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 poem[1].

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]

<u>7.B.</u> Items of Great Public Importance

(None)

<u>7.C.</u> 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.

<u>VOTE ON MOTION</u>:
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.

<u>VOTE ON MOTION</u>:
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

<u>10.A.</u> 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.

<u>VOTE ON MOTION</u>:
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

<u>12.A.</u> 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.

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

13. ITEMS BY CITY MANAGER

(None)

14. Items by Mayor and Commissioners

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

Darlene Galambos, CITY CLERK

[3] Transcribed by Elyse Wiemann