update for the Commission and many of the questions had been addressed.

Commissioner Springfield shared some personal experiences and said he believed a developer could save the trees if they chose to. He asked if the Commission could require a new tree study be done.

Commissioner Blonder was pleased to hear the public comments and agreed a new tree study should be done. She asked the City Attorney what options were available for the Commission and City to make any changes.

Isabelle Lopez, City Attorney explained Florida as a matter of law, prioritized private property rights. She said the only way the Commission would have an option was if the property owner was agreeable and interested in modifying the PUD. She said the Commission and/or City could legally condemn a property, which would be the only option available.

Commissioner Horvath agreed that a new tree survey should be required. She said she was hopeful that the developer would work to preserve the trees and canopy. She said she thought the stem wall would help.

Commissioner Garris agreed with the tree study and empathized with the citizens who spoke about their concerns. She hoped the developer might consider making the area a park. She shared her concerns about the PUD expiring in 2014 and questioned the conflict in the dates. She noted she had traveled to the site.

Mayor Sikes-Kline asked for clarification on the PUD extension that occurred in 2016.

Mr. Birchim said the phasing schedule expired and the City had addressed that. He said that each time there was a state of

emergency, the Governor can extend development orders, which affected the City's actions.

Mayor Sikes-Kline asked the developer to do what they could to save the trees. She said she was concerned about artifacts being under the trees and asked the developer to consider that as they proceed to include a tree survey. She said the City would enforce the PUD to the best of its' ability and will talk more with the developer about saving the trees.

Ms. Avery-Smith said they were not asking for changes to the PUD and said they would comply with the PUD.

Mr. Lanius said they were interested in saving trees and would look for ways to do so. He said they had looked at land conservation and had discussions with the County, City, State, and the North Florida Land Trust for any offers for the land and to build a park. He said the developer was too far down the road to consider that but would comply with tree Ordinances.

Commissioner Horvath said it would be helpful to find builders and architects who could help owners see the value of the trees.

Ms. Avery-Smith said that environmental tree preservation was outlined in the PUD.

Mr. Lanius said the planting of new trees was also originally required.²

7.B. Items of Great Public Importance

(None)

7.C. Other Items Requiring Public Hearing

(None)

² Break from 7:15p.m.-7:30p.m.

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

(None)

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 2024-17: Amends Chapter 11 to add protection for Longleaf Pine trees and amend the criteria for docks. (A. Skinner, Director Planning and Building)

Ms. Skinner reviewed Ordinance 2024-17. She said the Ordinance proposed three changes to the Code including adding the Longleaf Pine tree to the City's significant tree list, standards and criteria for evaluating dock boat lifts, and raising the minimum height for docks.

Mayor Sikes-Kline said she was happy to see the recommendation for the Longleaf Pine.

Commissioner Blonder said she was concerned about the section of the Ordinance that added the new category of waterfront communities. She said the maximum boat weight and length were increased significantly and she was concerned about the dangers to sea life based on these changes. She thought there also could be economic impacts as well. She asked for that section to be removed.

Ms. Skinner said the Planning and Zoning Board had discussed the issue and felt the current weight and height of boats were too small and that larger boat limits were desired by the shipyards and owners. She said the proposed sizes were average for marinas. She explained the sizing based on single and multi-family units.

Mayor Sikes-Kline asked about the potential for the larger docks to be built.

Mr. Birchim said there was the possibility of several being built.

Staff and the Commission continued discussing the proposed changes.

Commissioner Springfield suggested pictures be included for the next reading of the Ordinance.

Commissioner Blonder suggested taking this part of the Ordinance out and move the rest of the Ordinance forward while the weight/size issue was being addressed.

Ms. Lopez advised that the Short Title would have to be changed and be brought back for First Reading.

MOTION

Commissioner Blonder MOVED to remove the new size and weight section from the Ordinance and bring it back for First Reading. The motion was SECONDED by Commissioner Horvath.

VOTE ON MOTION:

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

NAYES: None

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

9.B.1. Resolution 2024-10 Discussion of the proposed City purchase in the amount of \$500,000 of Fish Island

Preserve Inholding property consisting of 2.5 acres and sponsored by Commissioner Blonder. (D. Birchim, City Manager)

Mr. Birchim conducted a presentation on Resolution 2024-10 relevant to the purchase of the Fish Island Inholding property. He reviewed the details of the purchase and was available for any questions.

Commissioner Blonder thanked Mr. Birchim and staff for bringing this Resolution forward.

Mayor Sikes-Kline agreed and thanked the City Manager and the Thompson family for the agreement.

MOTION

Commissioner Blonder MOVED to pass Resolution 2024-10. The motion was SECONDED by Commissioner Horvath.

VOTE ON MOTION:

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

NAYES: None

MOTION APPROVED UNANIMOUSLY

9.B.2. Resolution 2024-14: Establishing West City Community Redevelopment Area. (J. Perkins, Neighborhood Services & CRA Manager)

Jamie D. Perkins, Neighborhood Services & CRA Manager, reviewed Resolution 2024-14. She introduced Erik Bredfeldt to present the Finding of Necessity.

Eric Bredfeldt, Inspire Placemaking Collective, Inc., provided a brief PowerPoint presentation. He reviewed the following:

- Finding of Necessity Study
 - Evaluated the condition of West City
 - Florida statute requirements
 - Six areas observed for blight and one for slum

- If approved by the Commission the consultants would proceed with community engagement and drafting a Community Redevelopment Plan

Public comment was opened.

- B.J. Kalaidi

Public comment was closed.

Mayor Sikes-Kline said the language of slum and blight was very off putting; however, it was the Florida statutory language.

Commissioner Garris said she believed there was a need for the West City Community Redevelopment Agency (CRA). She said there was improvement in the area and felt this would be beneficial. She was in support of the Resolution and encouraged her fellow Commissioners to support it.

Commissioner Horvath expressed her appreciation for the work and excitement about the CRA.

Commissioner Springfield asked about the intersection at Palmer and Masters Drive and if it could be addressed.

Ms. Perkins said that could be addressed during public engagement. She said if the Commission approved the Findings of Necessity they would move forward to the next phase.

Mayor Sikes-Kline asked if the Master Plan had to address conditions in Findings of Necessity.

Ms. Perkins said she understood that once blight or slum was identified they could work with stakeholders to address.

Ms. Lopez said the Plan had to be realistic and had to be feasible to address Findings of Necessity.

Mayor Sikes-Kline expressed concern about the parking supply and whether it was adequate or not.

MOTION

Mayor Sikes-Kline **MOVED** to pass Resolution 2024-14. The motion was **SECONDED** by Commissioner Garris.

VOTE ON MOTION:

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

Ms. Perkins requested the Commission approve the development of a Steering Committee and to move forward with the formal development of a CRA Plan.

MOTION

Commissioner Horvath approved the development of a Steering Committee. The motion was **SECONDED** by Commissioner Garris.

VOTE ON MOTION:

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

The Commission agreed to move forward with the development of a CRA Plan.

10. Staff Reports and Presentations

10.A. Discussion of proposed CRA budget amendment procedures. (J. Perkins, Neighborhood Services and CRA Manager).

Ms. Perkins reviewed the proposed budget amendment procedures with the

Commission. She requested the Board adopt the CRA budget procedures.

MOTION

Commissioner Horvath approved the development of a Steering Committee. The motion was **SECONDED** by Commissioner Springfield.

VOTE ON MOTION:

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

11. ITEMS BY CITY ATTORNEY

Ms. Lopez stated she followed up with Mr. York regarding the Noise Ordinance.

12. ITEMS BY CITY CLERK

12.A. Request to fill one alternate member of the Historic Architectural Review Board (HARB). (D. Galambos, City Clerk)

Elyse Wiemann, Acting City Clerk, said there was a request for one appointment for an alternate board member for HARB, Randal Roark.

MOTION

Mayor Sikes-Kline approved Randal Roark to be added as an alternate board member to the HARB. The motion was **SECONDED** by Commissioner Horvath.

VOTE ON MOTION:

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

13. ITEMS BY CITY MANAGER

(None)

14. Items by Mayor and Commissioners

Darlene Galambos, CITY CLERK

Commissioner Garris said fifty-one people plus herself were on the bus that caught fire on the way to Tallahassee to support the location for the museum in St. Augustine. She said they were all taken to Tallahassee and thankful they were heard and the City was still ranked number one. She thanked the citizens for voicing their concerns regarding the removal of parking on San Marco Avenue. She reminded the Commission to be mindful of their concerns. She questioned if a night manager had been hired.

Mr. Birchim replied that an offer had been extended and was awaiting acceptance from the applicant.

Commissioner Springfield noted the attorney investigating the Human Resources complaints was working diligently and a report should be provided soon. He advised he would be absent from the September 19, 2024, budget meeting. He thanked Mark Hartley for the excellent concrete work for the Geroge Gardner Plaque in the Fullerwood neighborhood. He asked for future discussion regarding proclamations policy and procedures.

Mayor Sikes-Kline announced that Román Alvarez from and Avilés, Spain would be in St. Augustine to present the 100 years of history between City and Avilés. She said these events were open to the public.

15. Adjournment

There being no further business, the meeting was adjourned at 8:41 P.M.³

Nancy Sikes-Kline, MAYOR

³ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

City Commission Special Meeting Monday, May 13, 2024

The City Commission met in formal session Monday, May 13, 2024 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
Stephen Slaughter, Director, Public Works and Utilities
Jessica Beach, Deputy Director, Public Works and Utilities
Jennifer Michaux, Police Chief
Carlos Aviles, Fire Chief Wiemann, Recording Secretary

2. General Public Comments

The Commissioners heard from the following members of the public:

(None)

3. STRATEGIC PLAN REVIEW AND DISCUSSION

3.A. City of St. Augustine Strategic Plan. (David Birchim, City Manager)

Mr. Birchim reviewed the Strategic Plan with the Commission and noted if there were updates they could be made at this time. He said the plan was broken down into four categories which were as following:

- Livability
- Authenticity
- Character
- Vitality

Commissioner Springfield explained under 'Vitality' on the Vision plan one of the goals was to "promote attracting visitors who value the City's unique blend..." He asked how the monies from the Tourist Development Council (TDC) were spent to target visitors directly to St. Augustine or were they more focused on St. Johns County. He said he would like to promote both incentives to ensure a balance in the development of businesses, recreation, education and culture for residents and visitors and tourists who value the unique blend of history, arts, and culture.

Commissioner Horvath asked when an update from the Visitors Convention and Bureau (VCB) would be provided. She said she thought the advertisement was aimed more towards culture and history.

Mr. Birchim replied that he could reach out to the VCB for a presentation as they had

their own plans that focused not only on the City but also on St. Johns County.

Commissioner Garris noted she participated with the VCB and said they provided a great presentation which encouraged visitors to visit the City.

Mayor Sikes-Kline added she represented the City on the Tourist Development Council (TDC) and a tremendous amount of effort was put into attracting Heritage Tourist as those were the visitors who were interested in the City's history and they stayed longer to explore the City. She said the Cultural Council was intently focused on tourism; however, the monies spent by the VCB were more broadly focused. She said as far as development and community incentives were concerned the Commission was very mindful but did not feel they had created incentives.

Mr. Birchim said with A Planned Unit Development (PUD) rezoning was not the exact same but similar as they had to provide public benefit. He said developers were able to create their own entitlements and if the entitlements were equal to the public benefit, they would be allowed.

Mayor Sikes-Kline thought that could be explored further.

Mr. Birchim mentioned that Commissioner Springfield brought up the West City Community Redevelopment Area (WCCRA) that would create pockets of monies to help residents fix up their homes which would be an incentive to keep residents in their homes but would only be in the boundaries within the CRA.

Mr. Birchim noted the Plan had been updated last year in detail and most items were being addressed. He said he did not see an urgent need to go through the update process unless the Commission wished to, the same process could be followed in early summer.

Commissioner Blonder noted that the Vision and Mission statement said that natural assets were incorporated but thought the historic and archaeological value was missing and felt it should be added. She noted a typo in the blue banner on page twenty.

Mayor Sikes-Kline agreed and felt it should be added to the vision statement. She said Resiliency and Sustainability should include similar language.

Mr. Birchim asked for clarification on what the recommended changes were.

Mayor Sikes-Kline replied that the Historic Preservation and Archeology objective it should reflect the same language as the Resiliency and Sustainability.

Mayor Sikes-Kline said on the Vision Plan page seven under authenticity the last paragraph needed to be changed to "support" because the historic preservation plan had been completed.

4. CAPITAL IMPROVEMENT PLAN UPDATE

4.A. Capital Improvement Plan (S. Slaughter, Director Utilities & Public Works).

Stephen Slaughter Director Utilities and Public Works reviewed the Capital Improvement Plan. He discussed the following with the Commission:

- Project Schedule
- Status of each project
- Review of Proposed additional projects to the CIP

Reuben Franklin, Assistant City Manager, provided a brief update on the King Street San Sebastian Water Main Horizontal Directionally Drilled (HDD) project. He said once there was a specific timeline, it would be provided.

Commissioner Garris asked when the Lake Maria Sanchez Flood Mitigation and Drainage project would begin.

Mr. Slaughter replied that there were two phases. He said the first phase would be the installation of the stormwater infrastructure that would lead to Lake Maria Sanchez and the second phase was the stormwater pumping station. He said the reason was the hopes of starting construction prior to 2028.

Commissioner Blonder thanked Jessica Beach, Chief Resiliency Officer for the Vulnerable Asset graphic as it was very informative.

Mr. Slaughter identified two projects that needed to be addressed; however, he suggested moving forward with the Tolomato Parking Lot and postponing the Sevilla Street project. He said the Tolomato Parking lot would provide improvements to the commercial loading zones, solid waste, and traffic.

Mayor Sikes-Kline said this had been a plan for a long time and was disappointed that it had been postponed due to funding; however, in order to move delivery trucks off the road, it was important to move forward with Tolomato Lot.

Commissioner Blonder said she noticed the traffic delays due to the delivery trucks and was in support of moving forward with the Tolomato Lot.

Commissioner Springfield asked if Sevilla Street included the utilities underground. He asked what problems could arise by postponing Sevilla Street for another year.

Mr. Slaughter replied it was a complete street project and utilities were included. He said the community had a vested interest in the storm water as it would address those issues, but it was a funding matter.

Commissioner Springfield said Tolomato Lot was critical but would like to review other options that could be delayed so these two could be completed.

Mr. Slaughter said that perhaps another project could be postponed and both Sevilla Street and Tolomato Lot could be completed. He said he would review all the projects with staff to determine any options.

Commissioner Blonder noted there were \$80 million dollars in resiliency projects taking place. She said some of them maybe in the Back Bay plan but did not want anything done now be redone in that study.

Mr. Slaughter said that was the intent.

5. ITEMS BY MAYOR AND COMMISSIONERS

6. Adjournment

There being no further business, the meeting was adjourned at 4:18 P.M.¹

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

¹ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: May 14, 2024

RE: **SATISFACTION AND RELEASE OF UTILITY MORTGAGE – 350 ABBEY AVENUE**

Enclosed is a Satisfaction and Release of Mortgage for 350 Abbey Avenue, regarding the Unit Connection Fee Mortgage and Promissory Note executed between the City of St. Augustine and Cecelia O'Neill. The mortgage was recorded in the Public Records of St. Johns County on April 27, 2023. Copies of the Unit Connection Fee Mortgage and Promissory Note are enclosed as well for reference.

Please place this Release and Satisfaction of Mortgage on the consent agenda for consideration and execution at the June 10, 2024 City Commission meeting.

Please contact me if you have any questions or comments. Thank you.

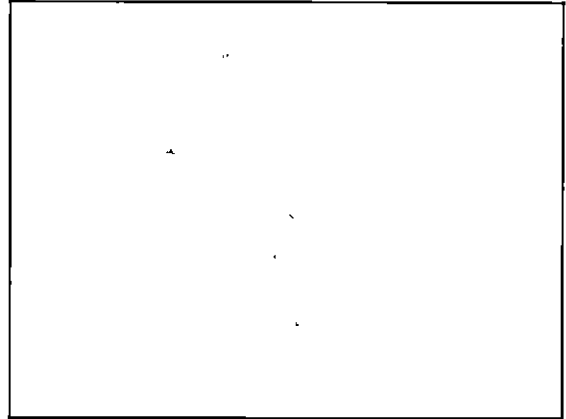


April R. Owen
Assistant City Attorney

/s/
Attachment

xc: Darlene Galambos, City Clerk (with original)

This instrument was prepared under the supervision and direction of Isabelle C. Lopez, City Attorney, P.O. Box 210, St. Augustine, Florida 32085



**SATISFACTION AND
RELEASE OF MORTGAGE**

KNOW ALL MEN BY THESE PRESENTS:

THE CITY OF ST. AUGUSTINE, a municipal corporation organized and existing under the laws of the State of Florida, whose mailing address is P.O. Box 210, St. Augustine, Florida, 32085-0210 (hereinafter referred to as "Mortgagee"), in consideration of the covenants and agreements set forth hereinafter, hereby releases **CECELIA O'NEILL**, whose address is 350 Abbey Avenue, St. Augustine, Florida 32084, her heirs, assigns or successors in title (hereinafter referred to as "Mortgagor"), from the Mortgage entitled, "Unit Connection Fee Mortgage," executed between the parties and dated February 10, 2023, recorded at Official Records Book 5746, Page 1176, of the Public Records of St. Johns County, Florida, and relating to that certain lot, parcel or piece of land situated in the City of St. Augustine, St. Johns County, Florida, described in **Exhibit "A"** attached hereto and incorporated herein.

Mortgagee hereby releases said Mortgagor from any obligations created by or existing by virtue of said Mortgage and the Promissory Note relating thereto recorded at Official Record Book 5746, Page 1176, of the Public Records of St. Johns County, Florida, and such obligations related to said documents have been fully performed and are therefore satisfied.

IN WITNESS WHEREOF, this Satisfaction and Release of Mortgage has been duly signed and executed by the Mortgagee, this _____ day of _____, 2024.

ATTEST:

CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

Darlene Galambos, City Clerk
(S E A L)

By: _____
Nancy Sikes-Kline, Mayor-Commissioner

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, by means of ☐ physical presence or ☐ online notarization, **Nancy Sikes-Kline**, who is personally known to me, who is the person who executed the foregoing instrument and who acknowledged before me that she executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal, this _____ day of _____, 2024.

Notary Public, State of Florida

(S E A L)

EXHIBIT "A"

LEGAL DESCRIPTION: A PARCEL OF LAND BEING A PART OF BLOCK 19 OF THE PLAT OF ST. SEBASTIAN AS RECORDED IN MAP BOOK 1, PAGE 134 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID BLOCK 19; THENCE N 00°19'14" W ALONG THE WEST LINE OF LOT 10 OF SAID BLOCK 19 A DISTANCE OF 116.80 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 19; THENCE N 89°59'09" E ALONG THE NORTH LINE OF LOTS 10, 9, 8, 7, 6 AND 5 OF SAID BLOCK 19 A DISTANCE OF 227.42 FEET; THENCE S 03°37'37" E, 56.23 FEET; THENCE S 01°42'36" W, 10.85 FEET; THENCE S 33°31'20" W, 8.01 FEET; THENCE S 4°30'30" E, 16.32 FEET; THENCE S 00°08'51" E, 26.89 FEET TO THE SOUTH LINE OF LOT 5 OF SAID BLOCK 19; THENCE S 89°51'09" W ALONG THE SOUTH LINE OF LOTS 5, 6, 7, 8, 9 AND 10 OF SAID BLOCK 19 A DISTANCE OF 227.27 FEET TO THE POINT OF BEGINNING.

PARCEL ID NUMBER: 093670-0000

LOCATION ADDRESS: 350 ABBEY AVENUE, ST. AUGUSTINE, FLORIDA 32084

**UNIT CONNECTION FEE
MORTGAGE**

THIS MORTGAGE, by and between, **Cecelia O'Neill** whose address is 350 Abbey Avenue St. Augustine, FL. 32084 (hereinafter called "Mortgagor") and **CITY OF ST. AUGUSTINE, FLORIDA**, a municipal corporation organized under the laws of the State of Florida, whose address is P.O. Box 210, Attention Financial Services Dept., St. Augustine, Florida, 32085 (hereinafter called "Mortgagee").

WITNESSETH that for good and valuable consideration, and also in consideration of the Mortgagee's deferment of certain water and/or sewer unit connection fees owed by the Mortgagor to the Mortgagee as evidenced by the Unit Connection Fee Promissory Note hereinafter described, the said Mortgagor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Mortgagee all that certain piece, parcel or tract of land of which the said Mortgagor is now seized and possessed and in actual possession, situate in the county of St. Johns and state of Florida, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all structures and improvements now and hereafter on said land, and the fixtures attached thereto.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all the estate, right, title, interest, homestead, separate estate, possession, claim and demand whatsoever, as well in law as in equity, of the said Mortgagor in and to the same, and every part thereof, unto the said Mortgagee, in fee simple.

And the Mortgagor hereby covenants with the Mortgagee that it is indefeasibly seized of said land in fee simple; that it has full power and lawful right to convey the same in fee simple as aforesaid; and that said Mortgagor will make such further assurances to prove the fee simple title to said land to said Mortgagee as may be reasonably required.

Provided always, and these presents are executed and delivered upon the following conditions, to-wit:

The Mortgagor agrees to timely pay the Mortgagee, or order, the payments described in the copy of the Unit Connection Fee Promissory Note attached hereto as Exhibit "B" in the manner and at the times described therein.

And shall duly, promptly and fully perform, discharge, execute, effect, complete and comply with and abide by each and every of the stipulations, agreements, conditions, and covenants of said Promissory Note and of this mortgage, then this mortgage and the estate hereby created shall cease and be null and void.

And the Mortgagor further covenants as follows:

1. That it will pay all and singular the costs, charges and expenses, including reasonable attorney's fees, and costs of abstracts of title, incurred or paid at any time by the Mortgagee because of the failure on the part of the Mortgagor promptly and fully to perform the agreements and covenants of said Promissory Note and this mortgage, and said costs, charges and expenses shall be immediately due and payable and shall be secured by the lien of this mortgage.

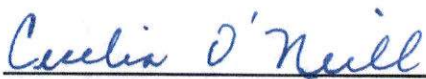
2. That (a) in the event of any breach of this mortgage or any mortgage superior or junior hereto or default on the part of the Mortgagor under this or any other mortgage encumbering the property mortgaged hereby, or (b) in the event that any of said sums of money herein referred to be not promptly and fully paid without demand or notice, or (c) in the event that each and every of the stipulations, agreements, conditions and covenants of said note and this mortgage are not promptly and fully performed, then in either or any such event, the said aggregate sum mentioned in said note then remaining unpaid, with interest accrued to that time, and all moneys secured hereby, shall become due and payable forthwith, or thereafter, at the option of said Mortgagee, as fully and completely as if all of the said sums of money were originally stipulated to be paid on such day, anything in said note or in this mortgage to the contrary notwithstanding; and thereupon or thereafter, at the option of said Mortgagee, without notice or demand, suit at law or in equity May be prosecuted as if all moneys secured hereby had matured prior to its institution. The Mortgagee May foreclose this mortgage, as to the amount so declared due and payable, and the said premises shall be sold to satisfy and pay the same, together with costs, expenses and allowances.

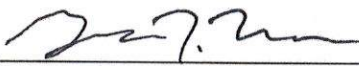
3. That the Mortgagee will make monthly payments in the amount of \$35.97 for 120 Months, with the first payment due March 15, 2023.

10th day of February IN WITNESS WHEREOF, the Mortgagor has hereunto set its hand and seal, this

Signed, sealed and delivered in the presence of:


Witness
Printed Name: Aline Lauria

BY: 
(Name) Cecelia O'Neill
(Address) 350 Abbey Avenue
St. Augustine, FL. 32084
(Telephone) (904) 466-1112


Witness
Printed Name: Reagan T. Brown

*** NOTARY CERTIFICATION APPEARS ON THE FOLLOWING PAGE ***

FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT:

STATE OF Florida
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **Cecelia O'Neill**, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced Drivers License (FL) as identification and is the person described in and who executed the foregoing instrument, and acknowledged before me that he executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 10th day of February.

Elyse Wiemann
Notary Public, State of Florida

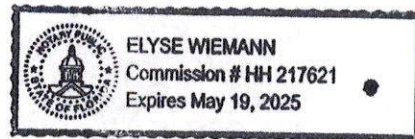


Exhibit "A"

LEGAL DESCRIPTION

Parcel ID Number: 0936700000

A PARCEL OF LAND BEING A PART OF BLOCK 19 OF THE PLAT OF ST. SEBASTIAN AS RECORDED IN MAP BOOK 1, PAGE 134 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID BLOCK 19; THENCE N $00^{\circ}19'14''$ W ALONG THE WEST LINE OF LOT 10 OF SAID BLOCK 19 A DISTANCE OF 116.80 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 19; THENCE N $89^{\circ}51'09''$ E ALONG THE NORTH LINE OF LOTS 10, 9, 8, 7, 6 AND 5 OF SAID BLOCK 19 A DISTANCE OF 227.42 FEET; THENCE S $03^{\circ}37'37''$ E, 56.23 FEET; THENCE S $01^{\circ}42'36''$ W, 10.85 FEET; THENCE S $33^{\circ}31'20''$ W, 8.01 FEET; THENCE S $04^{\circ}30'31''$ E, 16.32 FEET; THENCE S $00^{\circ}08'51''$ E, 26.89 FEET TO THE SOUTH LINE OF LOT 5 OF SAID BLOCK 19; THENCE S $89^{\circ}51'09''$ W ALONG THE SOUTH LINE OF LOTS 5, 6, 7, 8, 9 AND 10 OF SAID BLOCK 19 A DISTANCE OF 227.27 FEET TO THE POINT OF BEGINNING.

**UNIT CONNECTION FEE
PROMISSORY NOTE**

APPLICANT(S) NAME: Cecelia O'Neill
ADDRESS: 350 Abbey Avenue
St. Augustine, FL. 32084

\$3,057.00

St. Augustine, Florida

FOR VALUE RECEIVED, and as payment for certain unit connection fees on premises located at 350 Abbey Avenue St. Augustine, FL. 32084, the undersigned, jointly and severally, promises to pay to the order of **CITY OF ST. AUGUSTINE, P.O. Box 210, St. Augustine, Florida, 32085**, or elsewhere as the holder hereof may from time to time require, the principal sum of **3,057.00 Dollars**, together with interest on so much of said principal sum as remains from time to time outstanding and unpaid, at the rate of **7.30 percent** per annum from the date hereof until paid. Said principal and interest shall be paid in equal consecutive monthly installments of **35.97 Dollars**, commencing on **March 15, 2023**, and continuing on the same date each and every month thereafter until paid in full, said installments to be applied first to interest and the balance to principal.

The maker(s) hereof waives presentment for payment and demand. Time is of the essence hereof. It is expressly agreed that if this Note or any part or installment thereof be not paid within ten (10) days after the same becomes due and payable, anything herein to the contrary notwithstanding, the maker(s) hereof understands that all unpaid sums shall immediately be due and payable at once, without notice or demand, together with all costs of collection, including reasonable attorney's fees, whether suit be filed or not.

The maker(s) hereof may prepay any part of the principal sum hereof in any amount at any time, but any such prepayment shall not relieve the maker(s) hereof from making payment of the installment then due nor any subsequent installment provided hereby, unless at the time of such prepayment the maker(s) hereof pays all sums hereon.

Any waiver of the right to exercise any option by the holder hereof shall not constitute a waiver of the right to exercise said option at any future time.

All notices, demand, presentment, dishonor and requirements under any law of Florida are hereby expressly waived.

Note: Fl. Stat. 159.17 – Lien of services charges – any municipality issuing revenue bonds hereunder shall have a lien on all lands or premises served by any water system, sewer system or gas system for all service charges for such facilities until paid, which liens shall be prior to all other liens on such lands or premises except the lien of state, county and municipal taxes and shall be on a parity with the lien of such state, county and municipal taxes. Such liens, when delinquent for more than 30 days, may be foreclosed by such municipality in the manner provided by the laws of Florida for the foreclosure of mortgages on real property.

Exhibit "B"

This Note is secured by and subject to the terms of a mortgage (or a letter of credit) of even date herewith.

Signed, sealed and delivered dated as of February 10, 2023, in the presence of:



Witness
Printed Name: Alina Lauria

BY: Cecelia O'Neill

(Name) Cecelia O'Neill
(Address) 350 Abbey Avenue
St. Augustine, FL. 32084
(Telephone) (904) 466-1112



Witness
Printed Name: Reagan T. Brown

CITY OF ST. AUGUSTINE, FLORIDA

M E M O R A N D U M

TO: David Birchim
City Manager

DATE: May 21, 2024

RE: Grant Award ID: D-R7038
Award Title: St. Augustine Police Department
Training Project

We are in receipt of the referenced grant awarded by the Florida Department of Law Enforcement, Office of Criminal Justice Grants in the amount of \$5,031.00.

These grant funds will be utilized to purchase conversion kits for duty firearms to enable the officers to train with their assigned firearms versus replica models. This will make the training more realistic with familiar weapons, improving the chance of a better outcome when the officers are handling real life situations.

If you concur, please place this matter on the next available consent agenda for the consideration and approval of the City Commission.

Thank you for your consideration in this matter.



Anthony Cuthbert
Assistant Chief of Police

dt
attachment

cc: D. Galambos, City Clerk w/original attachment

Award Signatures

In witness whereof, the parties affirm they each have read and agree to the conditions set forth in **Appendix C and Appendix D** of this agreement, have read and understand the agreement in its entirety and have executed this agreement by their duly authorized officers on the date, month and year set out below.

Award ID: R7038
Award Title: D-R7038: St Augustine PD Training Project
Award Period: 01/01/2024 – 09/30/2024

Florida Department of Law Enforcement Office of Criminal Justice Grants

Signature: _____

Typed Name and Title: Cody Menacof, Bureau Chief

Date: _____

Recipient City of St. Augustine

Signature: _____

Typed Name and Title: Nancy Sikes Kline, Mayor

Date: _____

*** If using a designee, sign in the "Chief Official Designee" section below. ***

Chief Official Designee (optional) City of St. Augustine

Signature: _____

Typed Name and Title: _____

Date: _____

THIS AWARD IS NOT VALID UNTIL SIGNED AND DATED BY ALL REQUIRED PARTIES

**State of Florida
Office of Criminal Justice Grants
Florida Department of Law Enforcement
2331 Phillips Road
Tallahassee, FL 32308**

AWARD AGREEMENT

Recipient: City of St. Augustine

Recipient SAM UEI: EYJGVQ5LEQ23

Award Number: R7038

Award Period: 01/01/2024 – 09/30/2024

Award Title: D-R7038: St Augustine PD Training Project

Federal Funds: \$5,031.00

Matching Funds: \$0.00

Total Funds: \$5,031.00

CFDA: 16.738

Federal Award Number: 15PBJA-22-GG-00656-MUMU

Federal Program: Edward Byrne Memorial Justice Assistance Grant (JAG)

Federal Awarding Agency: U.S. Department of Justice (USDOJ)

Pass-through Entity: Florida Department of Law Enforcement (FDLE)

Research & Development: No

Indirect Cost: No

An award agreement is entered into by and between the Florida Department of Law Enforcement (herein referred to as "FDLE" or "Department") and the City of St. Augustine (herein referred to as "Recipient");

WHEREAS, the Department has the authority pursuant to Florida law and does hereby agree to provide federal financial assistance to the Recipient in accordance with the terms and conditions set forth in the award agreement, and

WHEREAS, the Department has available funds resulting from the federal award listed above, and

WHEREAS, the Recipient and the Department have each affirmed they have read and understood the agreement in its entirety and the Recipient has provided an executed agreement to the Department.

SCHEDULE OF APPENDICES

Appendix A – Scope of Work

Appendix B – Deliverables

Appendix C – Approved Budget

Appendix D – Award Contacts

Appendix E – Special Conditions

Appendix F – Standard Conditions

PERFORMANCE REPORTING

The Recipient shall provide **Quarterly Performance Reports** to the Department attesting to the progress towards deliverables. Performance Reports are due no later than 15 days after the end of each reporting period. For example:

Appendix A - Scope of Work

Award Number: R7038
Recipient: City of St. Augustine
Award Title: D-R7038: St Augustine PD Training Project
Award Period: 01/01/2024 - 09/30/2024

Problem Identification

Firearms are inherently dangerous and failure to observe the highest standards of professionalism in their handling and training is not acceptable. Best practices in law enforcement stress making training as realistic as possible. Currently, the City of St. Augustine's Police Department uses firearm models supplied by a simunitions vendor to do interactive "shoot/don't shoot" training scenarios. Training with firearm replicas does not give an officer the real feel for responding to threats with their assigned firearms. The purchase of conversion kits for the officers' handguns will allow officers to train with their assigned firearms during training for threats and stressful situations. The conversion kits will help the officers to become more proficient with their firearms in real-life situations.

Scope of Work

Currently, the City of St. Augustine's Police Department is using firearm replicas to do interactive firearm training. The Department is revising its training program to feature more interactive training. The police department will purchase conversion kits for duty firearms for the officers to train with their assigned firearm rather than a replica model. Thus, making the training more realistic with familiar weapons and improving the chances of a better outcome by the officers when handling real-life encounters.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

RE: Nomination for the 2024 Order of La Florida Award

DATE: June 10, 2024

It is my honor to nominate Mr. William "Bill" Dudley for the 2024 Order of La Florida Award. Per the criteria for eligibility of this award, Mr. Dudley has unselfishly devoted himself, his time, and his talent to the welfare and betterment of our citizens and has contributed extraordinary services to this community.

In accordance with the process outlined in Resolution 2022-11, I ask that this nomination be placed on the consent agenda for the June 10, 2024, City Commission meeting for consideration, and that her selection be confirmed at the July 8, 2024, City Commission meeting.

William "Bill" E. Dudley joined the U.S. Air Force in January 1955, flying and instructing in various types of military aircraft and deploying during the Berlin Crisis and the Cuban Missile Crisis. After 10 years of active duty, Bill transferred to the USAF Reserves, retiring at the rank of Lt. Colonel. Bill held executive-level management positions for several major domestic and international airlines before running an aerospace consulting business.

Since he fully retired in 2005, Bill has served our local community, our veterans in particular, in many ways – as the National Director of the U.S. Navy League, the President of the Veterans Council of St. Johns County, and in various voluntary leadership roles with the National Cemetery, community veterans organizations, Flagler Health's Continuum of Care, Home Again St. Johns, Veterans Treatment Court Advisory Board, and more.

I have attached a full bio in support of my nomination of Mr. Dudley.

Once the nomination is confirmed, the presentation date and time will be scheduled for the first commission meeting in September 2024.

Thank you,



Nancy Sikes-Kline, Mayor



Bio Data: William E. Dudley

Born in Williamston, N.C. and graduating from Williamston High School, Bill entered the U.S. Air Force in January 1955. After completing Basic training, he applied for and was accepted into Officer Candidate School Program (OCS) where he was commissioned and went on to Basic Flight training. Dudley spent 10 years on active duty flying mostly heavy cargo type aircraft, performing maintenance officer duties, and deployed in several world crisis mobilizations. He left active duty after 10 years and transferred to the Active Reserve Force, retiring with the rank of Lt. Colonel.

Dudley attended East Carolina University majoring in Industrial Management and graduated from Wake Forest University Babcock School of Management with a degree in Financial Management.

His career in Aerospace was highlighted by mid-management and executive management level positions including President and CEO of several Fortune 500 aerospace companies, both in the U.S., U.K., and Singapore. A career of nearly 45 years was a rewarding experience that provided many opportunities to travel the world, live in and enjoy other cultures, and appreciate the vast freedoms and opportunities we have in this country.

The experiences of Dudley's military and working career provided him the skills and desire to give back to the St. Augustine community. His passion for volunteering and serving others provides a driving ambition to reach out to our community and help when and where needed.

Since retiring in 2000, Dudley has served in many levels of the Navy League of the United States including Council President of the local Council, Area President of Northeast Florida, Region President of the State of Florida, National Vice President and has been a National Director for 17 years.

In September 2008, he was awarded the Superior Public Service Award by the Secretary of the Navy, Donald Winter for establishing the Individual Augmentee Recognition Program honoring all our Navy sailors returning from an IA deployment. This program was recognized throughout the Navy and received a letter of appreciation from the Chief of Naval Operations, Admiral Gary Roughhead. In November of 2021, Dudley was awarded the Rear Admiral Kevin Delaney Hall of Fame Award for contribution and leadership to veterans throughout northeast Florida.

At the November 2, 2021, St. Johns County Board of County Commissioners meeting, the County Commissioners recognized Dudley by declaring Bill Dudley Day at that meeting.

Dudley is the Chairman of the Veterans Council of St. Johns County, a position he has held for the past 13 years. He holds the position of Vice Chairman of the Jacksonville National Cemetery Support Committee and served on the Advisory Committee for the Clyde E. Lassen State Veterans Nursing Home during the construction of that facility. He has served over the past nine years on several Veterans Advisory Boards in Tallahassee for the Florida Department of Veterans Affairs and has served on the Military Academy Selection Committee for Senators Mel Martinez, George Lemieux, and currently for Senator Marco Rubio. He also previously served on the Veterans Advisory committee for then Congressman Ron DeSantis and often communicated with him and his staff on local veteran's issues before he was elected Governor.

In 2017, he was appointed to the Florida Defense Support Task Force by Florida State Senate President Joe Negron. Currently he serves as a member of the Board of Directors for Community Hospice and Palliative Care and is a member of Community Hospice Veterans Partnership. He also serves on the advisory committee to Flagler Health Continuum of Care and is on the Board of Directors for Home Again St. Johns.

In February 2023, Dudley was appointed by the Florida Speaker of the House, Paul Renner to the Council for the Florida Veteran Hall of Fame Award.

Dudley was instrumental in helping establish a Veterans Treatment Court for St. Johns County which was activated in January 2017 with Judge Howard McGillin presiding from the bench. He and Judge McGillin worked in partnership for nearly three years to establish the Veterans Treatment Court when he was in private practice, and it has been a highly successful diversionary court with a success rate of less than 2% recidivism.

Working with other Board members from the Home Again St. Johns non-profit organization, Dudley was instrumental in applying for and receiving a \$3 million grant from the State of Florida to purchase the Old Town Inn motel and repurpose it into a residential facility for homeless veterans. Now known as Veterans Village, it houses 20 veterans that were previously homeless or living in less than desirable housing conditions.

As a member of Anastasia Baptist Church, Dudley serves on the Senior Deacon Board. He has been married to his wife Nancy for the past 63 years and they have one son, Troy, and two grandsons Ethan and Avery, ages 20 and 16.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

RE: Nomination for the 2024 Order of La Florida Award

DATE: June 10, 2024

It is my honor to nominate Pastor Laverne March for the 2024 Order of La Florida Award. Per the criteria for eligibility of this award, Pastor March has unselfishly devoted herself, her time, and her talent to the welfare and betterment of our citizens and has contributed extraordinary services to this community.

In accordance with the process outlined in Resolution 2022-11, I ask that this nomination be placed on the consent agenda for the June 10, 2024, City Commission meeting for consideration, and that her selection be confirmed at the July 8, 2024, City Commission meeting.

Pastor March is the head pastor of Living Waters Church. She works diligently with other churches in St. Augustine to develop a better community and has created a group of community service volunteers in West St. Augustine to repair, paint, build handicap ramps, and more, for those in need.

Pastor March has been on the accountability committee for several years to bring diversity solutions and through her ministry, she works to empower our youth to ensure the future generations have positive opportunities.

I have attached a short bio in support of my nomination of Pastor March.

Once the nomination is confirmed, the presentation date and time will be scheduled for the second commission meeting date in September 2024.

Thank you,


Cynthia Garris, City Commissioner



Laverne D. March was born on November 4, 1963, in Saint Augustine, Florida. From a young age she recalls a strong desire to serve people. Pastor March would attend Florida A & M University and go on to work for a logistics engineering firm in Washington, DC before being called by God to continue his work. Pastor March has enthusiastically served as Senior Pastor of Living Waters Ministries.

Her love for people would lead her to serving on many social justice platforms. Pastor March, Pastor March continues to fight for change and equality. She recognizes that God works in many ways and has given her the heart for the people. She leads an “Building Bridges” group for our local government, in order to help achieve goals for cross-cultural collaborations.

She has organized a group of people whose purpose is to turn the current ashes of despair and into a beautiful place that will offer hope, self-esteem and healing to this neighborhood called “Pride in the West Side”, this organization, comes along side of residents in west Augustine to repair & paint homes and other structures, with the sweat equity of homeowners and volunteers, so that children & adults can live in dignity.

Pastor March holds a Bachelor of Science Degree in Psychology, from Saint Leo University in St. Augustine Florida. She has a mentoring program at St. Augustine Technical High School, Pastor March also serves as a contributor for classes at Flagler College where she continues to instill change in the next generation. She is a loving wife, mother and Grandmother who will remind everyone that her first love will always be God and serving his people.