



**CITY OF ST. AUGUSTINE CITY COMMISSION
REGULAR MEETING AGENDA
MONDAY, SEPTEMBER 23, 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

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. Audubon Native Plant Garden Update. *(R. Franklin, Assistant City Manager)*

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 2024-30: Amends the existing definition of Historic Structure and clarifies Section 28-89 regarding proposed or partial demolition of existing historic structures. *(A. Skinner, Director Planning and Building)*

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

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

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

9.B. Resolutions

10. STAFF REPORTS AND PRESENTATIONS

10.A. 2024 Conservation Program-Nominated Properties Ranking Presentation. *(R. Franklin, Assistant City Manager)*

10.B. 2016 Building Condition Survey Update. *(A. Skinner, Director Planning and Building)*

11. ITEMS BY CITY ATTORNEY

12. ITEMS BY 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: NONE.**
- CA.3. Reminder of Upcoming Meetings:**
- October 14, 2024, 5:00PM, Regular City Commission Meeting
 - October 28, 2004, 3:30PM, Community Redevelopment Agency Meeting
 - October 28, 2024, 5:00PM, Regular City Commission Meeting
 - November 12, 2024, 5:00PM, Regular City Commission Meeting
- CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:**
- August 12, 2024-Regular City Commission Meeting
 - August 22, 2024-Special City Commission Budget Workshop Meeting
 - August 26, 2024-Regular City Commission Meeting
 - September 5, 2024-Special City Commission Budget Meeting
- CA.5. RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S):**
- 200 N. Brevard Street-Chelsea Murray
 - 488 Venetian Boulevard-Timothy Harrell
- 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.** Drifters Rentals request for use of the City Seal. *(D. Galambos, City Clerk)*
- CA.9.** Cavendish Partners Invoice for Professional Services-Marlowe Vs. City of St. Augustine. *(I. Lopez, City Attorney)*

End Consent Agenda

CITY OF ST. AUGUSTINE

MEMORANDUM

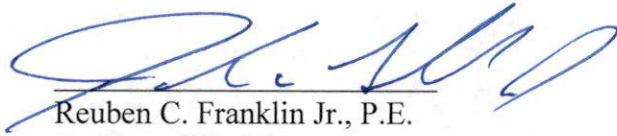
TO: David Birchim, AICP
City Manager

DATE: September 10, 2024

RE: Agenda Item for September 23, 2024, City Commission Meeting
Audubon Native Plant Garden Update

A presentation to provide an update for the Audubon native plant garden at the Visitor Information Center is requested to be added to this agenda. No action by the commission is needed.

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

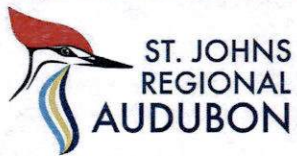


Reuben C. Franklin Jr., P.E.
Assistant City Manager

cc: City Attorney & Department Heads

Attachment:

The St. Augustine Audubon Native Plant Garden



*Celebrating and protecting birds
from the river to the sea*





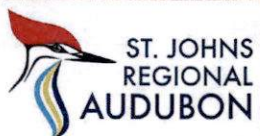
Why a native plant garden?

- We have lost nearly 3 billion birds in North America since 1970.
- A significant part of this loss is due to vanishing habitat.
- The purpose of the garden is to show residents and visitors how the use of native plants can result in beautiful landscapes that benefit birds - even in urban areas.

Development of the garden 1

- We spent 2 years planning and installing the garden:
 - Very thoughtful planning was needed due to its urban location in an historic district.
 - We took into account possible archeological remains, as well St. Augustine's color palette for the historical area in our signage.
 - And we had to find the right plants and develop a good garden design.
- The cost – nearly \$35,000 (excluding new liability insurance) - was funded by our members and donors.
- We have a 5 year Vendor's Agreement with the City to maintain the Garden.





Development of the garden 2

We had terrific support and guidance from City Staff and from the Historic Architectural Review Board. We want to acknowledge and thank the following:

- **Reuben Franklin**, Assistant City Manager
- **J.B. Miller**, City Land Manager
- **Historic and Architectural Review Board**
- **Julie Courtney**, Historic Preservation Officer
- **Andrea White**, City Archeologist
- **Jessica Joyce**, Visitor Services Supervisor
- **Mark Hartley** and **Joel Autry**, who have been terrific working out issues with the irrigation of the garden.
- **Denise Medrano**, Parking Garage Supervisor

We also want to acknowledge and thank our Plants for Birds Director, **Laurie Gilmore**, and our contractor, **Wacca Pilatka** (partner **Tommy Richardson**) for their hard work and creativity!

Maintenance of the garden 1

- Under our renewable Vendor's Agreement, the SJRA will maintain the garden for a period of five years.
- We will bear the cost of maintenance; however, the City generously provides the irrigation.
- We are budgeting over \$2,000 annually for maintenance (plant replacement, mulching, etc.)



Maintenance of the garden 2

- We have a team of 7 volunteers that have been weeding the garden since its installation in April.
- To date, our volunteers have collectively spent over 260 hours working in the garden!





Use of the Garden

- Under the Vendor's Agreement, SJRA has authorization to hold 6 education events and up to 4 club meetings per year at the Garden.
- We intend to focus on education:
 - Events for children to show them nature.
 - Events for adults to encourage the use of native plants in their landscaping.
- For club meetings, we may hold a few early morning coffee/tea get togethers where the public will be invited.

Thank you!

On behalf of the 800+ members of St. Johns Regional Audubon, thank you for giving us the opportunity to develop the garden in this wonderful space!



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: September 12, 2024

RE: **Ordinance 2024-30 – Amending the Existing Definition of Historic Structure and Clarifying Section 28-89 regarding Proposed Demolition or Partial Demolition of Existing Historic Structures – Second Reading and Public Hearing**

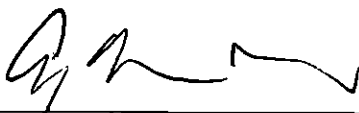
The attached ordinance is intended to clarify the definition of Historic Structure as well as the criteria for review of proposed demolitions or partial demolitions of historic structures.

You may recall that the city adopted Ordinance 2023-24 in August of 2023 to reorganize and clarify the partial demolition requirements in the Zoning Code, add more definitions related to historic preservation topics to the Zoning definitions section and adopt an addendum to the city's Architectural Guidelines for Historic Preservation (AGHP) to also clarify permit requirements for partial demolitions in the AGHP.

Subsequently, it has come to our attention that minor changes need to be made to the adopted code to clarify the language in the definition of Historic Structure and the section of the code related to the review of demolition or partial demolition proposals of existing historic structures.

The attached proposed revisions reflect these minor changes. The Planning and Zoning Board (PZB) reviewed and recommended these changes to the City Commission at their September 3, 2024, regularly scheduled meeting. The City Commission passed this ordinance on First Reading on September 9, 2024.

Per amended Florida Statutes land development code amendments are currently exempt from any required business impact statement. Please place Ordinance 2024-30 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. 2024-30

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 28, SECTION 28-2, AMENDING THE DEFINITION OF HISTORIC STRUCTURE; AMENDING CHAPTER 28, SECTION 28-89, CLARIFYING CRITERIA FOR THE REVIEW OF DEMOLITION; 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 is recognized as the Nation's Oldest City; and

WHEREAS, the intent of the City's Comprehensive Plan, Historic Preservation Master Plan, and implementing land development codes and architectural guidelines are to preserve and protect historic structures, and the nature and character of the City's historic neighborhoods; and

WHEREAS, the City Commission, the Historic Architectural Review Board, and the Planning and Zoning Board are aware that new development, code requirements, full and partial demolitions, and relocations of structures can contribute to a change in the character of the historic downtown and historic neighborhoods of the city; and

WHEREAS, the historic assets of the city contribute to the character of residential neighborhoods, quality of life, and equate to an economic value of \$2.9 billion dollars according to the 2020 publication *Resilient Heritage in the Nation's Oldest City*; and

WHEREAS, the Planning and Zoning Board acting as the designated land planning agency for the City of St. Augustine recommended the included revisions to Chapter 28, the Zoning Code to the City Commission; and

WHEREAS, the intent of the partial demolition ordinance as it relates to structures outside the designated Historic Preservation Districts is to ensure that structures are modified in a way that is generally consistent with the historic visual character of the structure's key visible architectural elements and maintain the integrity of National Register Districts and their contributing structures. It is not intended that these structures be held to the same level of detailed architectural design criteria as structures in the Historic Preservation Districts; and

WHEREAS, the intent of these amendments are consistent with Ordinance 2023-24 passed in August of 2023 by the City Commission and are intended to clarify the definition of Historic Structure and the review of existing historic structures related to demolition and partial demolition; and

WHEREAS, under the current State of Florida law amendments to land development regulations are exempt from the requirement for a business impact statement; and

WHEREAS, the City Commission intends for its ordinances to be interpreted consistent with State of Florida law; 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 FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Amendment to Chapter 28, Article I, Section 28-2. Chapter 28, Article I, Section 28-2 is hereby amended, as follows:

"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.

...

Historic structure ~~including contributing properties~~ as defined for demolition and partial demolition purposes is a structure that is 50 years old or older, ~~or in a locally established historic preservation district, or individually listed as historic locally or nationally, or a contributing property in a designated National Register District, or a potentially contributing property surveyed, but not recognized or not in a designated National Register District. But see Regulated structure.~~

..."

Section 2. Amendment to Chapter 28, Article II, Section 28-89. Chapter 28, Article II, Section 28-89 is hereby amended, as follows:

"Sec. 28-89. - Criteria for certificate or opinion of appropriateness, relocation or demolition or partial demolition review.

The criteria for opinion of appropriateness, certificate of appropriateness, certificate of relocation, certificate of demolition or partial demolition review will be determined as follows:

(1) In reviewing an application for structures within historic preservation zoning districts the board or planning and building department shall consider the design and appearance of the structure, including the interior visible from the outside, front, sides, rear and roof; materials, textures and colors; plat plan or site layout, including features such as walls, walks, terraces, plantings, accessory structures, signs, lights, awnings, canopies, and other appurtenances. The decision to approve or deny the proposed application shall be based on the conformance of the proposed work to the Architectural Guidelines for Historical Preservation (AGHP) and adopted addendums of the City of St. Augustine as from time to time promulgated by the historic architectural review board or the city commission and approved by ordinance of the city commission, hereinafter referred to as "AGHP," Albert Manucy's Houses of St. Augustine - 1565—1821, and other architectural guidelines as may be adopted from time to time. The board shall not exercise any control over land use, such as governed by this chapter, or over construction, such as is governed by the building code, unless such control is within the intent and scope of this chapter.

a. In the case of an opinion of appropriateness: HARB shall make a determination that the general concept, preliminary construction plans, details or specifications of a project meet the architectural requirements of the AGHP, Albert Manucy's Houses of St. Augustine -

1565—1821, or other adopted architectural guidelines, but that the information may be insufficient to meet the requirements of a certificate of appropriateness or to obtain a building permit.

b. In the case of a certificate of appropriateness: HARB shall make a final determination that the material details are sufficient, construction plans are complete, and architectural details and specifications for a project meet the AGHP, Albert Manucy's Houses of St. Augustine - 1565—1821, or other adopted architectural guideline requirements. A certificate of appropriateness is required before a building permit may be issued. Only those plans and details approved by HARB may be reviewed by the planning and building department during the building permit review process.

c. In the case of a certificate of relocation of a structure: Consideration will be given to the immediate surroundings and to the district or districts in which it is located or to be located, that the relocation of the structure will not adversely impact the city's historic preservation efforts or negatively affect the streetscape. If the building will be relocated on the same site or moved to a new site in a locally designated historic preservation zoning district, then the process and plan requirements for a certificate of appropriateness also apply to the building's new location.

d. In the case of a certificate of demolition or partial demolition: A determination is made that the demolition or partial demolition of the structure will or will not adversely impact the city's historic preservation efforts. The applicant may also be required to submit information on the structural condition of the building from an engineer or architect to justify the need for the demolition or the partial demolition of the structure, and all other requirements of this Code.

(2) Before approving the plans for any proposed structure or signs located or to be located in a historic preservation zoning district, the board shall find:

a. In the case of a proposed alteration or addition to an existing structure, that such alteration or addition will not materially impair the architectural or historic value of the structure.

b. In the case of a proposed new structure, that such structure will not, in itself or by reason of its location on the site, materially impair the architectural or historic value of a structure on adjacent sites or in the immediate vicinity.

c. In the case of a proposed new structure, that such structure will not be injurious to the general visual character of the district or districts in which it is to be located.

d.(3) In the case of the proposed demolition of an existing historic structure, or a project that constitutes partial demolition of a historic structure that the removal of such structure or architectural features will not be detrimental to the historic and architectural character of the city or that, balancing the interest of the city in preserving the integrity of the city and interest of the owner of the property. In the case of a proposed project that constitutes a partial demolition see Sec.28-89 (3)d below.

4.a. Approval of the plans for demolition in the latter event the board may issue an order postponing demolition for a period of not to exceed twelve (12) months after which the owner must reapply. The board may issue a second postponement with the total

postponement period not to exceed two (2) twelve-month periods. If the board concludes that the demolition should be postponed, it shall, before issuing any final order with respect to such postponement, afford the applicant an opportunity to appear before the board to offer any evidence they may desire to present concerning the proposed order. Within the period of postponement, the board shall ascertain what the city or other agency or organization may do to preserve such structure and shall make recommendations to that effect to the city commission or otherwise cause the structure to be preserved. This section shall not apply to any permit for demolition which has been applied for, in proper form, prior to the effective date of this section.

2.b. If the building or structure is of exceptional significance including a local historic landmark, is a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places, the board can deny the demolition if the board finds the removal of such building or structure will be detrimental to the historic and architectural character of the city and the applicant has not proven the denial will cause an undue economic hardship.

3.c. The demolition of colonial buildings listed on the Florida Master Site File, or colonial buildings designated local historic landmark, or colonial buildings meeting the criteria for eligibility on the National Register of Historic Places must be approved by the city commission.

4.d. In the case of a partial demolition: The board shall find that the proposed replacement materials including historic materials as well as compatible substitute materials maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope or the removal will not compromise the overall historic character and integrity of the structure.

(34) Criteria for regulated structure. Replacement elements for regulated structures as defined in this code will be reviewed consistent with the procedures for architectural feature limited review. The board will apply the adopted design criteria if any for the area or AGHP if applicable to the regulated structure, if any. If no design criteria have been adopted, the board will accept evidence and testimony to establish relevant architectural features. Some regulated structures may have architectural features that support its historic character and historic period, as well as modifications or additions over time. The board will accept evidence and testimony to establish whether the architectural features should meet preservation or reconstruction standards.

(45) Applications for partial demolition of buildings listed on the National Register of Historic Places, contributing or potentially contributing to a historic district in the National Register of Historic Places, listed as a local historic landmark pursuant to this Code, listed as a potential landmark identified in the Historic Preservation Element of the Comprehensive Plan, Master Plan or identified by historic preservation planning staff as culturally significant within the recent past, may apply for the demolition of additional components of the building as part of a more comprehensive rehabilitation plan. Staff may require that the application be reviewed as a full demolition with required documentation, appropriate condition assessment and a rehabilitation plan, recognizing that applicants may encounter unforeseen building damage,

site conditions, flood mitigation obstacles, or other significant and demonstrable reasons justifying a more extensive partial demolition as part of the rehabilitation. In issuing a certificate of demolition or partial demolition, the board may include approval of both the partial demolition and potential related additional demolition and its rehabilitated replacement design under one application. This will allow the approval of drawings sufficient for a building permit and that all necessary requirements for the new construction related to the demolition or partial demolition are submitted for permitting review and approval by staff.

(56) As a condition of issuing a certificate of demolition, including partial demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties. The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition or partial demolition. The recording may include, but shall not be limited to, photographs and measured drawings.

(67) Applications for certificate of demolition of a building or structure that is of exceptional significance including a local historic landmark, has been a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places shall require the following with the burden of proof to be on the applicant. The board may also require the following of structures considered to be contributing to the historical character of the city:

a. A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in restoration, rehabilitation, or renovation as to the structural soundness of the building and its adaptability for continued use.

b. Proof of unreasonable or undue economic hardship. In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition:

1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;

2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;

3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;

4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;

5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;

6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;

7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;

8. The assessed value of the property according to the two (2) most recent assessments;

9. The real estate taxes for the previous two (2) years;

10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

11. Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. No decision of the board shall result in undue economic hardship for the property owner. In any case where undue economic hardship is claimed, the board shall make two (2) specific findings. First, the board shall determine if the owner would be entitled to a certificate of demolition without consideration of undue economic hardship. Second, the board shall determine whether the owner demonstrated an undue economic hardship.

(78) In the case of any proposed new or altered sign, that the sign will not materially impair the architectural or historic value of any structure to which it is attached, nor any adjacent structure, and that such sign is consistent with the architecture of the building and the historical character of the area.

(89) The board shall not have the authority to consider interior arrangements.

(910) The Planning and Building Department may, based upon the AGHP and consistent with this article, make the decision to issue or not to issue a required permit for the following work:

a. Placement of utility service.

b. Repainting with the same color if previously approved for painting with an appropriate color selected from the AGHP guidelines.

c. Structural maintenance and repair utilizing the same materials and architectural character.

d. Any other structural maintenance consistent with the AGHP.

e. Exterior construction or equipment not visible.

f. All signs and graphics.

g. Landscape features, including fences, walls, walks, patios, decks, driveways, plant materials and ornamentation.

h. Placement of exterior utility support equipment, including air conditioning compressors, gas tanks, etc.

(~~10~~11) Appeals from decisions of the planning and building department under subsection (9) of this section may be taken to the board within fifteen (15) days from such decision.”

Section 3. 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 repealed language shall be removed and that the sections of this ordinance may be re-numbered 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 4. Conflict with Other Ordinances. 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, 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 6. Effective Date. This ordinance shall become effective immediately upon passage, pursuant to § 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)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: September 12, 2024

RE: 2024 Conservation Program – Nominated Properties Ranking Presentation;
Staff Reports and Presentations

On February 12, 2024, the City of St. Augustine approved the creation and implementation of a Conservation Program that allows the City Commission to acquire, improve, and manage lands that protect the City's natural and cultural resources, as well as improve the community's overall health and resilience.

The City received three new applications nominating properties for purchase since the last ranking presentation. A publicly noticed meeting was held on September 9, 2024, wherein the committee discussed the properties and ranked them according to a preapproved decision matrix. The table below shows the ranked properties in order.

Property	Composite Score	Rank
Van Dyke (1.18 ac)	50.2	1
Avery St (10.85 ac)	45.8	2
Hundred Acre Marsh (4.55 ac)	41	3

Attached are the application packages for the properties including location maps for review. Staff are prepared to present the properties, discuss and answer any questions of the City Commission. The next steps if the City Commission approves is to obtain property appraisals for each property.

The following table is an updated accounting of the Conservation Program's fund including the current balance that can be used to purchase property.

Date	Description	Conservation Land Amounts
10/1/2023	FY24 Budgeted Transfer from	\$1,000,000
10/1/2023	FY24 Operating Budget	\$50,000
11/1/2023	Transfer from Reserves for Florida Ave	\$1,943,532
11/16/2023	Purchased Florida Ave	(\$1,943,532)
	FCT Grant Reimbursement	\$967,500
5/31/2024	Purchase of Fish Island Inholding	(\$500,058)
5/31/2024	Improvements to Fish Island Inholding	(\$100,000)
9/9/2024	Approval to Purchase SobenesDesme Property	(\$920,000)
Current Balance		\$497,442

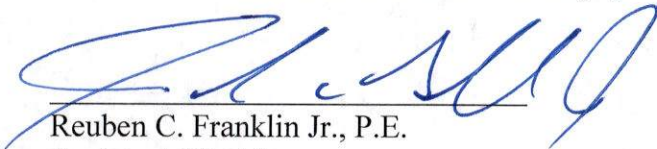
The following table is an accounting of properties that were purchased for recreation, resilience and conservation purposes prior to the establishment of the City's Conservation Program.

Date	Description	Land Amounts
2/1/2010	Zora Neale Hurston Park (0.36 ac)	\$226,000
3/5/2019	Coquina Park (0.63 ac)	\$459,000
11/15/2019	Fish Island Preserve* (59 ac)	\$6,500,000
4/27/2023	Seminole Dr (0.18 ac)	\$137,700
5/19/2023	Connor Park (0.79 ac)	\$1,150,000
Total		\$8,472,700

*Fish Island Preserve was purchased by the state and is managed by the city

To date the Conservation Program has totaled \$3,463,590 in funds used to purchase property. If the above table is included the total amount spent to purchase property since 2010 is \$11,936,290.

I'm available to answer any questions.


Reuben C. Franklin Jr., P.E.
Assistant City Manager

Attachments: Application Packages

City of St. Augustine Conservation Program Selection Matrix

Owner	Parcel ID #	Neighborhood	Acres
Van Dyke Property			1.2

CATEGORY	CRITERIA	SCORE (0-5)
Resiliency	Provides flood protection and/or floodplain management benefits.	3.8
Ecosystem Services	Provides ecosystem services for the community.	3.2
Natural Resources	Preserves/protects ecological diversity and habitat.	2.2
	Preserves/protects hydrological resources.	3.0
Cultural Resources	Preserves/protects prehistoric resources (archaeological).	3.2
	Preserves/protects historic resources.	2.8
	Located within a National Register of Historic Places boundary.	4.4
Open Space/Recreation	Provides passive, resource-based recreation opportunities.	2.8
	Provides public water access.	5.0
Acquisition	Listed on other acquisition priority lists (potential cost share).	2.6
	Likelihood for grant funding.	4.2
Management/Maintenance	Level of non-native invasive plant species infestation (5 = no infestation).	3.8
	Operational costs (5 = low cost).	3.4
Special Value	Exceptional uniqueness or quality.	3.6
	Provides connectivity to an adjacent public parcel.	2.2
TOTAL SCORE		50.2



CITY OF
ST AUGUSTINE
EST. 1565

City of St. Augustine Conservation Program
Property Nomination Form

ARE YOU THE PROPERTY OWNER? YES ☒ NO ☐

If no, please fill out the Agent Authorization Form at the bottom of this form (last item).

A. PROPERTY OWNER/AGENT CONTACT INFORMATION:

Name: KEVIN VAN DYKE

Address:

133 Oneida St.
ST. AUGUSTINE, FL 32084

Phone: _____ Email: KVANDYKE66@gmail.com

B. PROPERTY INFORMATION

Parcel Owner: KEVIN & MARCY VAN DYKE

Parcel Address:

BETWEEN MAY ST. AND E. SAN CARLOS AVE.
ALONG HOSPITAL CREEK

Full Parcel Identification Number(s) (not required): 1919300010

Are you proposing to sell the entire parcel? YES ☒ NO ☐

WILLING SELLER STATEMENT

By signing below, I hereby express my desire to have my property considered for acquisition under the City of St. Augustine's Conservation Program. I express my willingness to sell my property after successful negotiations.

Owner Name (Printed)

Owner Signature

KEVIN VAN DYKE

via email authorization

AUTHORIZATION TO ENTER PROPERTY

I, KEVIN VAN DYKE, the owner or the owner's representative of the property described below agree that from the date this Authorization is executed, staff from the City of St. Augustine, upon reasonable notice, shall have the right to enter the property located at

Pin 1919300010, between My St. & E. SANCARLOS ALONG
for the purposes of evaluating the property for acquisition consideration by the City of St. HOSPITAL CREEK.
Augustine's Conservation Program.

Owner/Agent Name (Printed)

Owner/Agent Signature

via email authorization

Date: _____

Apply for Exemptions

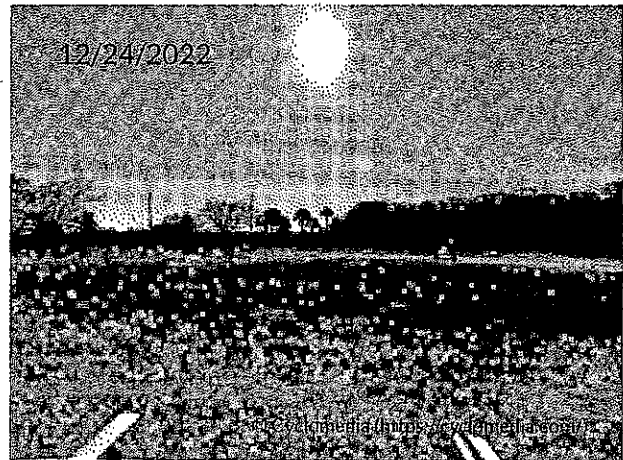
[Apply for Exemptions](#)

2024 TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

Summary

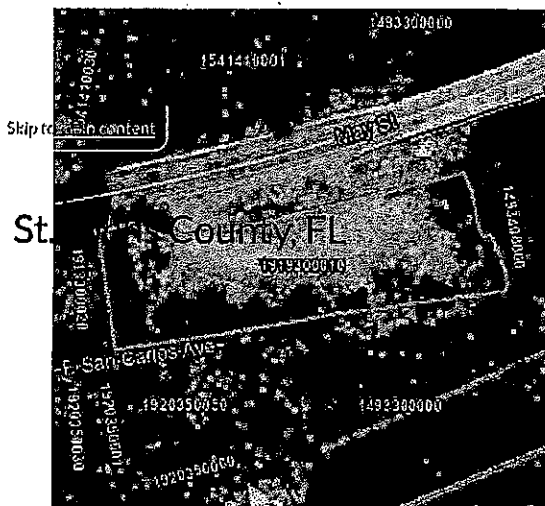
Parcel ID	1919300010
Location	MAGNOLIA AVE
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Miramar (600)
Tax Description*	4/54 MIRAMAR PT OF LOTS 1 & 15 & RIPARIAN RIGHTS TO HOSPITAL CREEK (EX R/W IN DB227/354) OR3832/574 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Miramar
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	1.180
Homestead	N

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


Owner Information

Owner Name	Van Dyke Kevin, Marcy A 100%
	Van Dyke Marcy A 100%
Mailing Address	133 ONEIDA ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$292,608
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$292,608
Total Deferred	\$0
Assessed Value	\$292,608
Total Exemptions	\$0
Taxable Value	\$292,608

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	\$0	\$0	\$292,608	\$0	\$0	\$292,608	\$292,608	\$0	\$292,608
2022	\$0	\$0	\$286,756	\$0	\$0	\$286,756	\$281,635	\$5,121	\$281,635
2021	\$0	\$0	\$256,032	\$0	\$0	\$256,032	\$256,032	\$0	\$256,032
2020	\$0	\$0	\$256,032	\$0	\$0	\$256,032	\$256,032	\$0	\$256,032
2019	\$0	\$0	\$256,032	\$0	\$0	\$256,032	\$256,032	\$0	\$256,032
2018	\$0	\$0	\$254,000	\$0	\$0	\$254,000	\$253,472	\$528	\$253,472
2017	\$0	\$0	\$230,429	\$0	\$0	\$230,429	\$230,429	\$0	\$230,429
2016	\$0	\$0	\$230,429	\$0	\$0	\$230,429	\$230,429	\$0	\$230,429
2015	\$0	\$0	\$230,429	\$0	\$0	\$230,429	\$230,429	\$0	\$230,429
2014	\$0	\$0	\$364,541	\$0	\$0	\$364,541	\$364,541	\$0	\$364,541
2013	\$0	\$0	\$364,366	\$0	\$0	\$364,366	\$364,366	\$0	\$364,366

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	127	370	127	FF	\$292,608

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/3/2014	12/20/2013	\$190,000.00	WARRANTY DEED	<u>3832</u>	<u>574</u>	U	V	EASTERN SAVINGS BANK FSB	VAN DYKE KEVIN, MARCY A
12/17/2011	12/14/2010	\$100.00	CERTIFICATE OF TITLE	<u>3388</u>	<u>913</u>	U	V	RANDALL D W ETAL/BY SJC COCC	EASTERN SAVINGS BANK FSB
	9/12/2009	\$0.00	LIS PENDENS	<u>3240</u>	<u>1145</u>	U	V	EASTERN SAVINGS BANK FSB	RANDALL D W
	9/16/1997	\$40,000.00	QUIT CLAIM DEED	<u>1417</u>	<u>327</u>	U	V	STANLEY JACK MACE	RANDALL D W
	8/4/1995	\$110,000.00	WARRANTY DEED	<u>1124</u>	<u>206</u>	Q	V	SCHARRE WALTER H & CAMBRIDGE CONSOL CORP	RANDALL D W ETAL
	12/4/1992	\$10,000.00	QUIT CLAIM DEED	<u>971</u>	<u>1137</u>	U	V	PACETTI ROBERT BRUCE, Q/C REMAINING 1/2INT	SCHARRE WALTER H & CAMBRIDGE CONSOL CORP
	5/11/1992	\$100.00	PERSONAL REP	<u>940</u>	<u>1605</u>	U	V	PACETTI EMERY JAMES ESTATE BY, P/R'S E J JR &	PACETTI ROBERT BRUCE, Q/C REMAINING 1/2INT
	5/11/1992	\$100.00	WARRANTY DEED	<u>940</u>	<u>988</u>	U	V	PACETTI ROBERT BRUCE, DEEDING 1/2INT	PACETTI EMERY JAMES ESTATE BY, P/R'S E J JR &

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

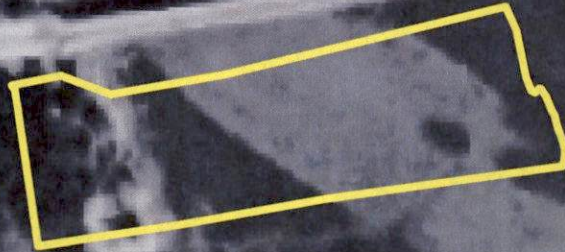
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 8/21/2024, 4:12:41 AM

Contact Us

Developed by
 Schneider
GEOSPATIAL

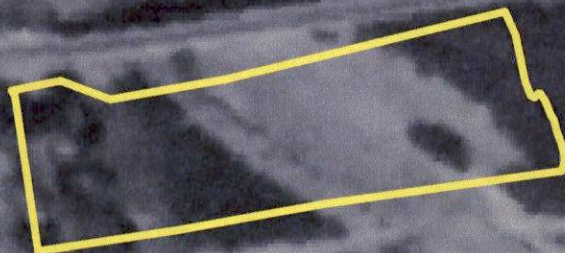
Van Dyke Parcel 1942 Aerial



0 100 200 Feet



Van Dyke Parcel 1952 Aerial



0 100 200 Feet



Van Dyke Parcel 1960 Aerial



0 100 200 Feet



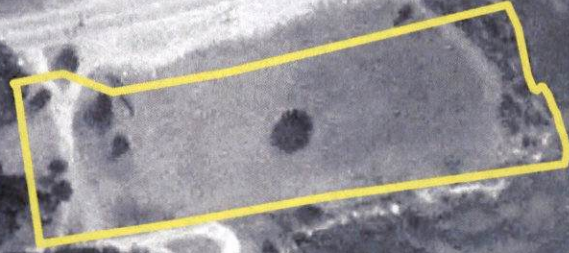
Van Dyke Parcel 1971 Aerial



0 100 200 Feet



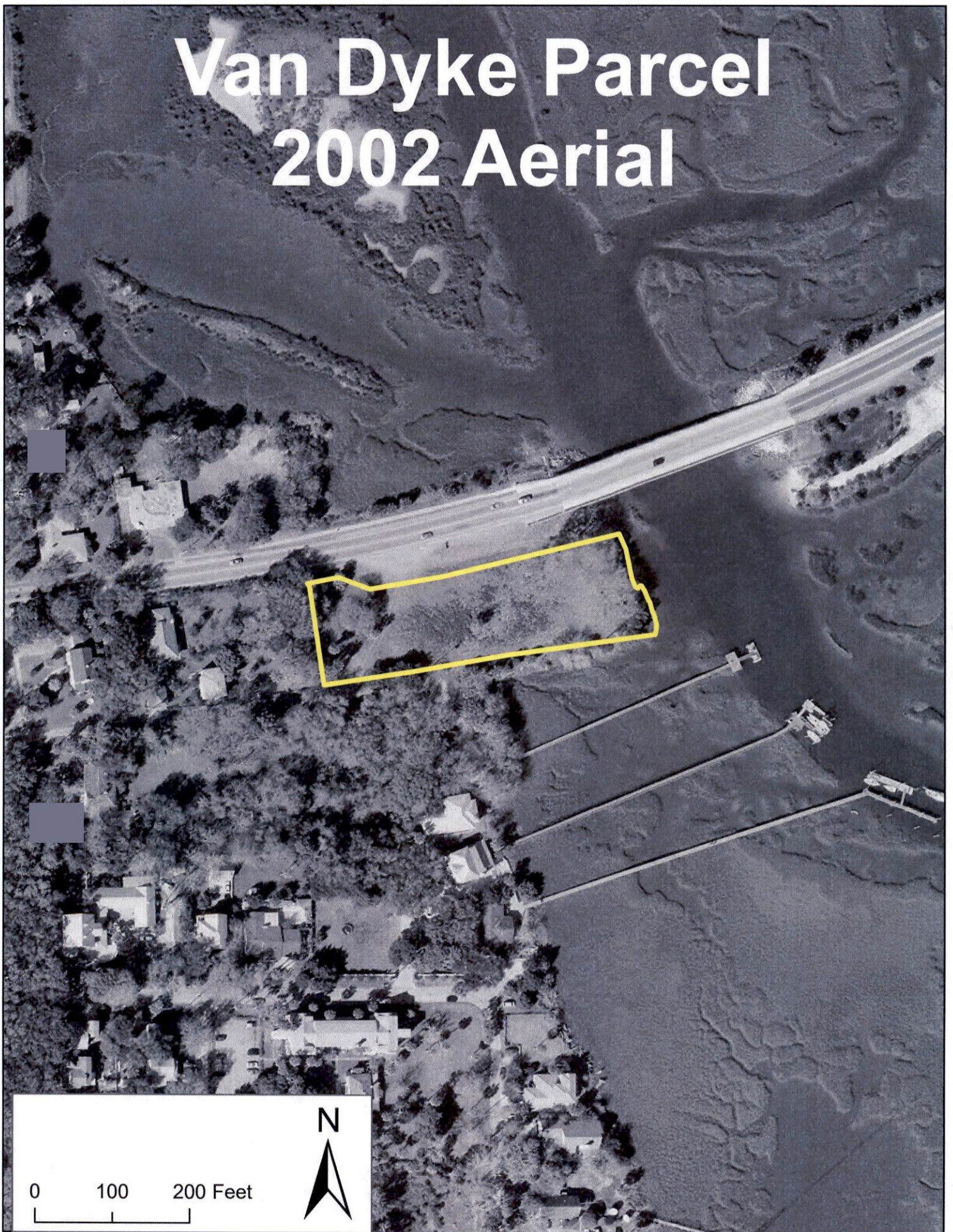
Van Dyke Parcel 1980 Aerial



0 100 200 Feet



Van Dyke Parcel 2002 Aerial



0 100 200 Feet



Van Dyke Parcel 2023 Aerial



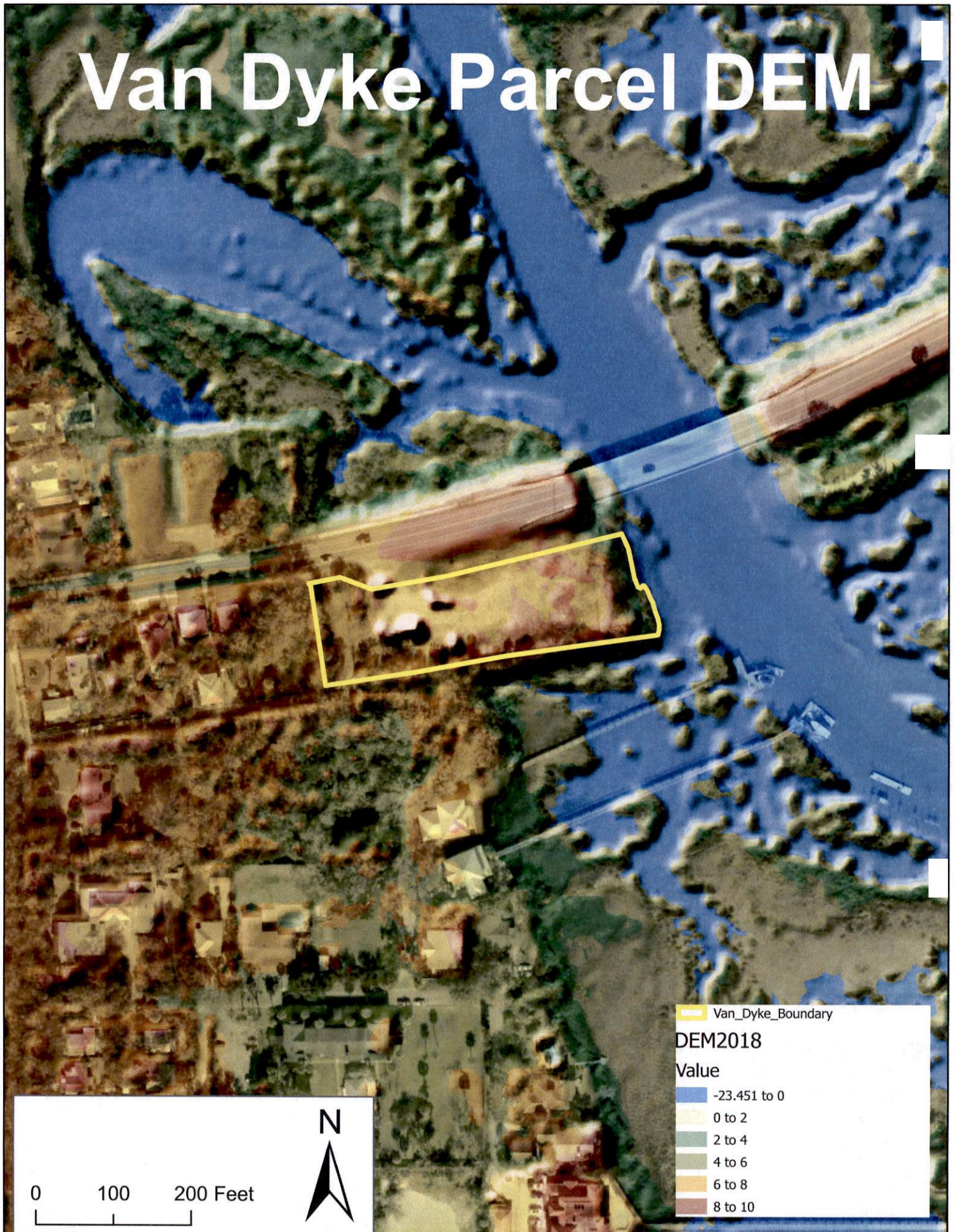
0 100 200 Feet



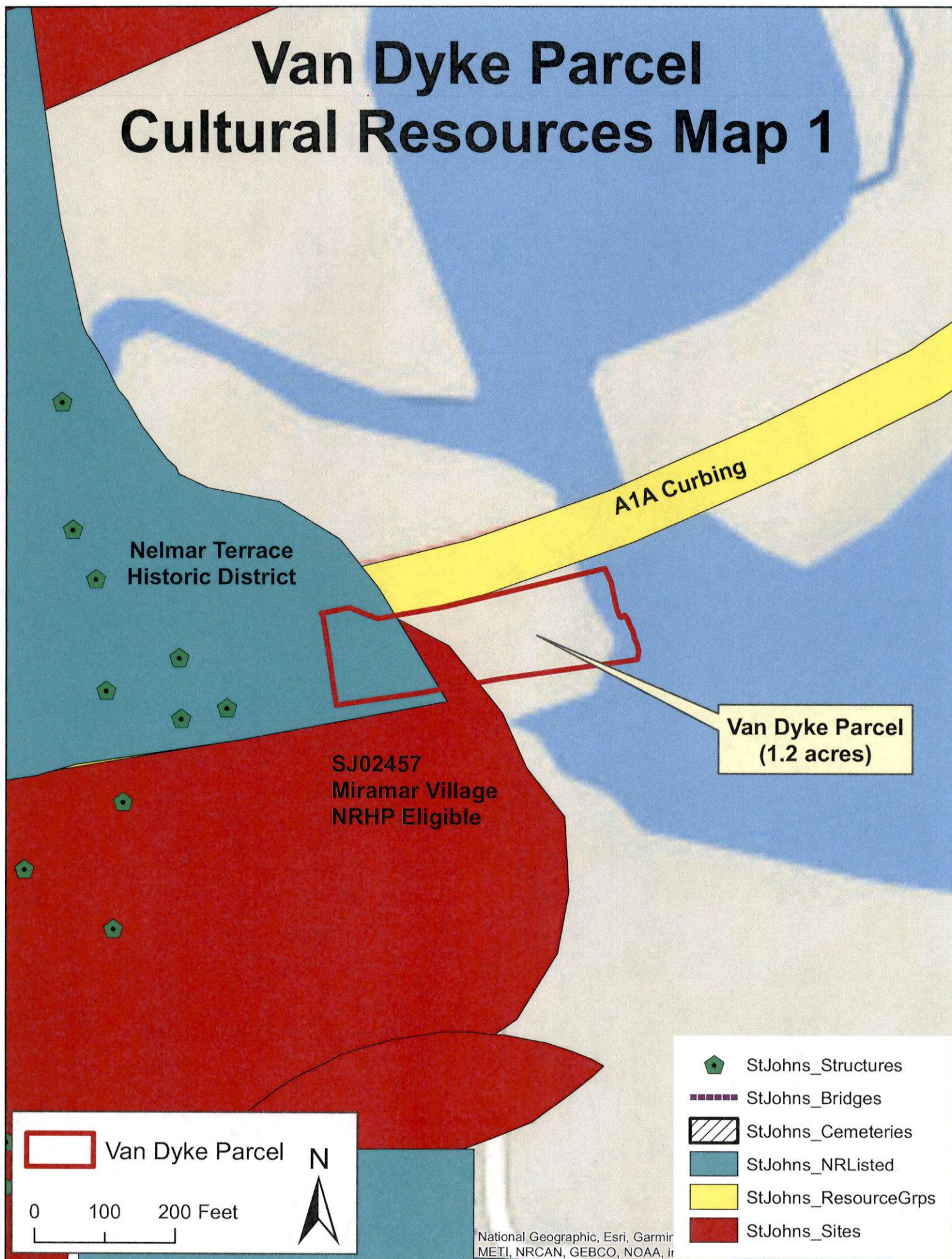
Van Dyke Parcel Location Map



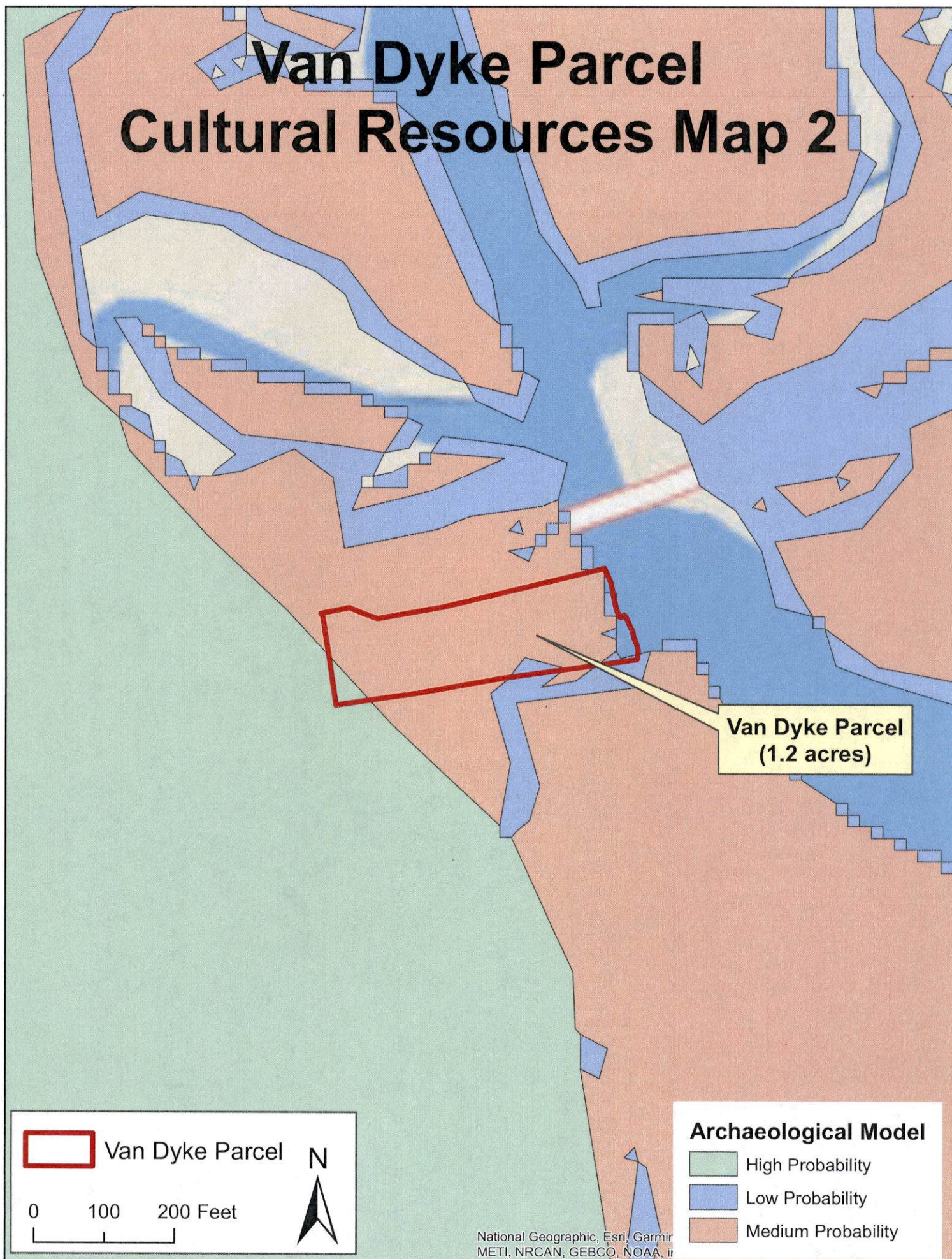
Van Dyke Parcel DEM



Van Dyke Parcel Cultural Resources Map 1



Van Dyke Parcel Cultural Resources Map 2



Van Dyke Parcel Impaired Waterbodies Map

**Fecal
Coliform**

**Fecal
Coliform**

**Van Dyke Parcel
(1.2 acres)**

Mercury (in fish tissue)

**Mercury
(in fish tissue)**

Impaired Waterbodies

-  Robinson Creek
-  San Sebastian River
-  St Augustine Inlet
-  Tolomato River (Shellfish Portion)

 Van Dyke Parcel

0 500 1,000 Feet

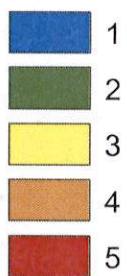


National Geographic
METI, NRCAN

Van Dyke Parcel Storm Surge Map

Van Dyke Parcel
(1.2 acres)

Storm Surge Hurricane Category

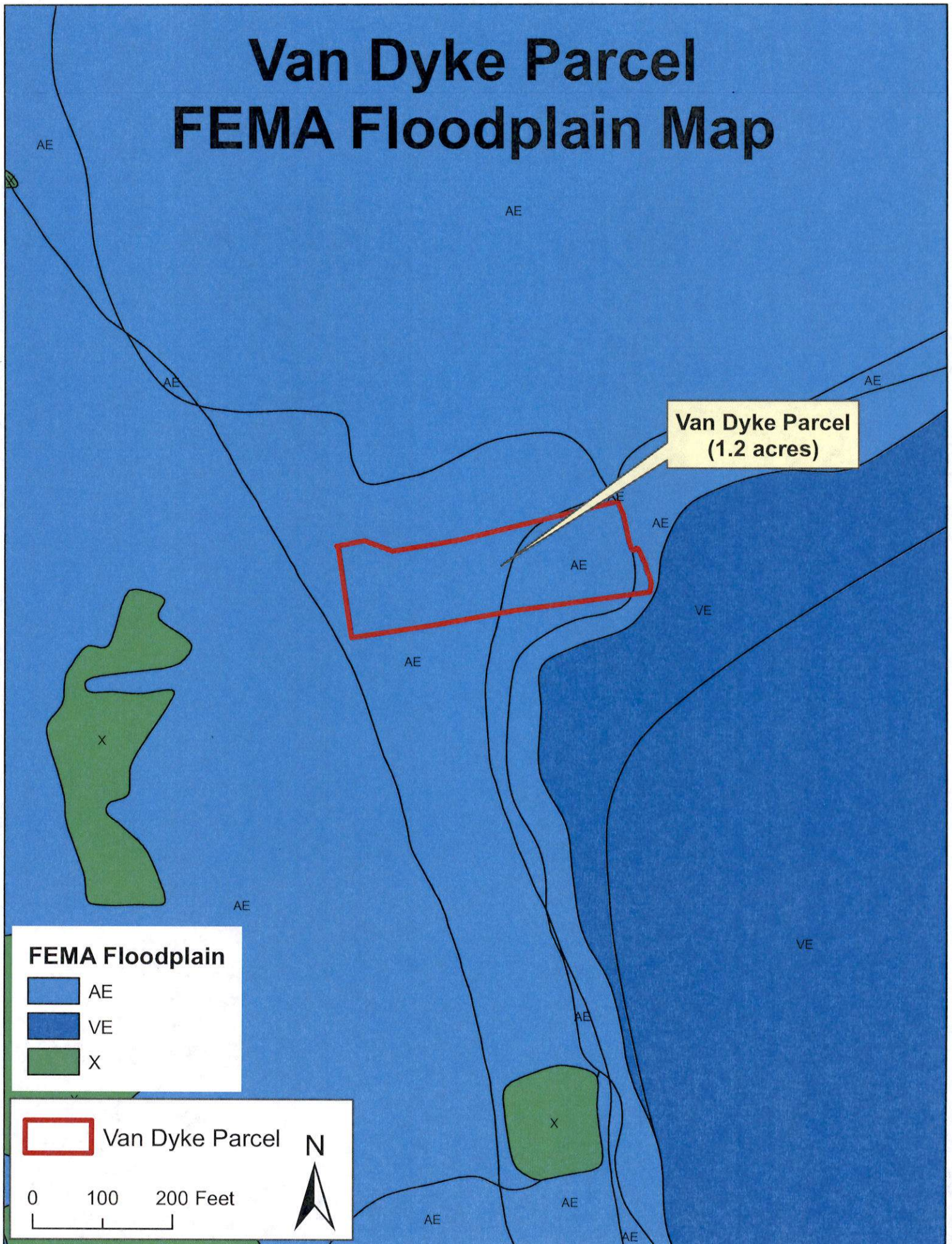


 Van Dyke Parcel

0 100 200 Feet



Van Dyke Parcel FEMA Floodplain Map



Van Dyke Parcel Parks Map



Van Dyke Parcel Future Land Use Map

PUBLIC USE

OPEN LAND

Van Dyke Parcel
(1.2 acres)

RESIDENTIAL
LOW DENSITY

RESIDENTIAL
LOW DENSITY



Van Dyke Parcel

0 100 200 Feet



RCIAL
ENS



Future Land Use

Van Dyke Parcel Zoning Map

RS-1

RS-1

OL

Van Dyke Parcel
(1.2 acres)

RS-1

RS-1

RS-1

RS-1

PUD

RS-1

RS-1

RS-1

PUD



Van Dyke Parcel

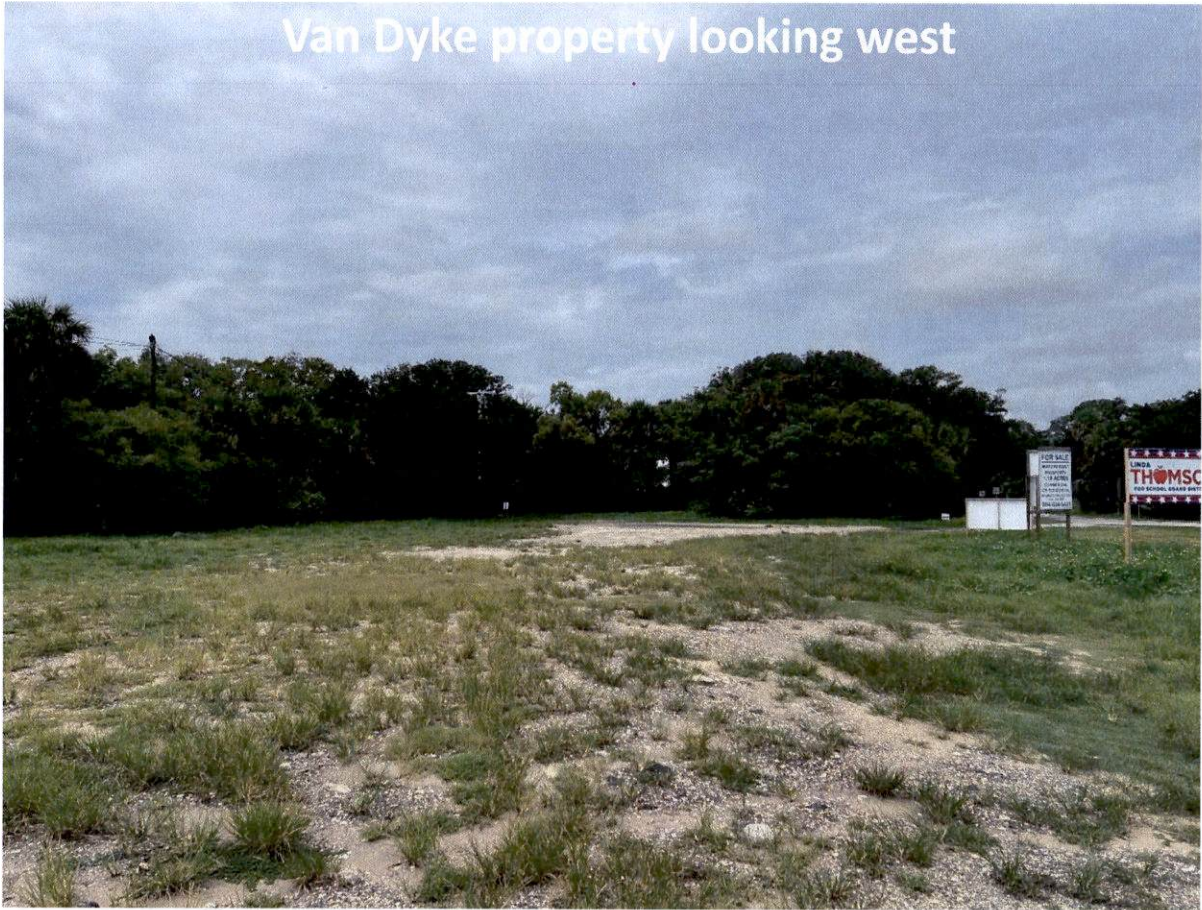
N

0 100 200 Feet

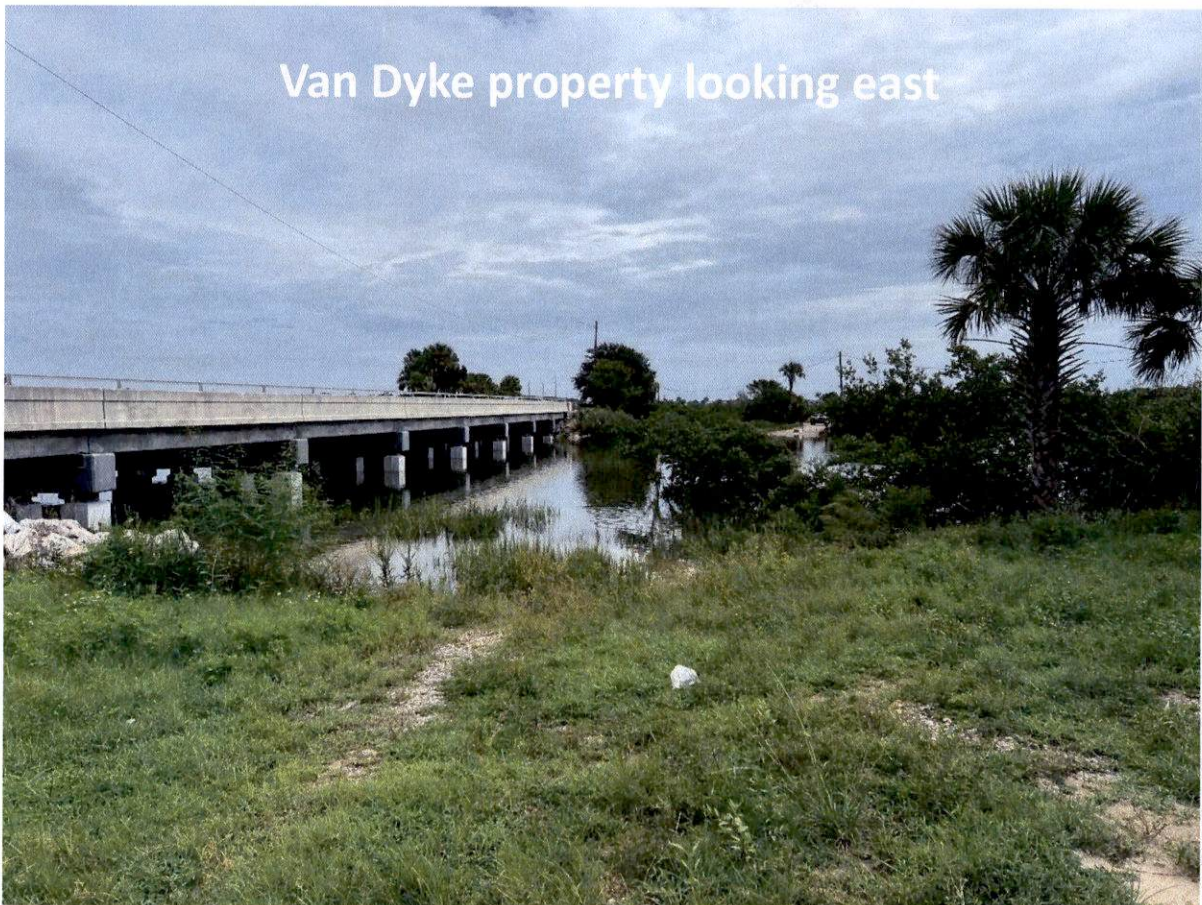


Zoning

Van Dyke property looking west



Van Dyke property looking east



City of St. Augustine Conservation Program Selection Matrix

Owner	Parcel ID #	Neighborhood	Acres
Avery Street		Ravenswood	10.8

CATEGORY	CRITERIA	SCORE (0-5)
Resiliency	Provides flood protection and/or floodplain management benefits.	4.8
Ecosystem Services	Provides ecosystem services for the community.	3.8
Natural Resources	Preserves/protects ecological diversity and habitat.	3.6
	Preserves/protects hydrological resources.	4.4
Cultural Resources	Preserves/protects prehistoric resources (archaeological).	2.4
	Preserves/protects historic resources.	1.2
	Located within a National Register of Historic Places boundary.	0.8
Open Space/Recreation	Provides passive, resource-based recreation opportunities.	4.6
	Provides public water access.	2.4
Acquisition	Listed on other acquisition priority lists (potential cost share).	2.8
	Likelihood for grant funding.	2.8
Management/Maintenance	Level of non-native invasive plant species infestation (5 = no infestation).	2.0
	Operational costs (5 = low cost).	2.4
Special Value	Exceptional uniqueness or quality.	3.8
	Provides connectivity to an adjacent public parcel.	4.0
TOTAL SCORE		45.8



City of St. Augustine Conservation Program
Property Nomination Form

ARE YOU THE PROPERTY OWNER? YES _____ NO X

If no, please fill out the Agent Authorization Form at the bottom of this form (last item).

A. PROPERTY OWNER/AGENT CONTACT INFORMATION:

Name: Watts Up Enterprises II, LLC

Address:

c/o PO Box 472
St Augustine FL 32085

Phone: 904-814-0766 Email: lyndsaywattswellness@gmail.com

B. PROPERTY INFORMATION

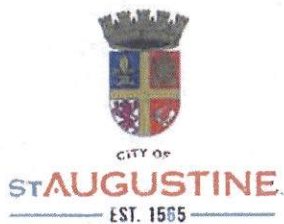
Parcel Owner: Watts Up Enterprises II LLC

Parcel Address:

Please see attached PID Card

Full Parcel Identification Number(s) (not required): 109990-0000

Are you proposing to sell the entire parcel? YES X NO _____



Owner's Authorization For Agent

CARTER ENVIRONMENTAL SERVICES 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: Lyndsay Watts
Signature of Owner
Lyndsay Watts
Print Name of Owner
904 814 0766
Telephone Number

State of NORTH CAROLINA

County of MECKLENBURG

Signed and sworn before me on this 5th day of OCTOBER, 2023.

By Lyndsay Watts

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: Seth Bradbury

My Commission expires: 11/07/26

Seth Bradbury
Notary Public
Mecklenburg County
My Commission Expires 11/07/26

WILLING SELLER STATEMENT

By signing below, I hereby express my desire to have my property considered for acquisition under the City of St. Augustine's Conservation Program. I express my willingness to sell my property after successful negotiations.

Owner Name (Printed)

Owner Signature

Watts Vp Enterprises II LLC

[Signature]
Manager

AUTHORIZATION TO ENTER PROPERTY

I, Ryan Carter, the owner or the owner's representative of the property described below agree that from the date this Authorization is executed, staff from the City of St. Augustine, upon reasonable notice, shall have the right to enter the property located at

Avery & Theodore St

for the purposes of evaluating the property for acquisition consideration by the City of St. Augustine's Conservation Program.

Owner/Agent Name (Printed)

Owner/Agent Signature

Ryan Carter

[Signature]

Date:

August 3 2024

Prepared by and return to:
Amy Marie Vo, Esq.
St. Johns Law Group
104 Sea Grove Main Street
Saint Augustine, FL 32080
904-495-0400

[Space Above This Line For Recording Data]

THIS DEED IS BEING GIVEN TO CORRECT THE SCRIVENER'S ERROR IN THE LEGAL DESCRIPTION IN THE WARRANTY DEED DATED AUGUST 31, 2015 RECORDED IN OFFICIAL RECORDS BOOK 4079, PAGE 86, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. DOCUMENTARY STAMPS WERE PAID AT ORIGINAL TIME OF RECORDING.

Corrective Warranty Deed

THIS CORRECTIVE WARRANTY DEED made this 8TH day of April, 2016, between Drunna Properties, Inc., a Florida corporation, whose post office address is 3520 Lone Wolf Trail, St. Augustine, Florida 32086, grantor, and WATTS UP ENTERPRISES II, LLC, a Florida limited liability company, whose post office address is 3670 U.S. 1 South, Suite 110, St. Augustine, Florida 32086, grantee:

(Whenever 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, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in St. Johns County, Florida to-wit:

Lots 132 34 136 138 140 142 144 146 148 150 152 and 154, Block 61-H and All of Blocks 38 and 62, Ravenswood Subdivision, according to the plat thereof, of West Augustine, dated June 1918, on file in the Office of the Clerk of Circuit Court of St. Johns County, Florida.

Parcel Identification No.: 109390-0000

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

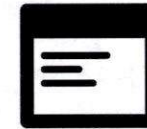
[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID	1093900000
Location Address	FLORIDA AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Ravenswood (485)
Tax Description*	RAVENSWOOD SUBD ALL BLK 38 & BLK 61-H LOTS 132 134 136 138 140 142 144 146 148 150 152 & 154 & ALL BLK 62 OR4079/86 & 4174/1441(C/D) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Marshes, Wetlands, Waste Lands (9600)
Subdivision	Whitneys Subdivision-Part Of Ravenswood
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	10.850
Homestead	N

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

12/31/2020

© Cyclomedia (<https://cyclomedia.com/>)

Owner Information

Owner Name	Watts Up Enterprises II LLC 100%
Mailing Address	3670 US HIGHWAY 1 S STE 110 SAINT AUGUSTINE, FL 32086-0000

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$325,360
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$325,360
Total Deferred	\$110,497
Assessed Value	\$214,863
Total Exemptions	\$0
Taxable Value	\$214,863

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	\$0	\$0	\$325,360	\$0	\$0	\$325,360	\$195,330	\$130,030	\$195,330
2022	\$0	\$0	\$320,257	\$0	\$0	\$320,257	\$177,573	\$142,684	\$177,573
2021	\$0	\$0	\$194,383	\$0	\$0	\$194,383	\$161,430	\$32,953	\$161,430
2020	\$0	\$0	\$146,755	\$0	\$0	\$146,755	\$146,755	\$0	\$146,755
2019	\$0	\$0	\$146,755	\$0	\$0	\$146,755	\$134,202	\$12,553	\$134,202
2018	\$0	\$0	\$133,147	\$0	\$0	\$133,147	\$122,002	\$11,145	\$122,002
2017	\$0	\$0	\$126,343	\$0	\$0	\$126,343	\$110,911	\$15,432	\$110,911
2016	\$0	\$0	\$100,828	\$0	\$0	\$100,828	\$100,828	\$0	\$100,828
2015	\$0	\$0	\$92,323	\$0	\$0	\$92,323	\$92,323	\$0	\$92,323
2014	\$0	\$0	\$92,323	\$0	\$0	\$92,323	\$92,323	\$0	\$92,323
2013	\$0	\$0	\$92,323	\$0	\$0	\$92,323	\$92,323	\$0	\$92,323
2012	\$0	\$0	\$91,728	\$0	\$0	\$91,728	\$91,728	\$0	\$91,728
2011	\$0	\$0	\$101,678	\$0	\$0	\$101,678	\$101,678	\$0	\$101,678

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2010	\$0	\$0	\$172,270	\$0	\$0	\$172,270	\$172,270	\$0	\$172,270

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Marshes & Tidal Lands	1260	300	8.68	AC	\$2,170
Vacant Residential	630	150	630	EF	\$323,190

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/8/2016	4/8/2016	\$100.00	CORRECTIVE DEED	4174	1441	U	V	DRUNNA PROPERTIES INC	WATTS UP ENTERPRISES II LLC
9/1/2015	8/31/2015	\$249,000.00	WARRANTY DEED	4079	86	U	V	DRUNNA PROPERTIES INC	WATTS UP ENTERPRISES II LLC
	7/30/1998	\$60,000.00	WARRANTY DEED	1339	1213	U	V	GRAHAM HARRY,KRAMER	DRUNNA PROPERTIES INC
	7/29/1994	\$480,000.00	WARRANTY DEED	1068	1596	U	V	BARNETT OF THE ST JOHNS	DRUNNA PROPERTIES INC
	5/20/1993	\$1,000.00	CERTIFICATE OF TITLE	992	1264	U	V	JONES DRYDEN ETAL	BARNETT OF THE ST JOHNS
	12/1/1989	\$0.00		839	1693	U	V		JONES DRYDEN ETAL
	12/1/1988	\$0.00		807	391	U	V		
	1/1/1979	\$0.00		432	59	U	V		
	1/1/1979	\$0.00		431	394	U	V		

No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information, 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.

Contact Us

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 10/3/2023, 12:36:36 AM](#)

Developed by
 Schneider
 GEOSPATIAL

Avery St. Parcels Location Map



Avery St. Parcels

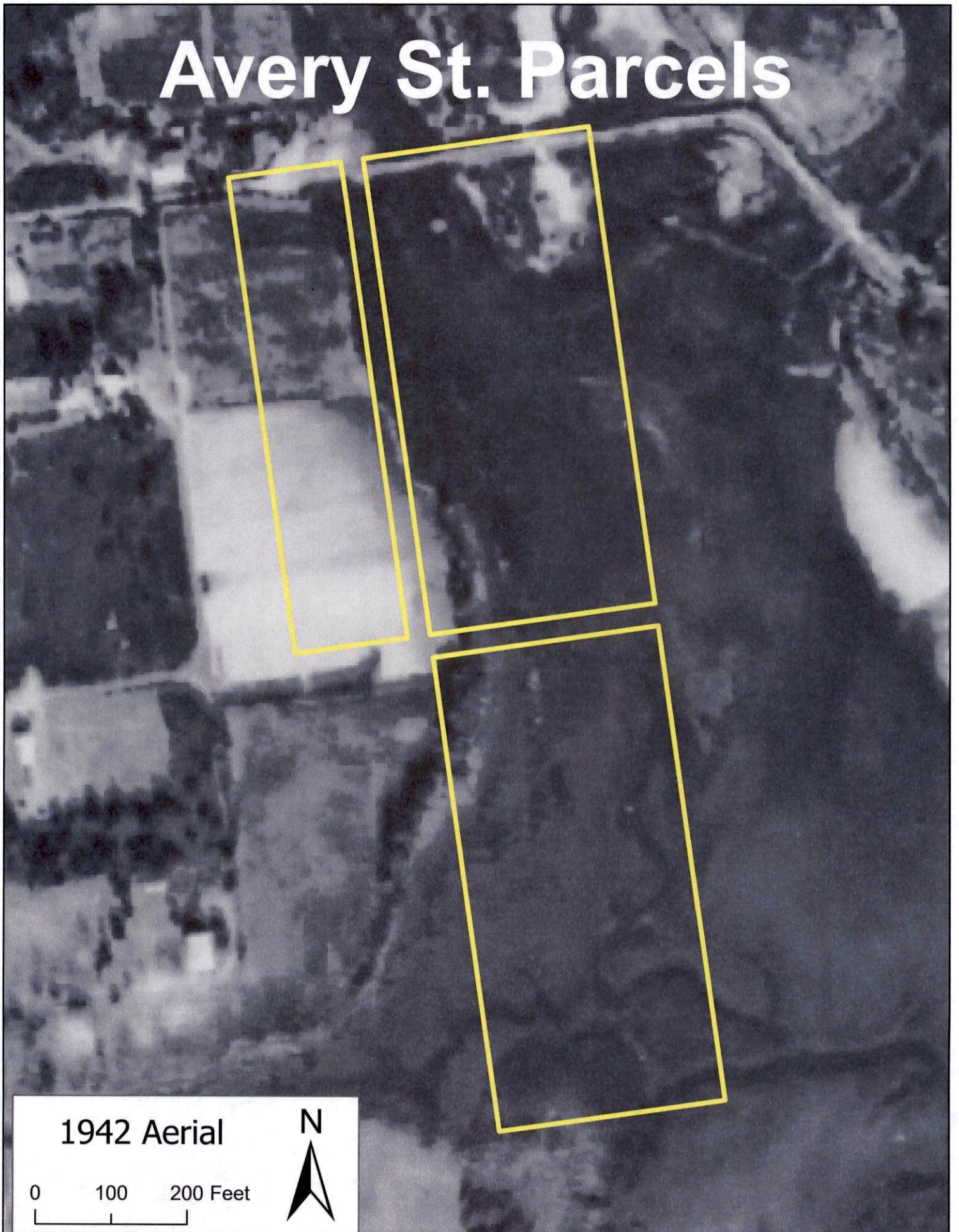


2023 Aerial

0 100 200 Feet



Avery St. Parcels

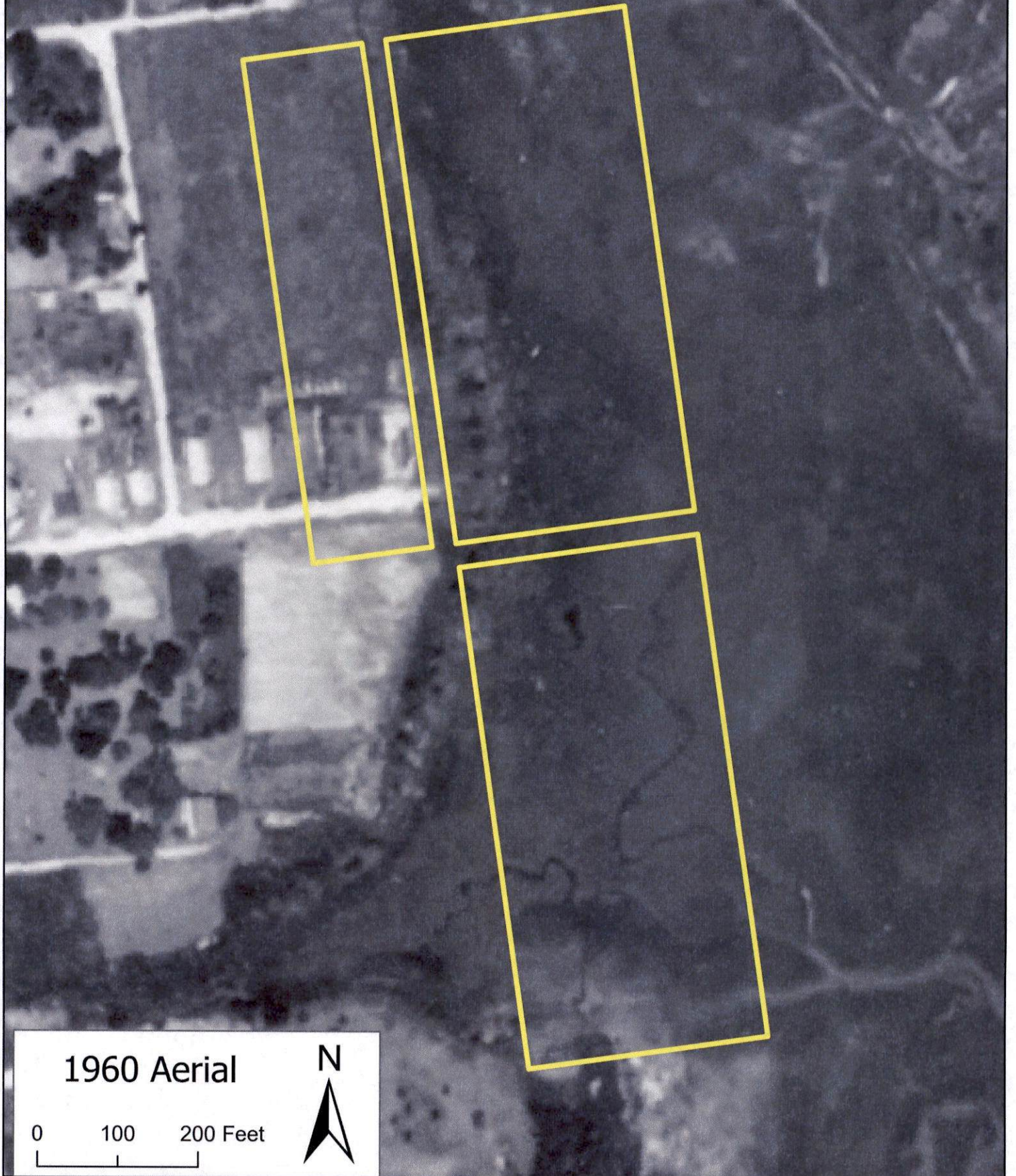


1942 Aerial

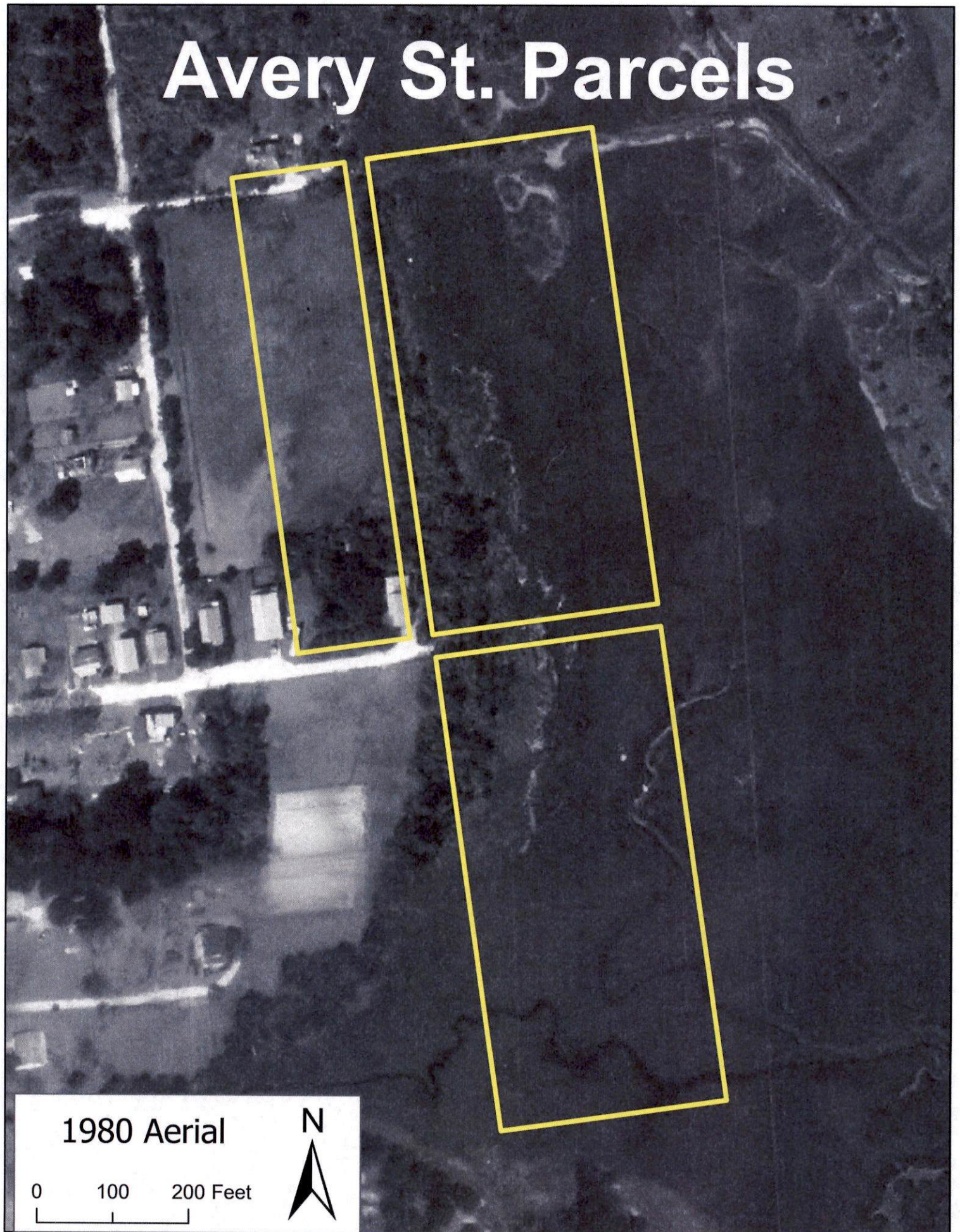
0 100 200 Feet



Avery St. Parcels



Avery St. Parcels



1980 Aerial

0 100 200 Feet



Avery St. Parcels

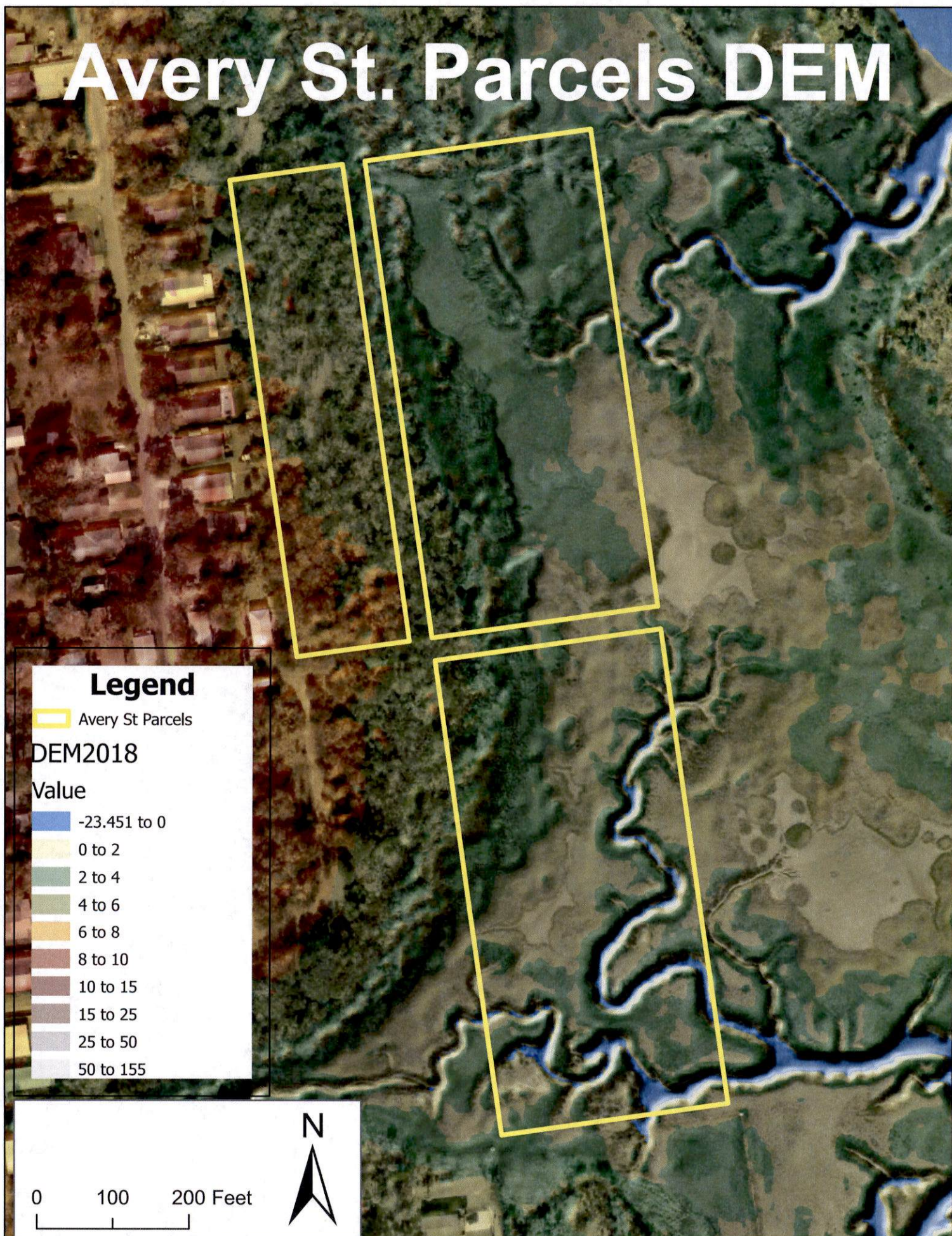


2002 Aerial

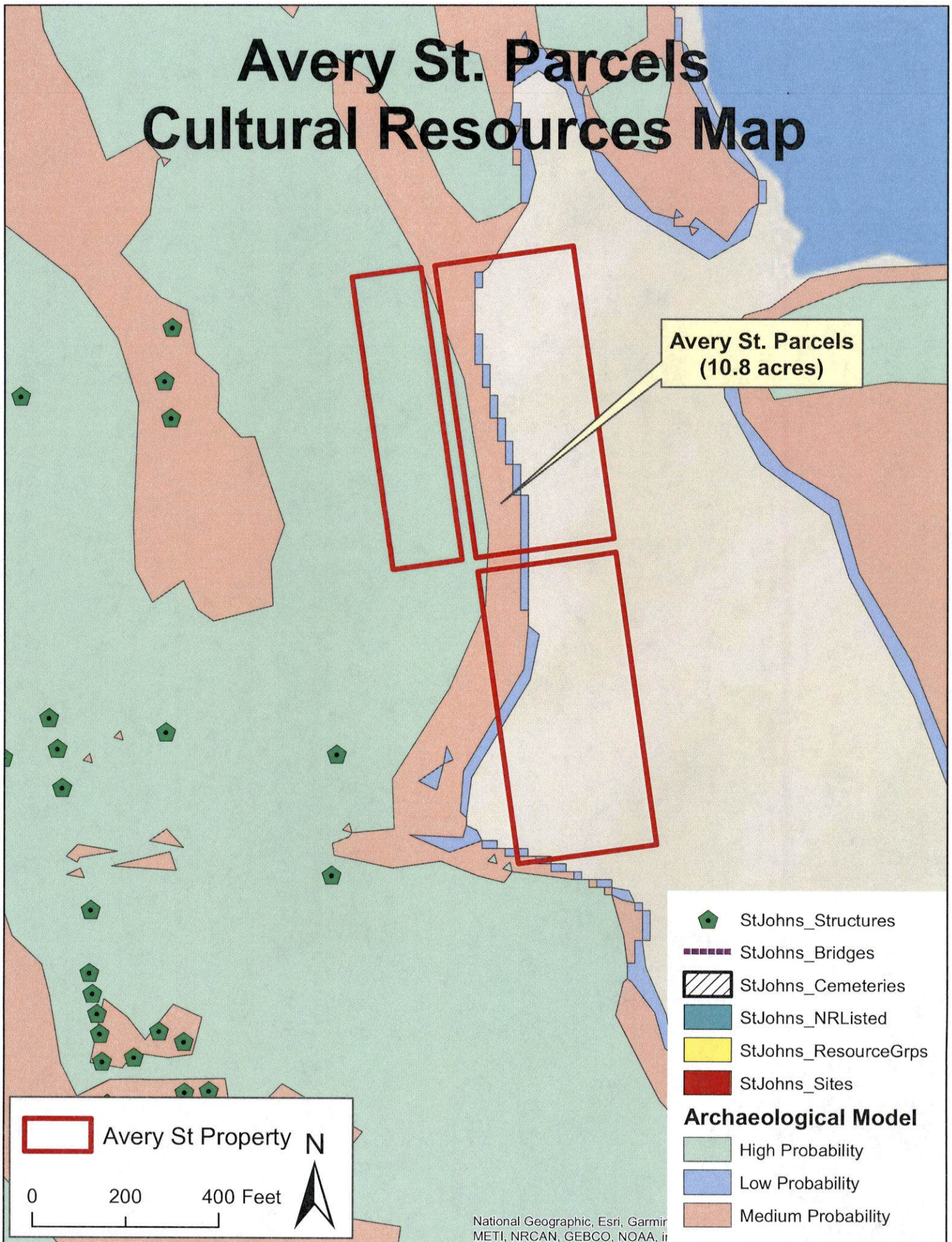
0 100 200 Feet



Avery St. Parcels DEM



Avery St. Parcels Cultural Resources Map



Avery St. Parcels Impaired Waterbodies Map

**Fecal
Coliform**

Mercury

Mercury (in fish tissue)

**Avery St. Parcels
(10.8 acres)**

**Dissolved
Oxygen**

Impaired Waterbodies

-  Oyster Creek
-  San Sebastian River
-  St Augustine Inlet
-  Tolomato River (Shellfish Portion)

 Avery St Property

N

0 500 1,000 Feet



National Geographic
METI, NRCAN

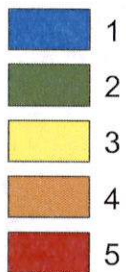
Drunna Properties, Inc.
Avery St. Parcels
Drunna Properties, Inc.
Conservation Easement Map
Drunna Properties, Inc.



Avery St. Parcels Storm Surge Map

Avery St. Parcels
(10.8 acres)

Storm Surge Hurricane Category

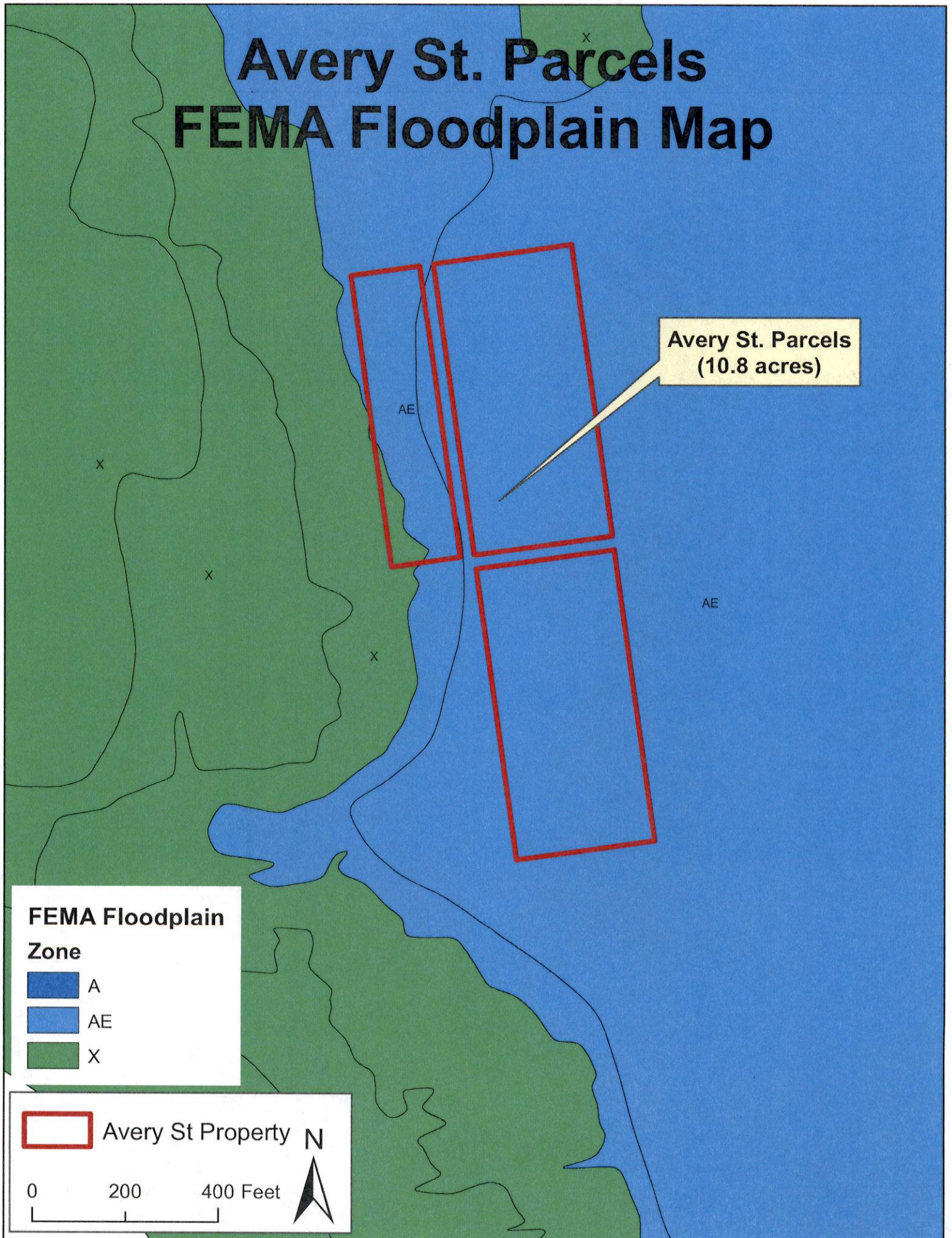


 Avery St Property N

0 200 400 Feet



Avery St. Parcels FEMA Floodplain Map



Avery St. Parcels Parks Map

**Joe Pomar Jr Park
(COSA)**

**Nelmar Terrace Park
(COSA)**

**Davenport Park
(COSA)**

**Avery St. Property
(10.8 acres)**

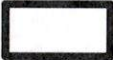
**Spengler Island
Conservation Area
(St. Johns Co.)**

**Ravenswood Park
(COSA)**

**Francis Field
(COSA)**

**Railway Park
(COSA)**

**Zora Neale Hurston
Memorial Park (COSA)**

 Avery St. Property
 Parks

0 500 1,000 Feet



National Geographic, Esri, Garmin, HERE, DeLorme, Swatchx, SBB, IGN, GEBCO, METI, NRCAN, GEBCO, NOAA, increment P Corp.

RESIDENTIAL
LOW DENSITY
COMMERCIAL
LOW
INTENSITY

Avery St. Parcels Future Land Use Map

RESIDENTIAL
MEDIUM
DENSITY

RESIDENTIAL
MEDIUM
DENSITY

Avery St. Parcels
(10.8 acres)
RESIDENTIAL
MEDIUM
DENSITY

OPEN LAND

RESIDENTIAL
LOW DENSITY

RESIDENTIAL
MEDIUM
DENSITY



Avery St Property

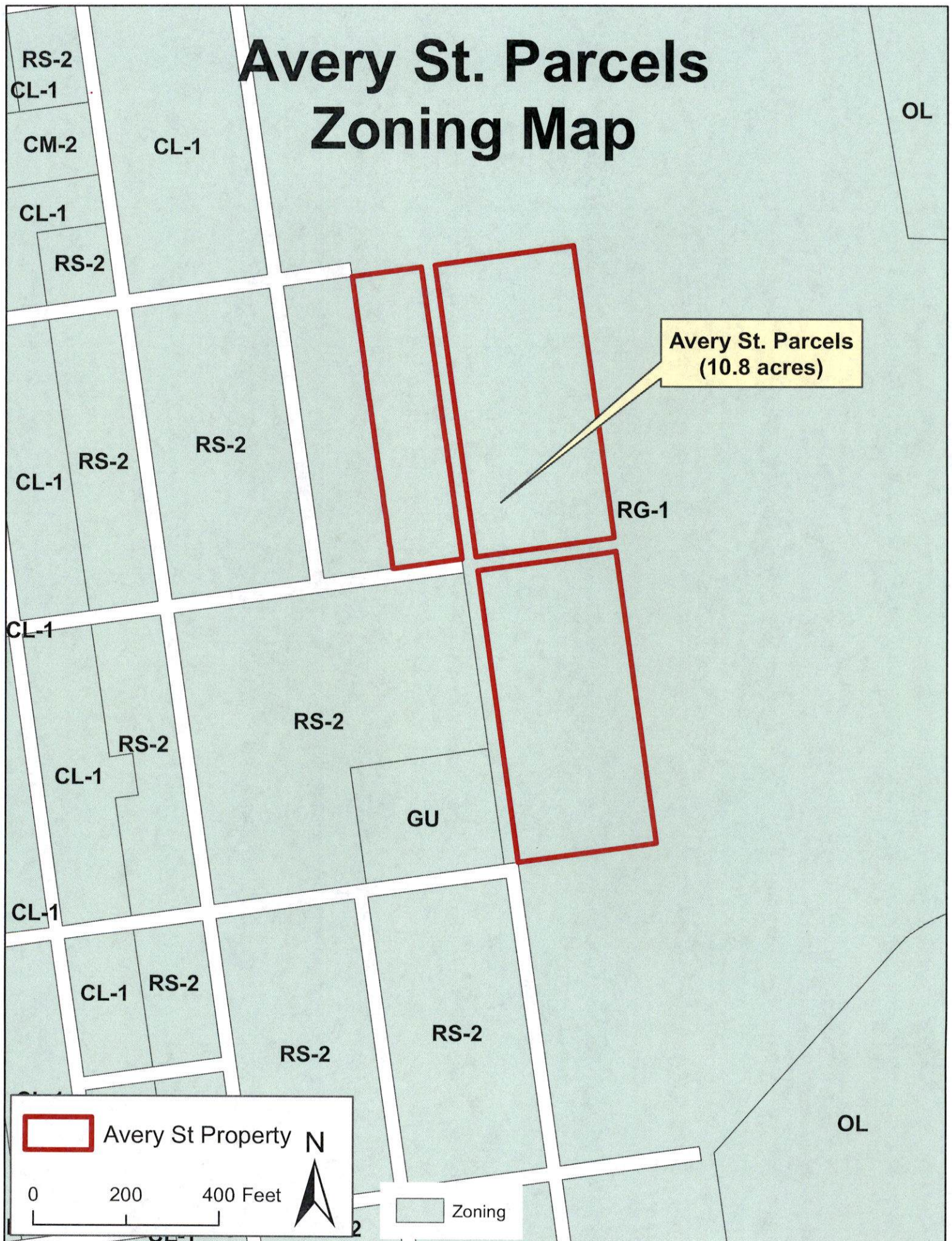
N

0 200 400 Feet

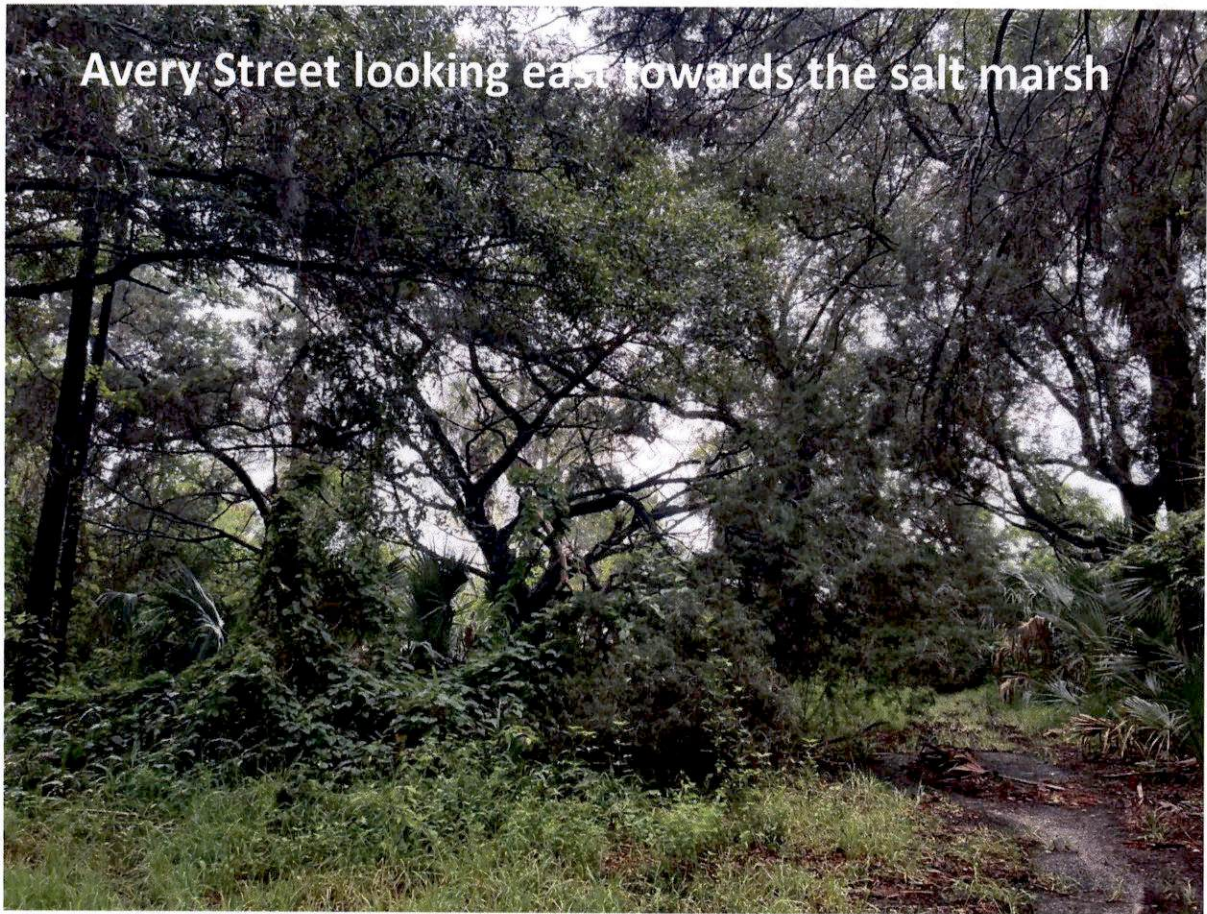


Future Land Use

Avery St. Parcels Zoning Map



Avery Street looking east towards the salt marsh



Avery Street looking northwest towards the houses



City of St. Augustine Conservation Program Selection Matrix

Owner	Parcel ID #	Neighborhood	Acres
Hundred Acre Marsh		Fullerwood	4.6

CATEGORY	CRITERIA	SCORE (0-5)
Resiliency	Provides flood protection and/or floodplain management benefits.	5.0
Ecosystem Services	Provides ecosystem services for the community.	4.2
Natural Resources	Preserves/protects ecological diversity and habitat.	2.8
	Preserves/protects hydrological resources.	4.2
Cultural Resources	Preserves/protects prehistoric resources (archaeological).	2.2
	Preserves/protects historic resources.	1.6
	Located within a National Register of Historic Places boundary.	0.6
Open Space/Recreation	Provides passive, resource-based recreation opportunities.	3.0
	Provides public water access.	2.0
Acquisition	Listed on other acquisition priority lists (potential cost share).	2.2
	Likelihood for grant funding.	3.0
Management/Maintenance	Level of non-native invasive plant species infestation (5 = no infestation).	3.6
	Operational costs (5 = low cost).	2.8
Special Value	Exceptional uniqueness or quality.	3.0
	Provides connectivity to an adjacent public parcel.	0.6
TOTAL SCORE		41.0



CITY OF
ST. AUGUSTINE.
EST. 1565

City of St. Augustine Conservation Program
Property Nomination Form

ARE YOU THE PROPERTY OWNER? YES _____ NO X

If no, please fill out the Agent Authorization Form at the bottom of this form (last item).

A. PROPERTY OWNER/AGENT CONTACT INFORMATION:

Name: James G. Whitehouse, Esq. (Attorney for Property Owner)

Address:

St. Johns Law Group

104 Sea Grove Main Street, St. Augustine, FL 32080

Phone: 904-495-0400

Email: jameswhitehouse@sjlawgroup.com

B. PROPERTY INFORMATION

Parcel Owner: HUNDRED ACRE MARSH, LLC - daughter of deceased former long-time owner Sandra Nelson

Parcel Address:

Parcel ID 1510900000 - HILDRETH BACK BAY LOTS 17 18 19 20 21 22 23 24 25 & 26 BLK 7 (OR 5792/1415)

Parcel ID 1511300000 - HILDRETH BACK BAY, LOTS 1 THRU 12, BLK 8 (OR 5792 / 1415)

Parcel ID 1511200000 - HILDRETH BACK BAY LOT 29 BLK 7 (OR 5792/1415)

Full Parcel Identification Number(s) (not required): Parcel IDs - 1510900000, 1511300000, 1511200000

Are you proposing to sell the entire parcel? YES X NO _____

WILLING SELLER STATEMENT

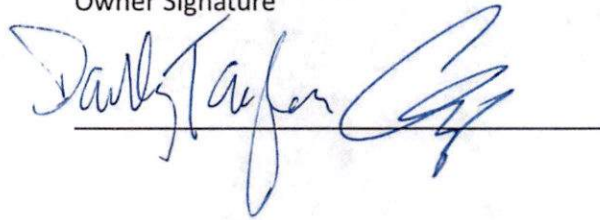
By signing below, I hereby express my desire to have my property considered for acquisition under the City of St. Augustine's Conservation Program. I express my willingness to sell my property after successful negotiations.

Owner Name (Printed)

DARBY and CLYDE M. TAYLOR III

for HUNDRED ACRE MARSH, LLC

Owner Signature



AUTHORIZATION TO ENTER PROPERTY

I, DARBY & CLYDE M. TAYLOR, III, the owner or the owner's representative of the property described below agree that from the date this Authorization is executed, staff from the City of St.

Augustine, upon reasonable notice, shall have the right to enter the property located at

Parcel ID 1510900000 - HILDRETH BACK BAY LOTS 17 18 19 20 21 22 23 24 25 & 26 BLK 7 (OR 5792/1415)

Parcel ID 1511300000 - HILDRETH BACK BAY, LOTS 1 THRU 12, BLK 8 (OR 5792 / 1415)

Parcel ID 1511200000 - HILDRETH BACK BAY LOT 29 BLK 7 (OR 5792/1415)

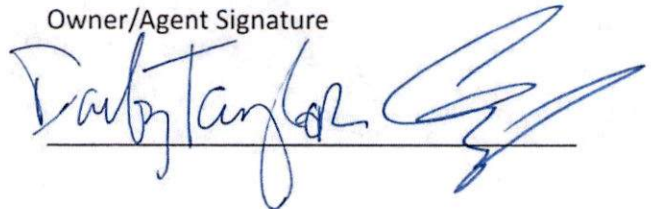
for the purposes of evaluating the property for acquisition consideration by the City of St.

Augustine's Conservation Program.

Owner/Agent Name (Printed)

DARBY Taylor

Owner/Agent Signature



Date: 8/9/2011

OWNER'S AUTHORIZATION FOR AGENT

James G. Whitehouse, Esq. is/are hereby authorized TO ACT ON BEHALF OF
the owner(s) of those lands described within this application in applying to the City of St.
Augustine's Conservation Program:

Parcel ID 1510900000 - HILDRETH BACK BAY LOTS 17 18 19 20 21 22 23 24 25 & 26 BLK 7 (OR 792/1415)

Parcel ID 1511300000 - HILDRETH BACK BAY, LOTS 1 THRU 12, BLK 8 (OR 5792 / 1415)

Parcel ID 1511200000 - HILDRETH BACK BAY LOT 29 BLK 7 (OR 5792/1415)

Property located at: _____

By: _____

Signature of Owner

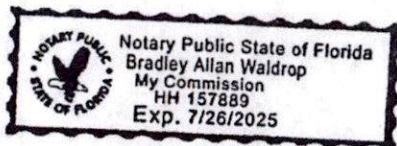
DARBY & CLYDE M. TAYLOR, III

Print Name of Owner

901-540-3897

Telephone

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online
notarization, on this 9 day of August, 2024



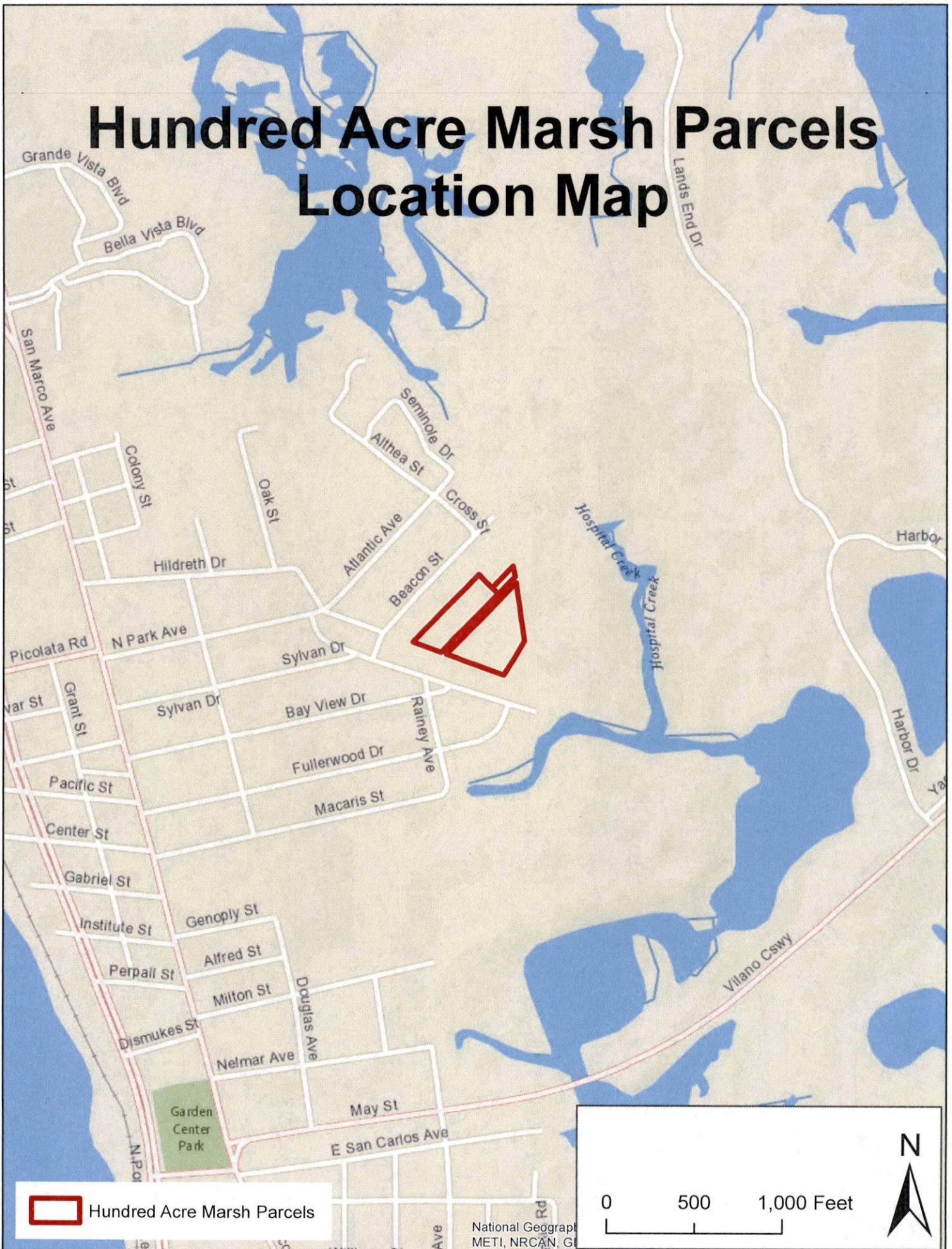
Notary Public: _____

My Commission Expires: _____

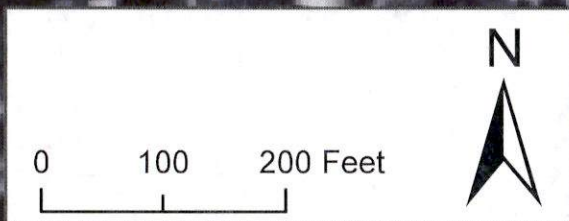
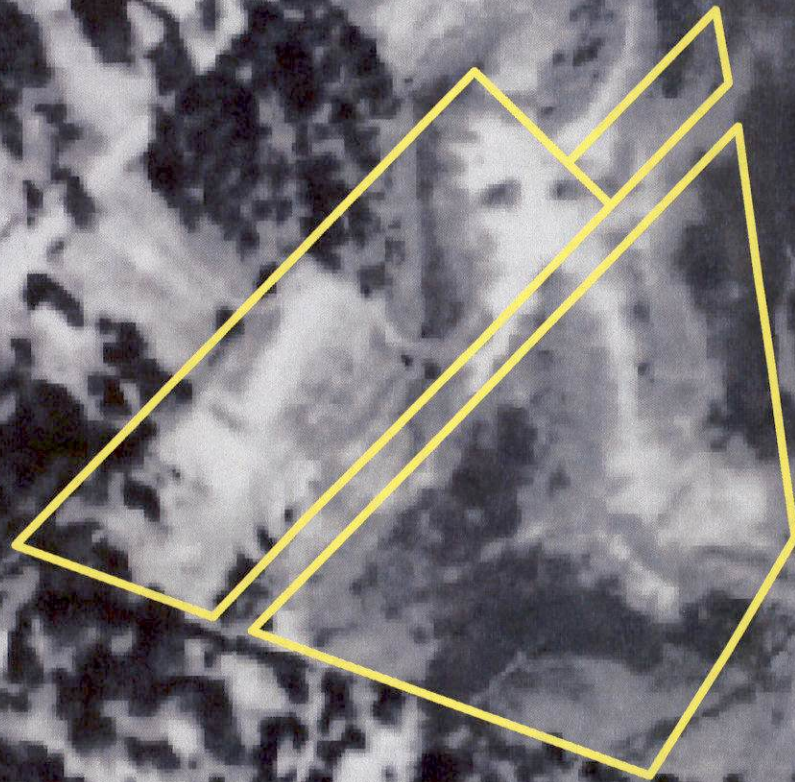
☒ Personally known to me -OR- ☐ Produced identification

Type of identification produced: _____

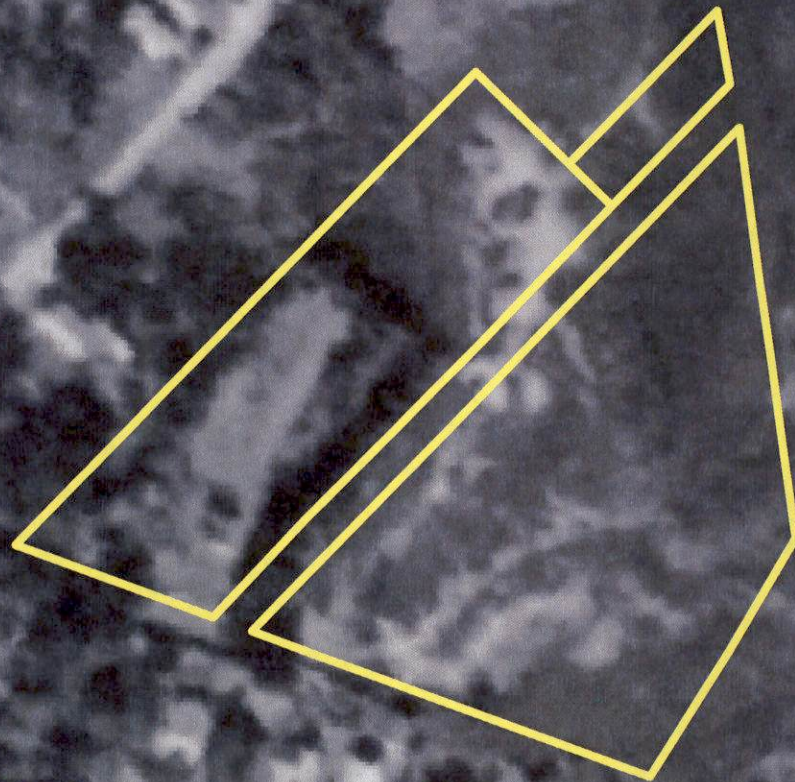
Hundred Acre Marsh Parcels Location Map



Hundred Acre Marsh Parcel 1942 Aerial



Hundred Acre Marsh Parcel 1952 Aerial



0 100 200 Feet



Hundred Acre Marsh Parcel 1960 Aerial



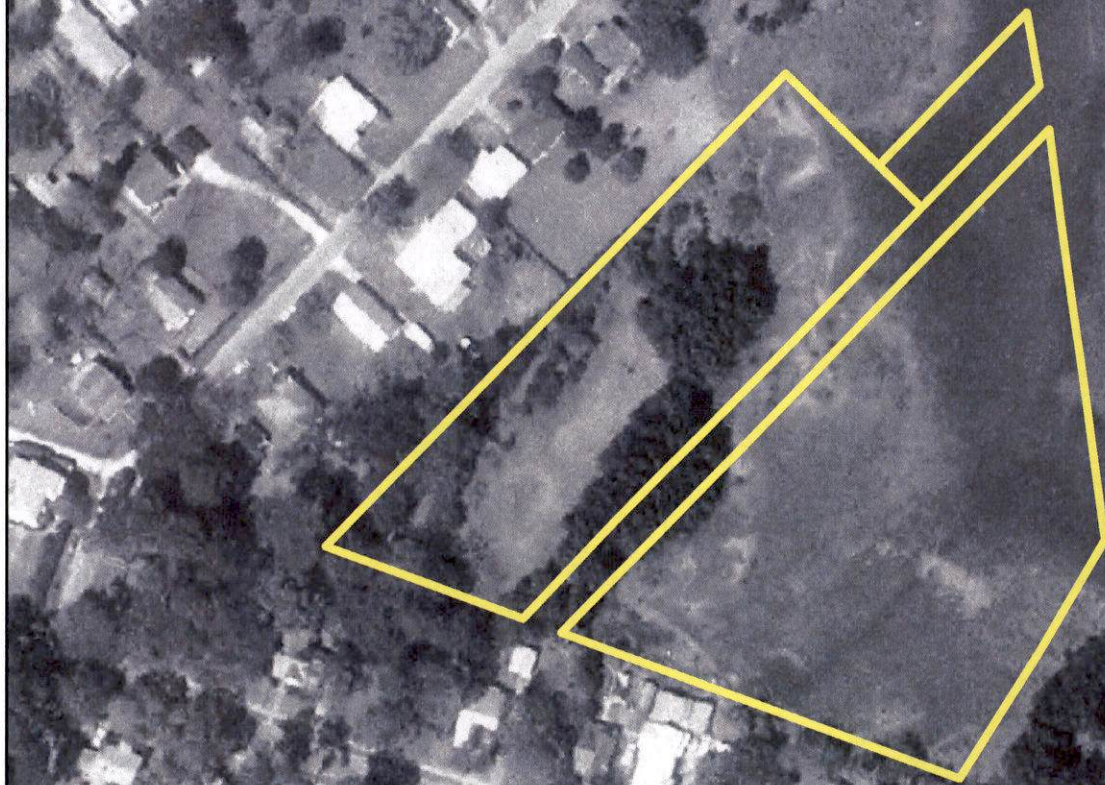
0 100 200 Feet



Hundred Acre Marsh Parcel 1971 Aerial



Hundred Acre Marsh Parcel 1980 Aerial



0 100 200 Feet



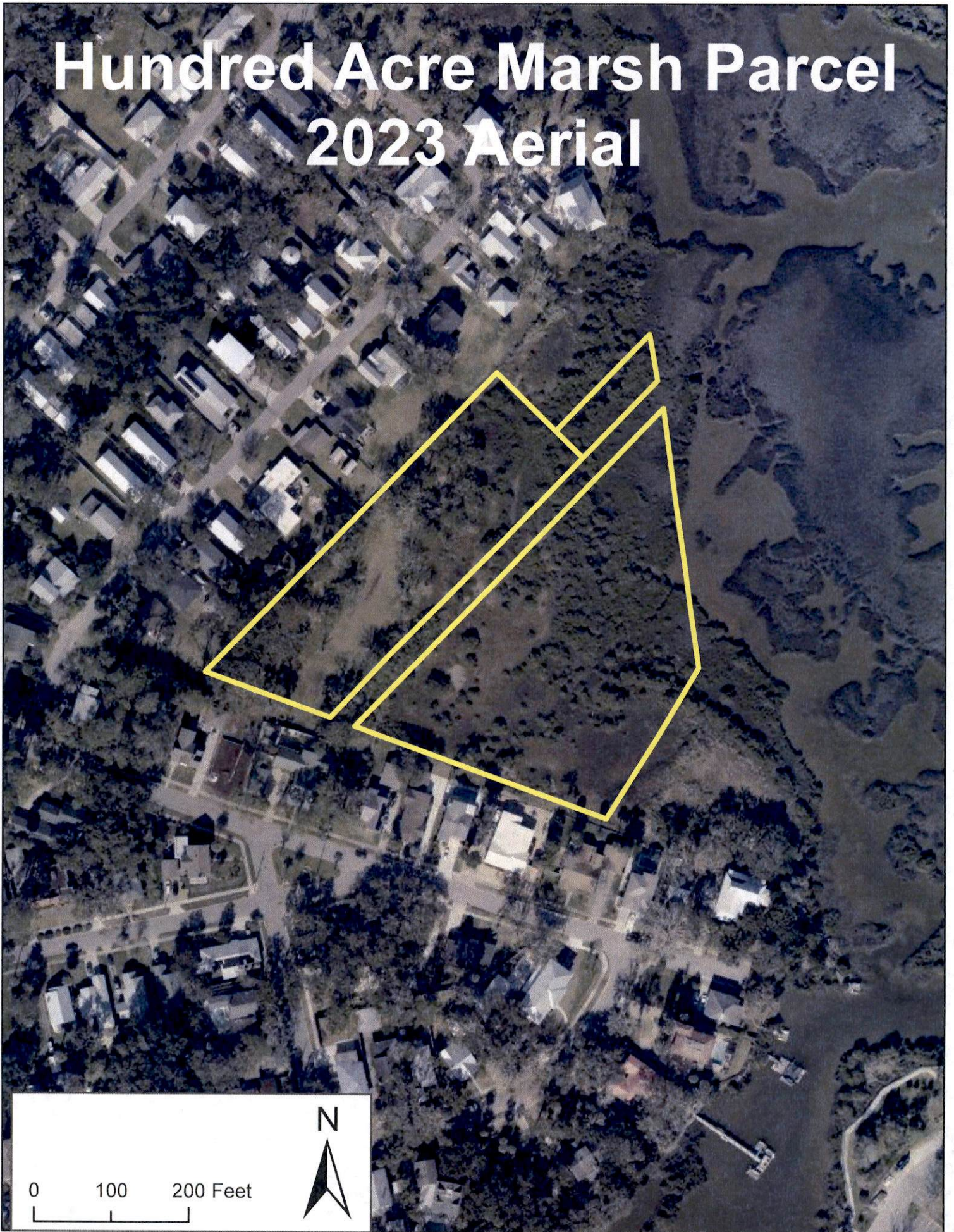
Hundred Acre Marsh Parcel 2002 Aerial



0 100 200 Feet



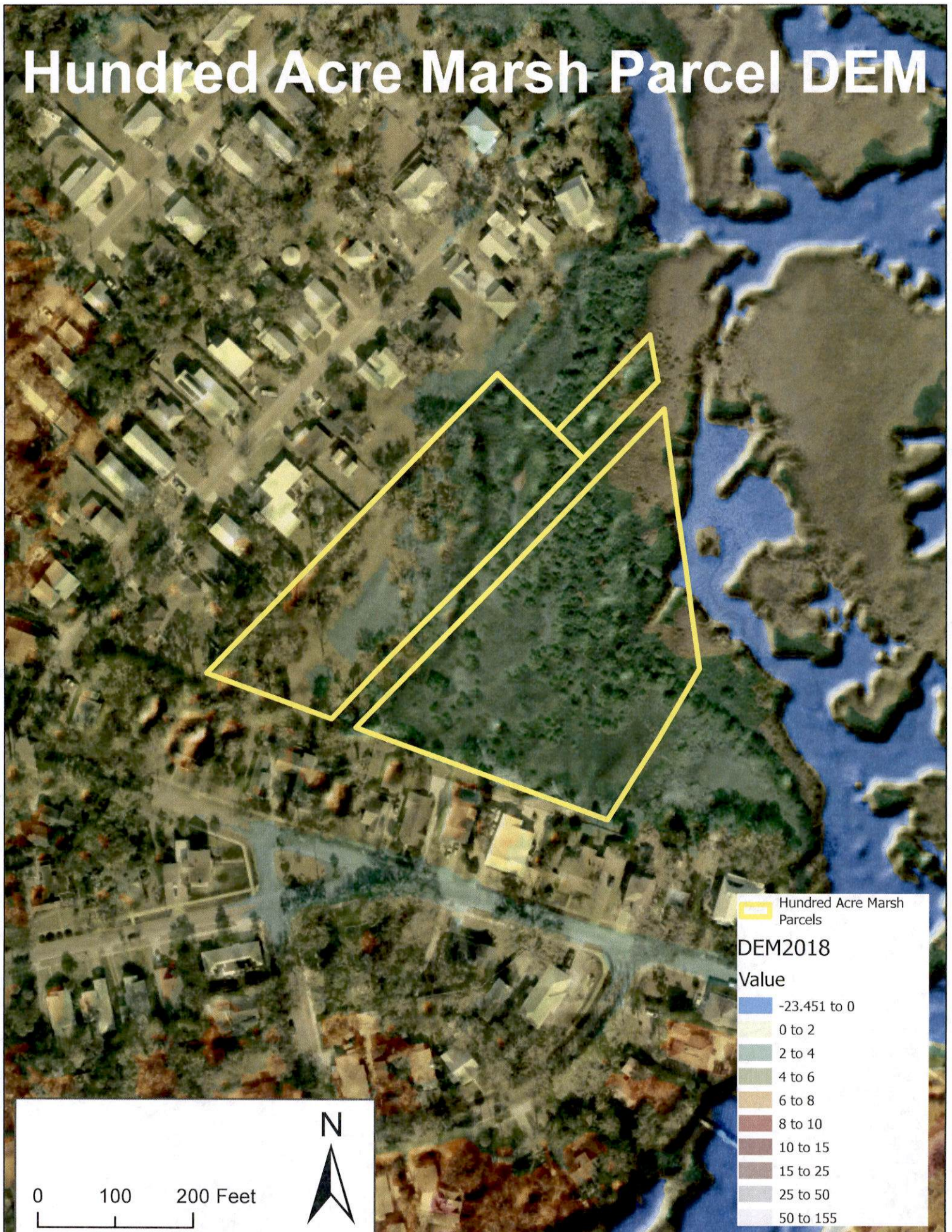
Hundred Acre Marsh Parcel 2023 Aerial



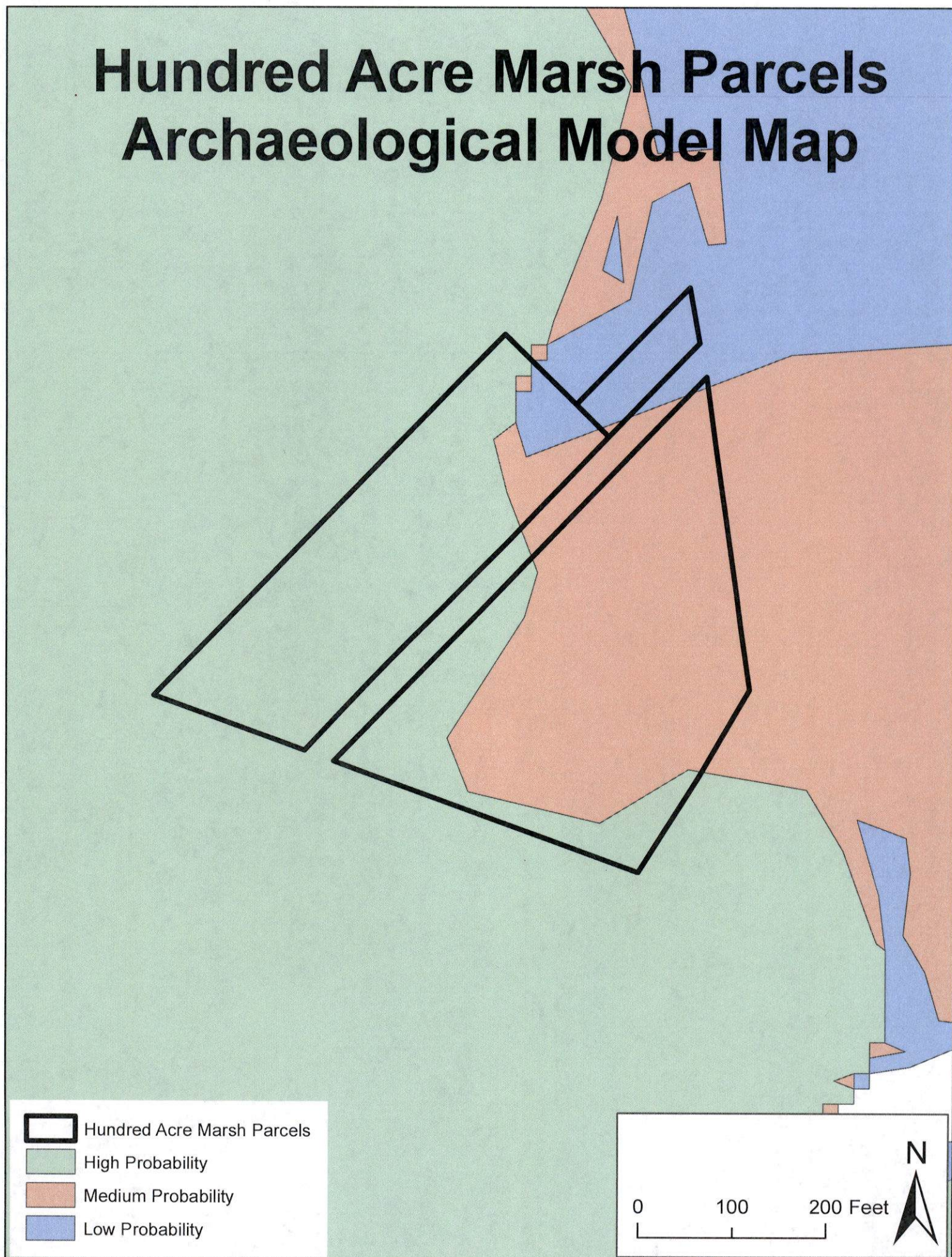
0 100 200 Feet



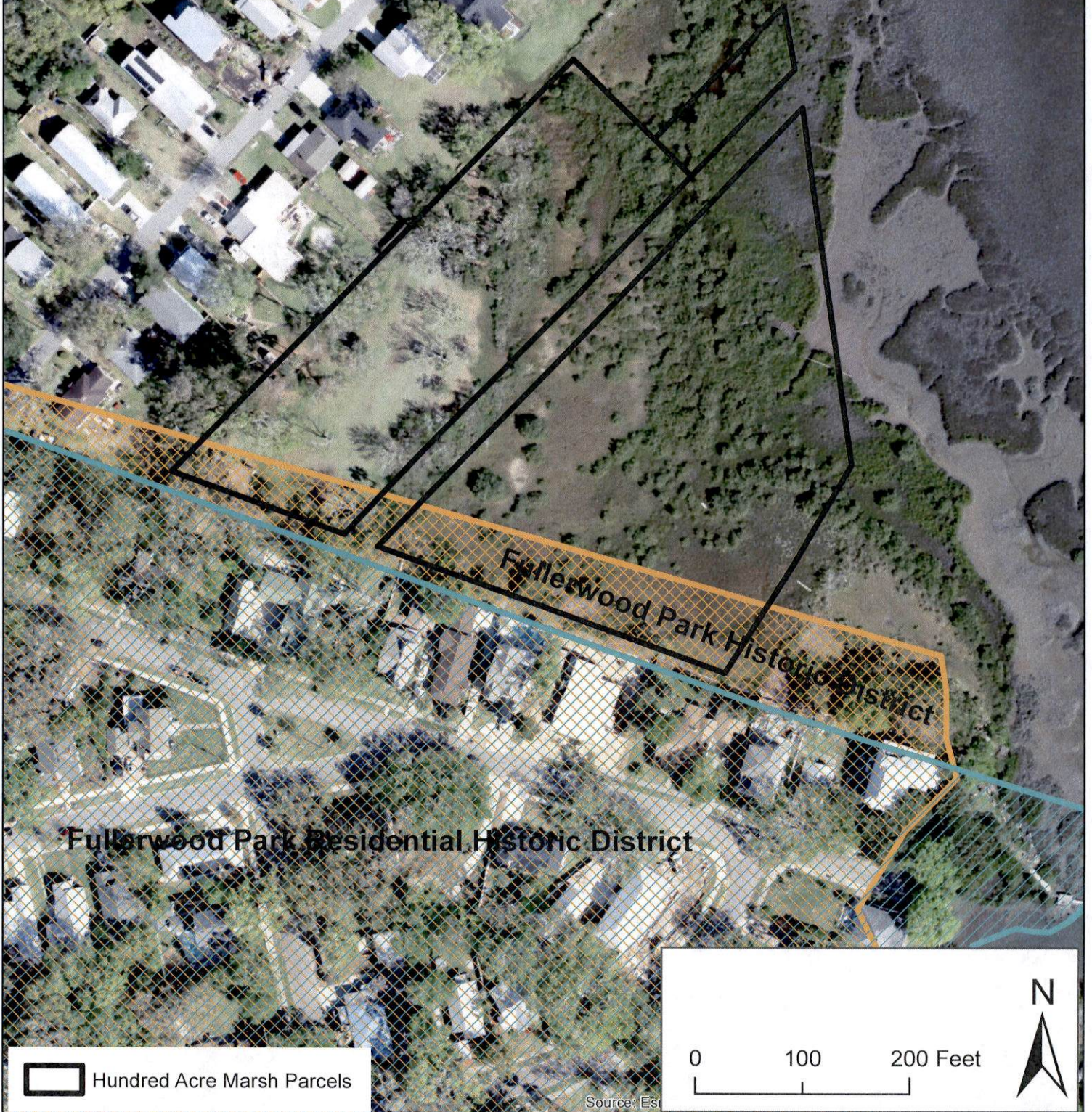
Hundred Acre Marsh Parcel DEM



Hundred Acre Marsh Parcels Archaeological Model Map



Hundred Acre Marsh Parcels FL Master Site Map



Northeast Florida Blueway
Florida Forever BOT Project

Hundred Acre Marsh Parcels FL Forever Map

Northeast Florida Blueway
Florida Forever BOT Project



Hundred Acre Marsh Parcels

Source: Esri, Max

0 250 500 Feet



Hundred Acre Marsh Parcels Impaired Water Bodies Map

Fecal Coliform (SEAS Classification)

Mercury (in fish tissue)

Hundred Acre Marsh Parcels

Fecal Coliform (SEAS Classification)

Mercury (in fish tissue)

Legend:

- Hundred Acre Marsh Parcels
- WATERBODY**
- Robinson Creek
- San Sebastian River
- St Augustine Inlet
- Tolomato River (Shellfish Portion)

Scale: 0 500 1,000 Feet

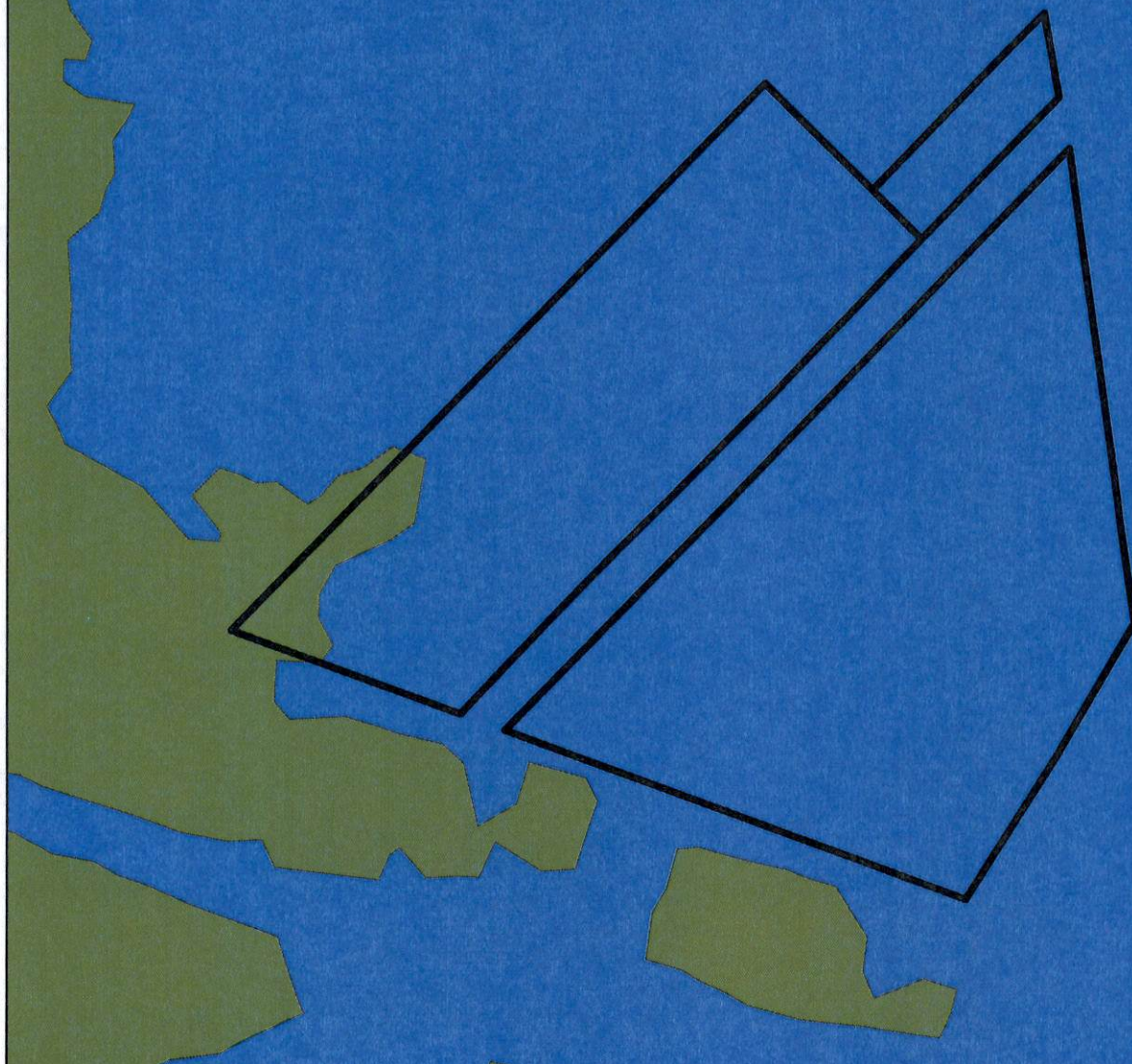
North Arrow: N

National Geographic, Esri, METI, NRCAN, GEBCO

National Geographic, Es
METI, NRCAN, GEBCO

Hundred Acre Marsh Parcels

Storm Surge Map



 Hundred Acre Marsh Parcels

CAT

-  1
-  2
-  3
-  4
-  5

0 100 200 Feet



Hundred Acre Marsh Parcels FEMA Floodplain Map

Hundred Acre Marsh Parcels
(4.56 acres)

AE

AE

AE

X

 Hundred Acre Marsh Parcels

FEMA Floodplain

 AE

 VE

 X

0 100 200 Feet



Hundred Acre Marsh Parcels Parks Map

Fort Mose Historic State Park
(State of Florida)

Hundred Acre Marsh Parcels

Fullerwood Park
(COSA)

Vilano Boat Ramp Park
(St. Johns Co.)

Joe Pomar Jr Park
(COSA)

Nelmar Terrace Park
(COSA)

Davenport Park
(COSA)

Hundred Acre Marsh Parcels

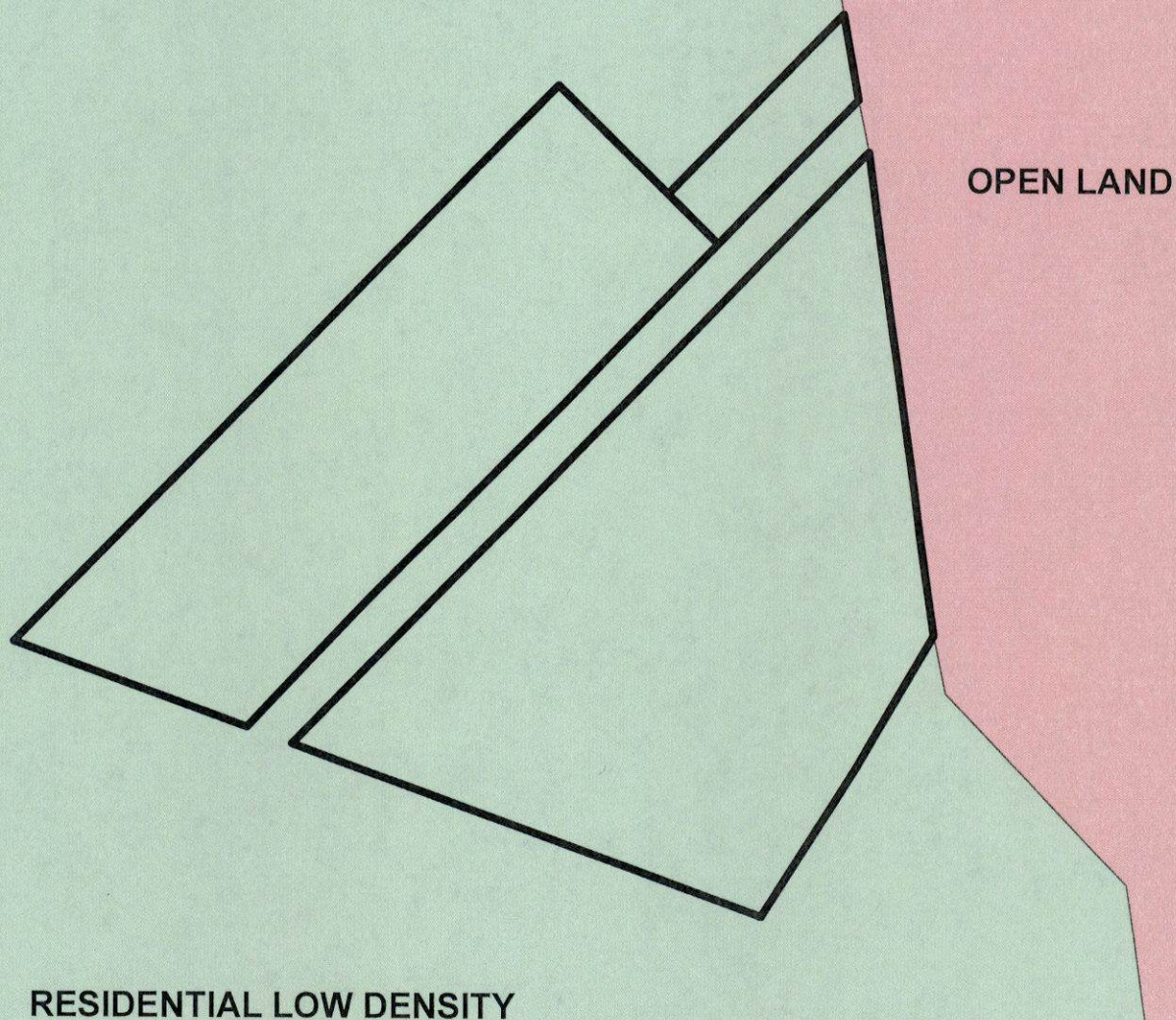
Parks

0 500 1,000 Feet

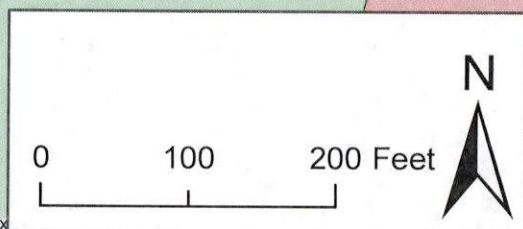


National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

Hundred Acre Marsh Parcels Future Land Use Map

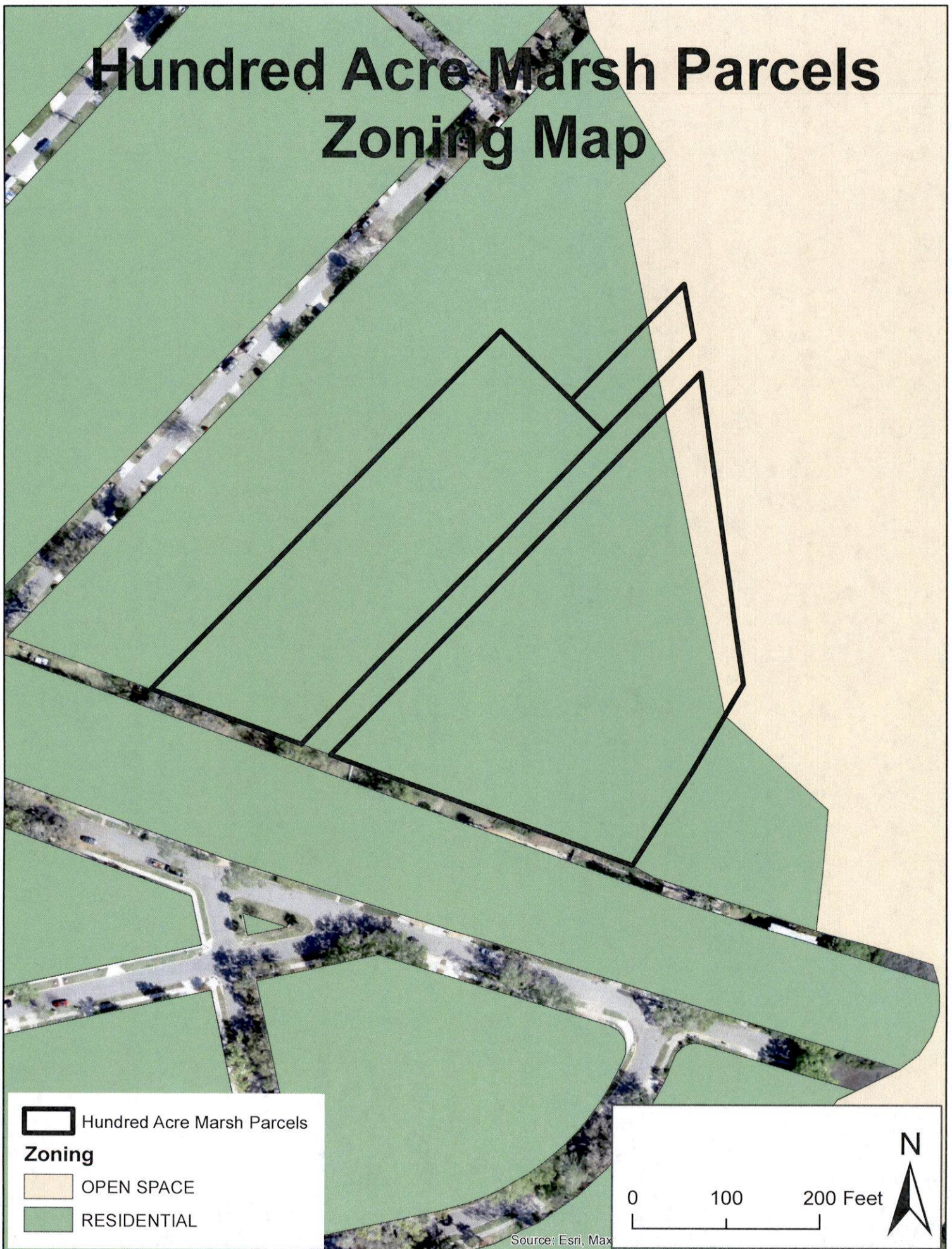


-  Hundred Acre Marsh Parcels
- Future Land Use**
-  OPEN LAND
-  RESIDENTIAL LOW DENSITY



Source: Esri, Max

Hundred Acre Marsh Parcels Zoning Map



Hundred Acre Marsh structure in southwest corner



Hundred Acre Marsh looking northeast





CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: September 12, 2024

RE: **2016 Building Condition Survey Update – Staff Presentation**

As previously discussed, Florida statutes require an Evaluation and Appraisal Report (EAR) of the city's Comprehensive Plan every seven (7) years. As part of the last EAR the city conducted a Building Condition Survey. This "windshield survey" attempted to look at all areas of the city to observe and identify the existing use of the structures and the overall condition of the structures including identifying those structures that may be considered deteriorating and/or dilapidated.

In 2016-2018 the city conducted its building condition survey for the required EAR. Structures were ranked on a scale from 1 to 4. A ranking of 1 indicated that the structure was in the best shape and rankings of 3 or 4 indicated a deteriorating or dilapidated building respectively. Please find attached the outline instructions for the survey and a description defining the ranking categories taken from the Housing Element Data and Analysis of the city's 2040 Comprehensive Plan.

During the timeframe for this survey a total of **442** structures were determined to be in a state to warrant a **#3** of the building condition survey. This meant that by observation the building had:

Score	Roof	Exterior Walls	Doors and Windows	Foundation, Floor, and Porch
3	Several tiles missing, some damage is visible, shape appears to be deteriorating	Siding material is missing in places, some cracks are visible, overall structure appears to be deteriorating	Large holes are visible or panes of glass are missing, wood appears to be rotting around frames	Major damage is apparent including missing wood or blocks, stairs/entry is deteriorating

During the timeframe for this survey a total of **42** structures were determined to be in a state to warrant a **#4** of the building condition survey. This meant that by observation the building had:

Score	Roof	Exterior Walls	Doors and Windows	Foundation, Floor, and Porch
4	Large, noticeable holes/cracks, portion missing or severely damaged, caving-in in one or more places	Large portions of siding material are missing, significant cracks are visible, all or some of the structure appears ready to collapse	One or more windows/doors are missing, large cracks or significant damage is visible, security of the structure is in danger	Significant damage is apparent, portions of the porch or foundation are missing, the overall structure appears to be unsafe

Recently our Code Enforcement staff revisited the properties identified as either a building condition #3 or #4 in 2016-2018. The current observations are listed below:

Properties identified as **Building Condition #3** in 2016:

442 Total

Observations in Summer 2024:

21 (5%) Considered deteriorated
56 (13%) Require monitoring
 11 (2%) Demolished/vacant lot
 18 (4%) Demolished with new build
 107 (24%) Renovated
 229 (52%) Compliant

Additionally, during this review effort **24** other structures were observed to be in such a deteriorated state that they would be considered a Building Condition #3 if a survey were conducted now.

Properties identified as **Building Condition #4** in 2016:

42 Total

Observations in Summer 2024:

6 (14%) Require monitoring
 8 (19%) Demolished/vacant lot
 5 (12%) Demolished with new build
 14 (34%) Renovated
 9 (21%) Compliant

Additionally, during this review effort **21** other structures were observed to be in such a dilapidated state that they would be considered a Building Condition #4 if a survey were conducted now, and an additional **6** were observed in such a state that they require monitoring at this time. The “compliant” structures may not be fully renovated, but as of the review this summer appear to be in better condition.

*The numbers above and totaled below are highlighted in red to emphasize that these are the number of structures of concern that we know of at this time.

Overall, there are **101** structures with a Building Condition of a **#3**, and **33** structures with a Building Condition of a **#4** that we are aware of at this time and are in a condition of concern. The building condition survey looked at all structures, however most of the structures in this condition are residential structures.

Based on this assumption according to the Comprehensive Plan Housing Element Data and Analysis of 2020 there are 6,668 residential structures within the city limits. The majority, 63% were single family structures. Most the city's housing structures, 31%, were built before 1939, and 56% of the city's total housing stock was built before 1970. For planning purposes this data is considered the "best available" however these percentages will change as the newer subdivisions in the city continue to develop.

But for your information **101** residential structures determined to be a **#3** based on condition is **1.5% of the total residential structures** within the city limits in 2016. Likewise, **33** residential structures determined to be a **#4** based on condition is **0.5% of the total residential structures** within the city limits in 2016.

The city is required to submit its next EAR statement to the State of Florida Department of Economic Opportunity (FDEO) by December of 2025. Therefore, this data will be updated in the near future.

I hope this provides you with relevant information. If you have any questions or you would like to discuss further, please let me know. Please place this item on the September 23, 2024 City Commission as a Staff Presentation.



Amy McClure Skinner, AICP
Director
Planning and Building Department

Comprehensive Plan Update

Land Use – Zoning and Building Condition Survey

Building Condition Survey

The Building Condition Survey is required during the Evaluation process of the Comprehensive Plan. The objective is to determine the existing uses and conditions of the existing property and structures within the City.

Each property should be looked at, the use determined and condition evaluated. This is called a “windshield survey”.

Existing Uses

V = Vacant

S = Single family

M = Multifamily (count electric meters if you can to guess units)

C = Commercial use

I = Industrial use

P = Public use (government or owned by a governmental entity)

R = Recreation

Building Condition

1 = Best

2 = Good

3 = Deteriorating

4 = Dilapidated

Example: 2M3 = Building 2 condition, multifamily, 3 units
Condition/Use/Units if multifamily

Table 13: City of St. Augustine, Housing Condition Rating Descriptions

Score	Roof	Exterior Walls	Doors and Windows	Foundation, Floor, and Porch
1	In good condition	In good condition	In good condition	In good condition
2	A minimal number of tiles missing, no holes, cracks, or water damage is visible, overall shape is still solid	Some minor damage to siding is visible (water damage or discoloration), overall structure is solid, no cracks are evident	Some minor damage is visible (small cracks in glass), windows and doors still appear to be sealed tightly to structure	Some minor damage is visible (small cracks/water damage), the overall structure appears to be sound
3	Several tiles missing, some damage is visible, shape appears to be deteriorating	Siding material is missing in places, some cracks are visible, overall structure appears to be deteriorating	Large holes are visible or panes of glass are missing, wood appears to be rotting around frames	Major damage is apparent including missing wood or blocks, stairs/entry is deteriorating
4	Large, noticeable holes/cracks, portion missing or severely damaged, caving-in in one or more places	Large portions of siding material are missing, significant cracks are visible, all or some of the structure appears ready to collapse	One or more windows/doors are missing, large cracks or significant damage is visible, security of the structure is in danger	Significant damage is apparent, portions of the porch or foundation are missing, the overall structure appears to be unsafe

Source: City of St. Augustine, Planning and Building Department Visual Survey 2016-2018.

Land Use and Zoning Maps

The land use and zoning maps need to be compared and verified to determine any inconsistencies between the two (2), confirm correct designations by map or ordinances, and/or list any “clean up” items. After the existing use survey is complete then appropriate recommended changes can also be made. Additionally:

- Determine any remaining undesignated properties;
- Scrivener’s errors;
- City limits corrections;
- General corrections, and clarifications.

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, August 12, 2024

The City Commission met in formal session Monday, August 12, 2024, at 5:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Vice- Mayor Roxanne Horvath, and the following were present:

1. Roll Call: Roxanne Horvath, Vice Mayor/City Commissioner
Barbara Blonder, City Commissioner
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner

Absent Nancy Sikes-Kline, Mayor/City Commissioner (Excused)

Also Present: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Melissa Burns, Director, Finance
Stephen Slaughter, Director, Public Works & Utilities
Amy Skinner, Director, Planning and Building
Jennifer Michaux, Police Chief
Carlos Aviles, Fire Chief
Michele Fudo, Recording Secretary

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

Vice Mayor Horvath requested a moment of silence and Commissioner Blonder led the Pledge of Allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

Public comment for Spanish Street will be moved to the staff presentation.

MOTION

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

3. Special Presentations, Recognitions and Proclamations

None

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Robin Thomas
- Chris Fulmer
- 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 AUGUST 26, 2024:

- Ordinance 2024-28: Amends littering regulations related to balloon releases.

CA.3. Reminder of Upcoming Meetings:

- AUGUST 22, 2024, 9:00AM, City Commission Budget Workshop Meeting
- AUGUST 23, 2024, 9:00AM, City Commission Budget Workshop Meeting (if necessary)
- AUGUST 26, 2024, 5:00PM, Regular City Commission Meeting
- SEPTEMBER 5, 2024, 5:05PM, Special City Commission Budget Meeting
- SEPTEMBER 9, 2024, 4:30PM, Order of La Florida Award presentation to William "Bill" Dudley.
- SEPTEMBER 9, 2024, 5:00PM, Regular City Commission Meeting

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

- JULY 8, 2024-Special City Commission Budget Meeting
- JULY 8, 2024-Regular City Commission Meeting
- JULY 22, 2024-Regular City Commission Meeting

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

- 111 Zoratoa Avenue-James A. Philcox

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

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

- Certificate of Recognition for Dr. Dorothy Headley Israel, Ph.D. in celebration of her

One Hundredth Birthday. (C. Garris, Commissioner)

CA.8. Authorization to join Payment Card Interchange Fee and Merchant Discount Antitrust Litigation. (M. Breidenstein, Assistant City Manager)

CA.9. State Revolving Fund Amendment 1 to Loan Agreement DW550410. (M. Breidenstein, Assistant City Manager)

End Consent Agenda

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

(None)

5.B. Approval of Consent Agenda

MOTION

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

6. Appeals

(None)

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

7.A. General Public Presentations

(None)

7.B. Items of Great Public Importance

(None)

7.C. Other Items Requiring Public Hearing

(None)

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

Amy Skinner, Director, Planning and Building gave a detailed explanation of the following three ordinances.

8.A.1. Ordinance 2024-24: Annexes nine (9) parcels of land adjacent to the Cat's Paw Marina on Nix Boatyard Road. (A. Skinner, Director Planning and Building)

Brad Wester was sworn in for the record and provided a brief overview of the PUD.

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

- BJ Kalaidi

Public comment was closed.

Mr. Wester presented his rebuttal.

Commissioner Blonder asked for an explanation for the PUD master stormwater system

Mr. Wester explained the proposed Low Impact Development (LID) system that would be used for the stormwater drainage.

The Board presented their Ex Parte Communications related to all three Ordinances.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2024-24 on second reading. The motion was SECONDED by Commissioner Blonder.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2024-24

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 10.38 ACRES OF

PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING WEST AND SOUTH OF THE EXISTING DEVELOPMENT REFERRED TO AS THE CAT'S PAW MARINA, NORTH AND EAST OF NIX BOATYARD ROAD, AND SOUTH AND WEST OF THE SAN SEBASTIAN RIVERINE ENVIRONMENT AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Springfield, Blonder, Garris, Horvath

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

8.A.2. Ordinance 2024-25: Amends the future land use designation of 10.38 acres of annexed property at 199 and 200 Nix Boatyard Road. (A. Skinner, Director Planning and Building)

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

- BJ Kalaidi

Public comment was closed.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2024-25 on second reading. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

ORDINANCE 2024-25

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 10.38 ACRES OF PROPERTY LOCATED NORTH AND EAST OF NIX BOATYARD ROAD AS A PORTION OF THE G.W. PERPALL GRANT ADJACENT TO THE CAT'S PAW MARINA DEVELOPMENT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY MIXED USE DISTRICT TO A CITY DESIGNATION OF MARINE INDUSTRIAL; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Springfield, Horvath, Garris, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

8.A.3. Ordinance 2024-26: Amends the zoning designation of 10.38 acres of annexed property at 199 and 200 Nix Boatyard Road. (A. Skinner, Director Planning and Building)

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

- BJ Kalaidi

Public comment was closed.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2024-26 on second reading. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2024-26

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 10.38 ACRES OF PROPERTY LOCATED NORTH AND EAST OF NIX BOATYARD ROAD AS A PORTION OF THE G.W. PERPALL GRANT ADJACENT TO THE CAT'S PAW MARINA DEVELOPMENT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATIONS OF ST. JOHNS COUNTY RESIDENTIAL MANUFACTURED/MOBILE HOME (RMH), COMMERCIAL HIGHWAY TOURIST (CHT) AND OPEN RURAL (OR) TO THE CITY CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD); THIS INCLUDES THE AMENDING AND RECONSTITUTING OF THE EXISTING CAT'S PAW MARINA PUD INCORPORATING THE PROPERTY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Springfield, Horvath, Garris, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

8.A.4. Ordinance 2024-27: Amends regulations relating to floodplain management. (R. Schauland, Building Official)

Buddy Schauland reviewed the ordinance.

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

Ms. Lopez said that the state had made some technical changes, and they wanted the city ordinance to match those changes.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2024-27 on second reading. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2024-27

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 8 OF THE CODE OF THE CITY OF ST. AUGUSTINE; REPEALING SECTION 8-117; AMENDING SECTIONS 8-419 AND 8-460; AND CREATING SECTION 8-466 TO CONFORM TO FLORIDA BUILDING CODE REQUIREMENTS FOR FLOODPLAIN MANAGEMENT REGULATIONS AND MARKET VALUE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Springfield, Horvath, Garris, Blonder

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. 1. Ordinance 2024-28: Amends littering regulations related to balloon releases. (A. Owen, Assistant City Attorney)

Ms. Lopez reviewed the Ordinance.

MOTION

Commissioner Blonder MOVED to pass Ordinance 2024-28 on first reading and moved to second reading. The motion was SECONDED by Commissioner Springfield.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2024-28

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 22 OF THE CITY CODE TO CONFORM TO STATE LAW; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE

VOTE ON MOTION:

AYES: Blonder, Springfield, Garris, Horvath

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

9.B.1. Resolution 2024-25: Increases Water and Sewer rates by the Consumer Price Index (CPI) of 3%. (M. Breidenstein, Assistant City Manager)

Meredith Breidenstein reviewed the Resolution.

Ms. Horvath asked for an explanation of the minimum usage for residents.

Ms. Breidenstein explained the change was from a 3,000-gallon minimum to 100 gallon minimum.

Mr. Springfield reminded the public that reserve water funds could only be used for repair and maintenance of the water utilities.

MOTION

Commissioner Horvath MOVED to APPROVE Resolution 2024-25. The motion was SECONDED Commissioner Springfield.

VOTE ON MOTION

AYES: Horvath, Springfield, Garris, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B.2. Resolution 2024-26: Increases Stormwater Management Utility rates by the Consumer Price Index (CPI) of 3%. (M. Breidenstein, Assistant City Manager)

Ms. Breidenstein reviewed Resolution 2024-26.

MOTION

Commissioner Springfield MOVED to APPROVE Resolution 2024-26. The Motion was SECONDED by Commissioner Horvath

VOTE ON MOTION

AYES: Springfield, Horvath, Garris, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B.3. Resolution 2024-27: Increases Solid Waste Rates and Fees by the Consumer Price Index (CPI) of 3%. (M. Breidenstein, Assistant City Manager)

Ms. Breidenstein reviewed Resolution 2024-27.

Commissioner Springfield commented on the excellent job the city employees did with solid waste collection.

Commissioner Blonder said that reducing the weight of the trash collected would facilitate lesser rates for the citizens.

Commissioner Horvath noted there were two locations for glass to be recycled.

Commissioner Springfield suggest composting city wide, not just for individuals.

Ms. Breidenstein explained the city's composting program. She said in fiscal year (FY) 2024, there was a residential composting program that purchased bins and the bins were in the budget again for FY2025.

MOTION

Commissioner Springfield MOVED to APPROVE Resolution 2024-27. The motion was SECONDED by Commissioner Horvath.

VOTE ON MOTION

AYES: Springfield, Horvath, Garris, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B.4. Resolution 2024-28: Renews the Traffic Signal Maintenance and Compensation Agreement between the FDOT and the City of St. Augustine for Fiscal Year 2025. (R. Franklin, Assistant City Manager)

Reuben Franklin reviewed the Resolution.

Commissioner Springfield asked if this was an annual agreement.

Mr. Franklin replied this was an annual agreement and the City was able to provide quicker service than the state.

MOTION

Commissioner Horvath MOVED to pass Resolution 2024-28. The motion was SECONDED by Commissioner Garris.

VOTE ON MOTION:

AYES: Horvath, Garris, Springfield¹

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

10. Staff Reports and Presentations

10.A. Spanish Street Pedestrian Pilot Project Summary. (R. Franklin, Assistant City Manager)

Reuben Franklin reviewed the Spanish Street Pilot project for the Board.

General Public Comments (3 minutes per individual)

- Virginia Whetstone
- Michael Pounds
- Margaret Greir Edmonson
- Scott York
- Martha Mikler
- Ron Mikler
- Leonard Pellicer
- Chris Fulmer
- Charles Pappas
- Tim Fleming

Board discussion:

- Felt that it should continue to be pedestrian traffic only as it increased the safety of the area and the homes
- Businesses needed certain amenities to thrive
- Suggested a 90-day trial period being open during the day Monday thru Saturday and closed at night
- Thought the businesses with entrances should have signage

- Should enforce “no trucks” on the street but provide a location for trucks to unload their goods for businesses
- Preferred Spanish Street to be complete pedestrian only but unable since there were businesses and parking lots

Commissioner Blonder asked for some clarity regarding the Tolomato lot.

Mr. Franklin replied the Tolomato lot improvements had been ongoing for several years and in the upcoming fiscal year. He said that the reconstruction vision was to remove the loading zone from Spanish Street and add them to the Tolomato lot for large and medium sized delivery vehicles. He said the access to the lot would be from Cordova Street. He said the only issue was access for emergency services.

Commissioner Blonder asked for more explanation on paving an entryway from Cordova Street into the Tolomato lot.

Mr. Franklin replied when the project was built, it was expected to be concrete with permeable paver for the parking lot for storm water management. He said in the interim, the drive access could be paved. He said this would be a short-term fix while waiting for construction to begin.

Commissioner Blonder asked if delivery trucks on a temporary basis, could use the circle at the Visitors Information Center while the upgrades were taking place.

Mr. Franklin stated that the circle was used during the construction of Spanish Street. He said during Nights of Lights it would not be feasible, but during other parts of the year, it could work. He said they thought about allowing commercial vehicles to park on Cordova Street until 9:00 or 10:00 a.m. to help elevate the issue.

Commissioner Blonder said she had spoken to business owners who were opposed and those who favor a permanent pedestrian configuration. She said some of

¹ Commissioner Blonder not present for vote.

the business owners had mentioned having a gate to limit traffic during certain times of the day or night. She questioned why the gate could not be used.

Mr. Franklin addressed the issue of a possible gate for the area, being logistically difficult. He said that HARB would have to be involved in the design and installation.

Commissioner Blonder felt the numbers were not compelling as there was too much variation. She said the Vision and Comprehensive Plan were the most compelling to make the permanent change.

Commissioner Horvath said her main goal was to help balance the residents, businesses, and tourist that visit the City. She said safety was paramount and thought opening the street temporarily would be a test. She said she was only in favor of this because not all businesses were informed. She asked if the businesses had not been notified officially of the pilot program.

Mr. Franklin replied that everyone was contacted on the street; however, there was not a workshop or public comment period for comments to be heard outside the City Commission meetings.

Commissioner Horvath said she believed in small steps and thought this was a small way to make it more livable for residents in the area. She was in favor of keeping it closed but thought a 90-day test could be done.

Commissioner Springfield asked if signage could be added to notate the businesses in the area.

Ms. Lopez advised that businesses were not advertised on City property; however, if it were a security, safety, or traffic safety issue it could be investigated.

MOTION

Commissioner Blonder MOVED to make the pilot project, pedestrian only for a specified section of Spanish Street, permanent and to amend city codes to enable that to happen. The motion was SECONDED by Commissioner Garris.

VOTE ON MOTION:

AYES: Blonder, Garris, Horvath

NAYES: Springfield

MOTION APPROVED 3/1

11. ITEMS BY CITY ATTORNEY

11.A. Sunshine, Public Records and Ethics Minute.

No presentation made, provided by the City Attorney's Office for information purposes.

12. ITEMS BY CITY CLERK

(None)

13. ITEMS BY CITY MANAGER

(None)

14. Items by Mayor and Commissioners

Commissioner Springfield thanked the manager and crew that painted the sidewalk from Orange Street to the Visitors Information Center as it was done well. He said it was a great improvement.

Commissioner Blonder said a towing company in Jacksonville was conducting themselves inappropriately. She said this same company operated in St. Augustine. She asked staff to ensure that people were not being mistreated or charged excessive fees especially if the practices of the towing company were questionable.

Mr. Birchim replied that it would be investigated.

Commissioner Garris expressed appreciation for the comments regarding the mobility aspects of Spanish Street. She said there had been comments of making the downtown area pedestrian only; however, she did not feel that would be feasible until the Broudy Parking garage was complete. She said the City was beautiful and all the businesses should be explored. She understood change was difficult but thought the change was for the better. She encouraged everyone to walk more to increase healthy living.

15. Adjournment

There being no further business, the meeting was adjourned at 7:11 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, August 26, 2024

The City Commission met in formal session Monday, August 26, 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
Jacob Fredriksson, Planning Manager, Planning and Building
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Abigail Pedigo, Division Chief/Fire Marshall
Elyse Wiemann, Recording Secretary

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

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

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

MOTION

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

3. Special Presentations, Recognitions and Proclamations

(None)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Robin Thomas
- Gina Burrell
- Toni Kern
- Emily Bell
- Marta Hern
- Ann Soloman
- Bruce Cathcart
- Vicki Pepper
- Barbara Olson
- Maureen Long
- Chris Fullmer
- BJ Kalaidi

Mayor Sikes-Kline asked if the City Manager David Birchim could address the situation regarding the Anastasia State Park.

Mr. Birchim advised the park was inside the St. Augustine city limits and when the development proposal was presented to the City by the State, action may have to be taken by the Planning and Zoning Board (PZB) or by the City Commission to approve or deny the proposed project. He said it was not appropriate for the City to make a position on the project in advance of the public hearings. He said during the public hearings the State would outline its proposal and then elected and appointed officials could decide the City's position. He said if a position was taken in advance of that process, the process would be corrupted. He asked for the community to be patient as they went through the process.

Mayor Sikes- Kline said she was very grateful for the passion of the people and allowing their voices to be heard.

Commissioner Blonder stated public input was the best way for governments to make decisions. She thanked the public for coming and expressing their concerns regarding the state park.

Commissioner Springfield thanked everyone for coming to let their voices be heard. He said this was the way democracy worked and encouraged the community to express their concerns to all politicians who may have an opportunity to have a voice on the project.

Commissioner Garris thanked everyone for commenting and emailing about the topic. She said they were advised not to respond in order to not corrupt the process. She said she appreciated everyone's passion.

Commissioner Horvath thanked everyone for coming and for providing education on

the wildlife in the area and encouraged the community to keep up the good work.

Mayor Sikes-Kline encouraged the community to stay involved, informed, and take the Department of Environmental Protection's survey. She said the survey could be found on their website.

Commissioner Blonder said the Commission was bound by the Sunshine Law and everything that was sent to a commissioner was public record. She asked if a citizen could find out more information about the project under the Sunshine Law.

Isabelle Lopez, the City Attorney replied that public record requests had been made from some groups to the DEP and various other agencies from what she was seeing on social media. She said the State was not required to follow the Sunshine Law, but they did have to follow the public records law.

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 DATE: NONE

CA.3. Reminder of Upcoming Meetings:

- SEPTEMBER 5, 2024, 5:05PM, Special City Commission Budget Meeting
- SEPTEMBER 9, 2024, 4:30PM, Order of La Florida Award presentation to William "Bill" Dudley.
- SEPTEMBER 9, 2024, 5:00PM, Regular City Commission Meeting
- SEPTEMBER 19, 2024, 5:05PM, Special City Commission Budget Meeting
- SEPTEMBER 23, 2024, 4:30PM, Order of La Florida Award presentation to Pastor Laverne March

- SEPTEMBER 23, 2024, 5:00PM,
Regular City Commission Meeting

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

- JULY 8, 2024-Special City
Commission Meeting (WCCRA Steering
Committee Interviews)

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

- 4461 Sartillo Road-Richard
Steinmeyer
- 56 Carrera Street-Bcs Acquisition
Group LLC

CA.6. PROPOSED PROCLAMATIONS,
CERTIFICATES OF
APPRECIATION/RECOGNITION.
(COMMISSION APPROVAL REQUIRED).
(TO BE READ AT A SUBSEQUENT
MEETING)

Certificate of Recognition: Recognizes the
Honorable Marivi Monteserin, Mayor of
Avilés, Spain, and her delegation for their
contributions to and participation in the
100th Anniversary Celebration of our sister
city relationship with Avilés, Spain. (N.
Sikes-Kline, Mayor)

Proclamation 2024-28: Proclaims the
month of September 2024 as National
Recovery Month-Discover and Recover
Community Organization. (N. Sikes-Kline,
Mayor)

Proclamation 2024-28: Proclaims the
month of September 2024 as National
Recovery Month-The Oxford House. (N.
Sikes-Kline, Mayor)

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

CA.8. Permission to use City Flag in
celebration of the 100th Anniversary of the
sister city relationship with Avilés Spain.
(M. Wissel, Communications Director)
End Consent Agenda

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

(None)

5.B. Approval of Consent Agenda

MOTION

**Mayor Sikes-Kline MOVED to approve
the Consent Agenda. The motion was
SECONDED by Commissioner Horvath
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. City of St. Augustine 2014 Vision
Plan Update. (A. Skinner, Director
Planning and Building)**

Amy Skinner, Planning and Building
Director, provided a brief introduction of the
North Florida Regional Council who would
be assisting with the update the City of St.
Augustine's 2014 Vision Plan. She said
this update would take place over the
upcoming months.

Monica Domingues, Program Manager and
Joe Cearley, Regional Planner from the
North Florida Regional Council provided a
brief overview of what would take place
with the Vision Plan update, and the
community meetings that would take place.
She said the first meeting would take place
on September 12, 2024, and would be the
only meeting to be between 5:00p.m.-
7:00p.m. to respect the library hours. She
said every other meeting would be from
6:00p.m.- 8:00p.m.

Mayor Sikes-Kline asked for clarification
regarding the format of the community
meetings.

Ms. Domingues replied there would be a short presentation and public input would be highly encouraged. She said there were several ways input from the community could be gathered from breakout sessions, interactive activities and using the public comment email. She said the report would be presented to the Commission in January 2025.

Commissioner Blonder thought the outline provided was great; however, felt more information should be provided. She asked what report would be presented in December and in January.

Ms. Domingues replied that there would be a vision narrative based on public input received, and the updated vision would be provided. She said a verbatim list of all the public comments would be distributed to the Commission for review. She said the draft of the vision would be reviewed by the three citizen boards in December.

Commissioner Horvath asked if their email for public comments would be on the City's website. She asked for this information to be distributed to the neighborhood committees and for the past visioning committee. She said she was excited for the North Florida Regional Council to be helping with this endeavor.

Ms. Skinner stated the email would be provided on the City's website.

Commissioner Springfield asked how the information being distributed. He said without the local paper it seemed to be very difficult.

Ms. Domingues said the Council would be posting the information on a variety of social media platforms, their newsletter, and website, along with assistance from the City.

Commissioner Springfield said the focus should not be on the downtown area alone but should include the entire City in totality.

Ms. Skinner said when the Regional Council and City Staff did the tour, they visited the four corners of the City. She said they wanted to be all inclusive. She reiterated that the Regional Council would distribute information through all their platforms and the City would provide information through the News and Notes newsletter and through the radio show, The Break Room.

Commissioner Springfield encouraged them to set very specific goals regarding the vision plan in order to achieve what was set forth.

Mayor Sikes-Kline said she felt the vision statement was great; however, felt it could be improved upon.

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. 8.A.1. Ordinance 2024-28: Amends littering regulations related to balloon releases. (A. Owen, Assistant City Attorney

Isabelle Lopez, City Attorney, presented Ordinance 2024-28.

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

Commissioner Horvath stated was she was pleased it had been adopted by the state.

MOTION

Commissioner Horvath MOVED to pass Ordinance 2024-28 on second reading.

The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

ORDINANCE 2024-28

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 22 OF THE CITY CODE TO CONFORM TO STATE LAW; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

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

(None)

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

(None)

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

(None)

9.B. Resolutions

(None)

10. Staff Reports and Presentations

(None)

11. ITEMS BY CITY ATTORNEY

(None)

12. ITEMS BY CITY CLERK

(None)

13. ITEMS BY CITY MANAGER

13.A. Art Committee proposed art installation at the San Marco Avenue/May Street/San Carlos intersection recommendation. (D. Birchim, City Manager

David Birchim City Manager provided a brief overview of the proposed art installation for the intersection of San Marco Avenue, May Street, and San Carlos Avenue. He introduced Christina Parrish-Stone who was a Public Art Committee member to present the recommended proposal to the Commission. He said if the Commission chose to move forward with the recommendation, then the Commission would be approving the following items: selecting the artist and the concept of the artwork, authorizing him to enter into a commissioned artwork agreement with the artist, and select Commissioner Horvath as the City liaison for the remainder of the project.

Christina Parrish-Stone provided a summary of the process the Public Art Committee followed in selecting an artist for the artwork at the San Marco, May Street intersection. She said the Public Art Committee selected three finalist and out of the three, unanimously selected Ivan Depena. She said the request was to approve Mr. Depena as the artist for the May Street round about. She said the proposed design was to be made of cast concrete to include coquina and incorporated oculi to help drivers see through to view oncoming traffic and the area. She said the committee felt the artist was very thoughtful with the design and felt it represented the homes of the ingenious people. She said the site was challenging

and the committee felt this design was the most harmonious, easy to maintain, and it was a monumental piece.

Mayor Sikes-Kline said there were several options to choose from.

Commissioner Horvath explained that Mr. Depena provided many different approaches to the same piece and the committee selected the wave form made of cast concrete with coquina. She said Mr. Depena took inspiration from the waves and under currents. She said the oculi would provide light to the plants.

Mayor Sikes-Kline clarified the Commission was being asked to approve the agreement signed by the City Manager. She asked if there were provisions in the contract that would allow for modifications.

Ms. Lopez advised that all the legal documents were provided to the artist in the Request for Qualifications (RFQ). She said when each artist submitted, they agreed to the terms. She said the contract was standard but if the Commission could add additional items that would cost extra and was not covered in the cost of the art piece.

Mayor Sikes-Kline asked for clarification regarding the responsibilities of the liaison.

Commissioner Horvath said she spoke with the City Manager to have someone in contact with the artist to help with the details of the project. She said her role would be to help in anyway the artist needed.

Mayor Sikes-Kline questioned the timeline of the project.

Mr. Birchim replied there was not a specific timeline but as soon as the contract was complete, they would be able to get more information from Mr. Depena.

Ms. Lopez advised that the piece would be reviewed by the Corridor Review Committee. She said there would be

another chance for the public to see a more finalized version.

Commissioner Blonder asked to include an addendum with the timeline agreed upon by both parties and a fee schedule.

Mr. Birchim said a tentative fee schedule was provided by the artist. He said Mr. Depena should be able to provide a more detailed fee schedule and staff could help him with the timeline if needed.

Commissioner Blonder asked if that would be contractual and legally binding.

Ms. Lopez said it would, but it should be flexible as this was in the Florida Department of Transportation right-of-way.

Mayor Sikes-Kline asked for those items to be provided at a future meeting.

Commissioner Horvath thanked the Public Art Committee for all the hours spent working on this project. She thanked Ms. Parrish-Stone for presenting the project to the Commission. She said she was excited about the art piece and felt everyone would be pleased once completed.

Commissioner Blonder asked about the aging of the material. She asked if it would age naturally or would it require cleaning.

Commissioner Horvath said it was a concrete surface and would need to be cleaned periodically; however, out of all the proposed artwork, it required less maintenance.

Commissioner Springfield appreciated the hard work and time from the committee members. He said he was not a fan of abstract art but respected the decision of the Art Committee.

Commissioner Garris said out of all the proposals she liked this one the best. She felt it would need more maintenance than expected from her experience.

Commissioner Horvath said she had confidence in Mr. Depena's work and thought he would bring a lot to the art piece.

Commissioner Blonder thanked the committee. She said she was impressed by the finalists and felt Mr. Depena piece was what she would have chosen.

Mayor Sikes-Kline thanked the Committee and was impressed with the art piece. She said she was excited about the piece and thought the form and oculi were clever. She said the reference to the Native Americans was important and thought the form would make people remember.

MOTION

Commissioner Horvath MOVED to APPROVE the artist, Ivan Depena and accept his concept, allow David Birchim, City Manager, to sign the contract, appoint herself as the liaison throughout the project, provide the updated contract details to include the timeline and fee schedule to the Commission, and sunset the Public Art Committee. The motion was SECONDED by Commissioner Blonder.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

Mr. Birchim advised that it was time for annual evaluations. He said he would be providing his annual evaluation form to the Commission in the upcoming days. He understood some Commissioners wanted to do provide oral evaluations and others a written evaluation, and both were acceptable. He said if the form was completed, it should be returned to Ms. Lopez. He said in past years Ms. Lopez had complied the results and placed a memo on the consent agenda for the Commission to approve.

14. Items by Mayor and Commissioners

Commissioner Springfield announced a temporary goal for fundraising for a painting to be shipped to Avilés, Spain He said a showing of the painting would be September 6, 2024, at the Lightner Museum.

Commissioner Blonder thanked staff for their hard work and dedication in the time ahead in regard to the Great Outdoors Initiative. She thanked the mayor for her leadership.

Commissioner Garris was thankful to hear the public and their concerns. She said it was difficult to receive emails and not be able to respond. She was happy about the Art Committee approval and thought in future years it would be a statement especially during Nights of Lights. She thanked the staff for providing information regarding the State Park.

Commissioner Horvath said she had full confidence in the North Florida Regional Council and the updating of the vision plan for the City. She expressed her excitement for the approval of the art piece and thanked the Commissioners for their support.

Mayor Sikes-Kline felt the Commission was working hard to understand the concerns.

Commissioner Springfield asked if it would be helpful to have a statement to answer emails and still be respectful of the process.

Ms. Lopez said a statement was issued by the City Manager and it could be provided to help the Commission when replying.

Mayor Sikes-Kline felt a statement from the City would be very helpful. She said individually they could share the link to the Florida Department of Protection (FDEP) for the public to voice their concerns.

15. Adjournment

There being no further business, the meeting was adjourned at 6:39 P.M.¹

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

DRAFT

¹ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

City Commission Special Meeting
Thursday, August 22, 2024

The City Commission met in formal session Thursday, August 22, 2024 at 9:00 A.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 & Utilities
Amy Skinner, Director, Planning and Building
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Carlos Aviles, Fire Chief
Elyse Wiemann, Recording Secretary

2. General Public Comments

The Commissioners heard from the following members of the public:

Dovana Bell expressed concerns about the amount of the property taxes that she and others paid, she asked the commission to consider rolling back the millage rate and work toward keeping the taxes as low as possible.

Denise Thomas asked that the tennis courts be resurfaced.

3. FY 2025 Budget Review & Discussion (M. Breidenstein, Assistant City Manager)

Ms. Breidenstein introduced Melissa Burns, the new Director of Finance, to the Commission.

♦ 2025 Proposed Budget

Meredith Breidenstein, Assistant City Manager, reviewed, in detail, the Fiscal Year 2025 budget.

Commissioner Springfield said the comparison of the salaries for St. Johns County and the City showed that this was where employees left to pursue higher rates of pay at the County level. He also felt that the City needed to be competitive to retain employees and not continue to spend dollars on the recruitment and training of new employees.

Commissioner Blonder pointed to inflation year after year and the effect it had on employees that struggle to make ends meet and said that while others not in the city received increases that were below the

CPI, the city was attempting to keep pace to benefit employees positively.

Commissioner Blonder thought that the illegal parking fees were too low and could be increased to provide additional revenue as well as discouraging illegal parking. The current fees were \$35 for illegal parking and \$25 for expired meter parking. She clarified that only the fees for illegal parking should be increased.

Mayor Sikes-Kline thought that comparing St. Augustine with other cities of similar size would help to determine if the fees should be increased.

Commissioner Springfield agreed with the increase and said it should be advertised with proper signage.

Commissioner Garris felt that reducing the millage rate would help residents within the city. She said that having no increases since 2010 was a good thing; however, she thought that a reduction should be considered.

Ms. Breidenstein advised that a reduction from 7.5 to 7.4 would reduce revenue by \$328,000, which would not significantly reduce property taxes for residents.

Commissioner Springfield said the total value of property had increased; however, using the rollback rate of 6.7%, the city would receive the same amount of money as the prior year and city would lose \$300,000 of new money. He also said that increasing the millage rate was very difficult and over ten years, the savings to the residents and businesses were relatively small. He advised the commission that they needed to be mindful of the services that were provided and the increasing cost of those services for residents and visitors alike.

Commissioner Horvath asked for an explanation of the \$42 million difference in the proposed budget and the revised budget for 2024.

Ms. Breidenstein explained that certain projects that were encumbered and committed from the previous budget were moved to the new budget, thus causing the increase.

Commissioner Blonder was concerned that the county share of the impact of the visitors was too low, she wanted to enforce management agreements with them for the costs that the city was taking on. She was complimentary of the people writing grants, saying that their work was very important to the city.

Ms. Breidenstein showed examples of the importance of the grant monies by highlighting the budget for stormwater. She advised that because of the increased numbers from the Tourist Development Council (TDC), there would be assistance to offset some of cost for events that took place in the city.

Commissioner Blonder was not in favor of a revised budget as it was not a significant cost benefit for the residents when factoring in the cost of providing services.

Commissioner Springfield was mindful of the timing with the budget and sending the tax bill to residents, any changes would have to be considered immediately.

Commissioner Blonder felt that lowering the millage rate would not change the cost benefit ratio. She said that the city had not changed the millage rate since 2010 and while she understood the effects that increased taxes had on residents, rising inflation also influenced the costs the city incurred as well.

Commissioner Springfield suggested for the next budget discussion in March, there should be examples of budgets showing reduced millage rates using reductions of .5 per budget and what services would have to be discontinued if those smaller budgets were selected.

Mayor Sikes-Kline wanted to show the long-term impact on the budget to include residential, commercial, and new construction.

Mr. Birchim advised that the connection fees and mobility charges from the city bring costs close to what the county was charging for impact fees.

Ms. Breidenstein expanded on the general operating funds by department, highlighting increases and additions to each budget as necessary. She stated the grounds budget included an additional \$30,000 for the city-wide tree canopy, removal of invasive species, funds for improved irrigation, electrical and top seeding for Francis Field. She advised that the fencing had been purchased in 2024 and the cost had been divided between the city and the amphitheater.

Commissioner Blonder felt that the city should reach out to the county and have the county pay for the resurfacing of the tennis courts as the city could not absorb those costs at this time.

Mr. Franklin advised that the Sevilla Street project included rebricking.

Mr. Slaughter provided an update for St. George Street, he said that the project was taking a lessor priority than others; however, work was being done to resolve the issue of the missing bricks.

Ms. Breidenstein continued with her review of the budget.

Commissioner Blonder asked if more composting bins would be provided.

Ms. Breidenstein advised that those funds were included in the solid waste budget. She continued and spoke about reserve funds and transfers and the options that were available with those funds.

Mr. Birchim questioned how the Historic Preservation funds were used.

Ms. Breidenstein explained that the funds help offset the cost of archeology staffing, operations, building improvements to the historic properties, Historic Preservation Master Plan implementation, annual contributions to University of Florida Preservation Institute, University of South Florida for La Florida, and the Historical Society.

Mr. Birchim asked if the \$504,000 could be used to create an expanded HP fund or new HP fund.

Ms. Breidenstein advised that could be a possibility; however, she cautioned making it a reoccurring plan.

Commissioner Horvath asked where the monies for repairs of the VIC come from, and the commission was advised that those monies mostly came from grants.

Mayor Sikes-Kline said she would like to see the \$504,000 spent or set aside for Historic Preservation for purchase, relocation, or stabilization.

Commissioner Springfield asked what was being done to prepare for the added expenses when the circulator would no longer be funded by the state.

Ms. Breidenstein said they were preparing for more expenders with the Broudy garage. She said they wanted to use excess revenue from the Visitor Information Center to help all garages meet their expenses to avoid having to use monies from the General fund.

There was consensus to setup an account similar to the land acquisition account for historic preservation that would apply to work outside the CRA.

Commissioner Blonder confirmed that the Tolomato Lot and Sevilla Street projects would both be done in this budget cycle.

Mayor Sikes-Kline shared that Davis Shores was turning 100 years old in 2025

and the neighborhood had approached the city for funding to assist with the celebration.

Mr. Birchim provided some things that the city could do such as: commemorative plaques for ten original homes, street signs designating the Davis Shores area, landscaping beautification to the neighborhood. He also said that the city could apply for a grant to list the neighborhood in the National Register of Places.

Commissioner Blonder asked the City Manager to speak about the recent changes proposed by the state to Anastasia State Park.

Mr. Birchim detailed the plan brought forward by the state of Florida. He explained that the city had regulatory authority over the state park because it fell within city limits; therefore, If the development required any local action, for example tree removal, Future Land Use or rezoning of the property, it would have to be reviewed by the planning board or the city commission. He stated that city should not prejudge the application before it came before them because it could taint the legal process.

Mayor Sikes-Kline asked Mr. Birchim to prepare a position in writing.

♦ FY 2024- FY 2028 PW & Utilities Capital Improvement Plan

4. Items by Mayor and Commissioners

(None)

5. Adjournment

There being no further business, the meeting was adjourned at 11:53 A.M.¹

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

¹ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

City Commission Special Meeting
Thursday, September 5, 2024

The City Commission met in formal session Thursday, September 5, 2024, at 5:05 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 & Utilities
Melissa Burns, Director, Finance Department
Jennifer Michaux, Police Chief
Elyse Wiemann, Recording Secretary

2. General Public Comments

The Commissioners heard from the following members of the public:

- Jeffrey Pepper

3. Public Hearing – Consideration of Resolution 2024-32, establishing the tentative millage rate for the Fiscal Year 2024-2025 Budget

Melissa Burns, Finance Director reviewed the Resolution 2024-32, establishing the tentative millage rate for the Fiscal Year 2024-2025 Budget.

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

Commissioner Blonder noted the budget process had been an ongoing process for many months and now was the time to make a decision.

MOTION

Commissioner Blonder MOVED to pass Resolution 2024-32. The motion was SECONDED by Commissioner Horvath.

Isabelle Lopez, City Attorney, read the Resolution in its entirety as follows:

RESOLUTION 2024-32

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA ADOPTING THE TENTATIVE LEVY OF AD VALOREM TAXES FOR FISCAL YEAR 2024-2025.

WHEREAS, the City Commission of the City of St. Augustine, Florida has conducted a public hearing on its tentative millage rate of 7.500 mills and has determined its rolled back rate is 6.9329 mills as required by Florida Statute 200.065;

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of St. Augustine, Florida that:

The Fiscal Year 2024-2025 tentative millage rate of the City of St. Augustine, Florida is 7.500 mills which represents an increase in the rolled-back rate of 6.9329 mills of 8.18 percent.

ADOPTED at a special meeting of the City Commission of the City of St. Augustine, Florida commenced at 5:05 p.m. this 5th day of September 2024.

Mayor Sikes-Kline thanked Mr. Pepper for attending the meeting and speaking. She said this was very late in the process but encouraged him to participate in the upcoming year.

Commissioner Springfield invited Mr. Pepper to speak with him individually after the meeting to discuss the budget process.

Commissioner Blonder said the City and County were different for many reasons.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

4. Public Hearing – First Reading – Consideration of Ordinance 2024-29, establishing the proposed budget for Fiscal Year 2024-2025 and five-year Capital Improvement Plan.

Ms. Burns reviewed Ordinance 2024-29, establishing the proposed budget for Fiscal Year 2024-2025 and five-year Capital Improvement Plan.

Public hearing was opened, and the Commission heard from the following individuals:

- Jeffrey Pepper

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2024-29 on first reading. The motion was SECONDED by Commissioner Blonder.

Isabelle Lopez, City Attorney, read the Ordinance in its entirety as follows:

ORDINANCE NO. 2024-29

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, RATIFYING, APPROVING AND ADOPTING THE ANNUAL BUDGET OR BUDGET ESTIMATES OF REVENUES AND EXPENDITURES FOR THE CITY OF ST. AUGUSTINE, FLORIDA, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. The annual budget estimates of revenues and expenditures of the City of St. Augustine, Florida for the Fiscal Year 2024-2025, as prepared, amended and submitted to the City Commission of the City of St. Augustine, Florida by the City Manager, as considered and acted upon by said City Commission, under and by authority of the Charter of said City and the Laws of Florida, are hereby ratified, approved and adopted by the City Commission of said City, and the amounts of money set forth therein are hereby appropriated.

Section 2. The said budget of revenues and expenditures adopted for the ensuing Fiscal Year 2024-2025 shall be **spread in full** upon the minutes of the City Commission.

Section 3. The appropriations within an activity or sub-activity for Fiscal Year 2023-2024 and Fiscal Year 2024-2025 may be transferred within by the City Manager for the purpose of equalization, when necessary.

Section 4. All funds for the current Fiscal Year 2023-2024 and budgeted Fiscal Year 2024-2025 may over-expend adopted budgets to the extent that actual revenues exceed the adopted budget.

Section 5. All unencumbered appropriations, except for special projects or commitments, be and are canceled as of September 30, 2024, and the City Director of Finance is directed to transfer all appropriation credit balances to unappropriated surplus and place to the credit of all appropriation accounts which show a debit balance for the Fiscal Year 2023-2024 an amount from unappropriated surplus to balance same and to close all such accounts for the Fiscal Year 2023-2024.

Section 6. If any provisions of this Ordinance, or the application thereof to any person or circumstances, are held invalid, such invalidity shall not affect other provisions or applications of the Ordinances which can be given effect without this invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 7. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 8. This ordinance shall become effective upon passage.

PASSED by the City Commission of the City of St. Augustine, Florida, in special session, at 5:05 p.m., this 19th day of September 2024.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

5. Adjournment

There being no further business, the meeting was adjourned at 5:24 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

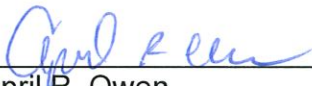
DATE: September 9, 2024

RE: **SATISFACTION AND RELEASE OF UTILITY MORTGAGE – 200 N. BREVARD STREET**

Enclosed is a Satisfaction and Release of Mortgage for 200 N. Brevard Street, regarding the Unit Connection Fee Mortgage and Promissory Note executed between the City of St. Augustine and Chelsea Murray. The mortgage was recorded in the Public Records of St. Johns County on June 23, 2021. 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 September 23, 2024 City Commission meeting.

Please contact me if you have any questions or comments. Thank you.

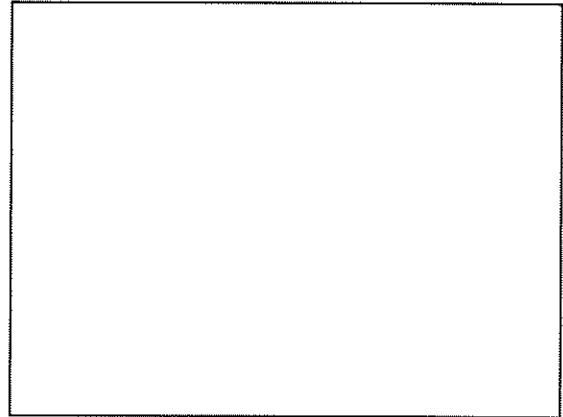


April R. Owen
Assistant City Attorney

/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 **CHELSEA MURRAY**, whose address is 200 N. Brevard Street, 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 June 7, 2021, recorded at Official Records Book 5299, Page 494, 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 5299, Page 494, 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: SOUTHWEST 1/4 OF LOT 3, BLOCK 84 OF DANCY TRACT AS
RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC
RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL ID NUMBER: 116900-0001

LOCATION ADDRESS: 200 N. BREVARD STREET, ST. AUGUSTINE, FLORIDA 32084

UNIT CONNECTION FEE MORTGAGE

THIS MORTGAGE, by and between, **Chelsea Murray**, whose address is 200 N Brevard Street 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 \$32.56 for 120 Months, with the first payment due July 15, 2021.

IN WITNESS WHEREOF, the Mortgagor has hereunto set its hand and seal, this
June 7, 2021

Signed, sealed and delivered in the presence of:

Taya Hoff
Witness
Printed Name: Taya Hoff

BY:


(Name) Chelsea Murray
(Address) 200 N Brevard St.
(Telephone) (904) 315-7556

Karen Brown
Witness
Printed Name: Karen 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, **Chelsea Murray**, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced Drivers License 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 June 7th 2021.

Taya Hoff
Notary Public, State of Florida

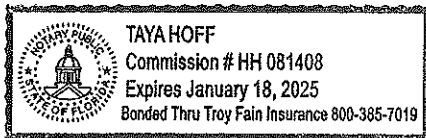


Exhibit "A"

LEGAL DESCRIPTION

Parcel ID Number: 116900-0001

SOUTHWEST 1/4 OF LOT 3, BLOCK 84 OF DANCY TRACT AS RECORDED IN MAP BOOK 1, PAGE 1,
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

**UNIT CONNECTION FEE
PROMISSORY NOTE**

APPLICANT(S) NAME: Chelsea Murray
ADDRESS: 40 Florida Ave
St. Augustine, FL. 32084

\$3,354.00

St. Augustine, Florida

FOR VALUE RECEIVED, and as payment for certain unit connection fees on premises located at 200 N Brevard St. 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 **3,354.00 Dollars**, together with interest on so much of said principal sum as remains from time to time outstanding and unpaid, at the rate of **3.11 percent** per annum from the date hereof until paid. Said principal and interest shall be paid in equal consecutive monthly installments of **32.56 Dollars**, commencing on July 15, 2021 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.

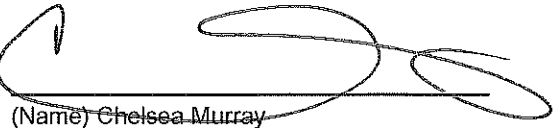
Exhibit "B"

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 June 7 2021, in the presence of:

Taya Hoff
Witness
Printed Name: Taya Hoff

BY:



(Name) Chelsea Murray
(Address) 200 N. Brevard St.
(Telephone) (904) 315-7556

Karen Brown
Witness
Printed Name: Karen Brown

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, **Chelsea Murray**, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced Driver's License 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 June 7 2021.



Taya Hoff
Notary Public, State of Florida

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: September 9, 2024

RE: **SATISFACTION AND RELEASE OF UTILITY MORTGAGE – 488 VENETIAN BOULEVARD**

Enclosed is a Satisfaction and Release of Mortgage for 488 Venetian Boulevard, regarding the Unit Connection Fee Mortgage and Promissory Note executed between the City of St. Augustine and Timothy Harrell. The mortgage was recorded in the Public Records of St. Johns County on July 22, 2022. 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 September 23, 2024 City Commission meeting.

Please contact me if you have any questions or comments. Thank you.

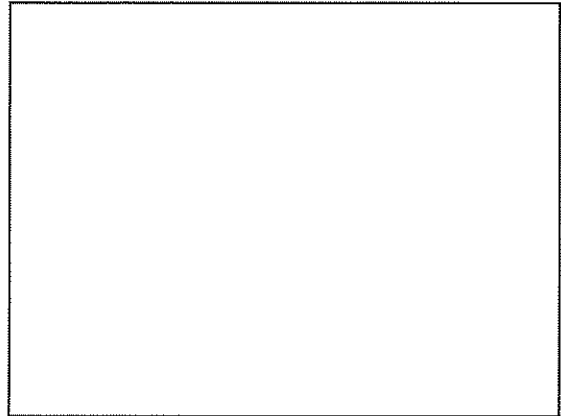


April R. Owen
Assistant City Attorney

/sl
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 **TIMOTHY HARRELL**, whose address is 488 Venetian Boulevard, St. Augustine, Florida 32095, his 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 June 6, 2022, recorded at Official Records Book 5602, Page 521, 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 5602, Page 521, 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: LOT 1, BLOCK F OF VENETIAN ISLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 64-66, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA.

PARCEL ID NUMBER: 075100-0000

LOCATION ADDRESS: 488 VENETIAN BOULEVARD, ST. AUGUSTINE, FLORIDA 32095

**UNIT CONNECTION FEE
MORTGAGE**

THIS MORTGAGE, by and between, **Timothy Harrell** whose address is 488 Venetian Blvd. St. Augustine, FL. 32095 (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 \$44.35 for 120 Months, with the first payment due July 15, 2022.

IN WITNESS WHEREOF, the Mortgagor has hereunto set its hand and seal, this
06/06/2022

Signed, sealed and delivered in the presence of:

CHRISTY
Witness
Printed Name: CHRISTY KELLY

BY: Timothy C. Harrell
(Name) Timothy Harrell
(Address) 488 Venetian Blvd.
St. Augustine, FL. 32095

MARC
Witness
Printed Name: MARC VOLMAR

*** NOTARY CERTIFICATION APPEARS ON THE FOLLOWING PAGE ***

FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT:

STATE OF Florida

COUNTY OF St. Johns

DUVAL (C)

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Timothy Harrell, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced FL driver license 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

06/06/2022

Christyn Marie Kelly

Notary Public, State of Florida

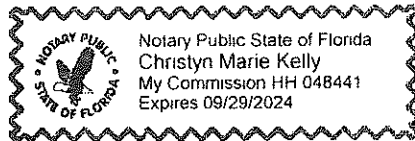


Exhibit "A"

LEGAL DESCRIPTION

Parcel ID

0751000000

**LOT 1, BLOCK F OF VENETIAN ISLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 10, PAGE(S) 64-66, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.**

**UNIT CONNECTION FEE
PROMISSORY NOTE**

APPLICANT(S) NAME: Timothy Harrell
ADDRESS: 2897 N. Fifth Street
St. Augustine, FL. 32084

\$4,530.00

St. Augustine, Florida

FOR VALUE RECEIVED, and as payment for certain unit connection fees on premises located at 2897 North Fifth Street 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 **4,530.00 Dollars**, together with interest on so much of said principal sum as remains from time to time outstanding and unpaid, at the rate of **3.29 percent** per annum from the date hereof until paid. Said principal and interest shall be paid in equal consecutive monthly installments of **44.35 Dollars**, commencing on **March 15, 2022** 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.

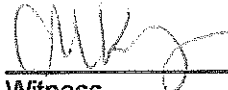
All notices, demand, presentment, dishonor and requirements under any law of Florida are hereby expressly waived.

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 6/06/22, in the presence of:



Witness

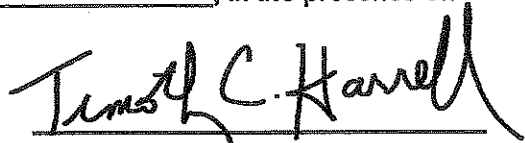
Printed Name: CHRISTINA M. KELLY



Witness

Printed Name: MARC VOLMAR

BY:



(Name) Timothy Harrell

(Address) 488 Venetian Blvd.

FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT:

STATE OF Florida

COUNTY OF St. Johns DUVAL (Ck)

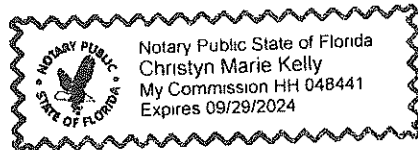
I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **Timothy Harrell**, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced FL Driver License as identification 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

06/06/2022

C. Kelly

Notary Public, State of Florida



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and Commissioners
City Manager

DATE: September 10, 2024

RE: DRIFTERS Rentals Request for use of the City Seal

This request is on behalf of DRIFTERS Rentals for the City of St. Augustine Bike Share System fleet. The City contracted with this company on August 23, 2024, for a bike share program. They have requested the use of the City Seal to place on their bicycles to provide a clear indication that the bikes are a part of the bike share fleet. Attached is the application, visual depiction, and Florida Corporation Certificate of Status.

Per City Code Section 2.1, permission to use the City Seal may only be granted by the City Commission. Should you concur, please place this matter on the Consent Agenda for the May 13, 2024, meeting.



Darlene Galambos
City Clerk

Darlene Galambos

From: noreply@civicplus.com
Sent: Wednesday, September 4, 2024 1:47 PM
To: St. Augustine City Clerk
Subject: Online Form Submittal: Application for Use of City Seal

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

Application for Use of City Seal

First Name	Ian
Last Name	Guthrie
Mailing Address	645 A1a Beach Blvd. Suite C
City	St. Augustine
State	FL
Zip Code	32080
Phone Number	904-315-6150
Email Address	drift@driftersrentals.com
Applying As	For-Profit Corporation
Corporation/Fictitious Name	DRIFTERS Beach and Bike Rentals DBA DRIFTERS Rentals
Upload Division of Corporations form:	Certificate of Status SunBiz.pdf
Written Description of Intended Use of City Seal	The City Seal will be used on the bicycles for the City of St. Augustine Bike Share System. The details on design will be shown with digital images.
Upload Sketch/Visual Depiction	City Bike Share Seal .png
Number of Objects Intended to Include the City Seal	Seal will be a part of the design for the entire fleet of bicycles for City of St. Augustine City Bike. This number will change

Duration of the Requested Approval	Seal will be used for the life of the system
How will the requested use of the City Seal further the City's Vision Plan and the goals of livability, authenticity, vitality, and character of St. Augustine as a distinctive community	The City Seal on the design for our City of St. Augustine Bike Share Program will show our locals and visitors the cohesiveness of the system. It will show a united front between our City and DRIFTERS. The colors and design for the bikes and system over all is customized to match the classy etiquette of our city. The seal on the bikes will provide a clear representation that these are our city's bikes for our city's residents and visitors to utilize and enjoy. A truly unique, one of a kind design matched with our City Seal will not only look great but will also send a great message. A message to our locals and visitors that our city is creating an opportunity to provide mobility options and support for our local business community.
Requested Use in Conjunction with City Sponsored Event or Other Government Sponsored Event	No
Requested Use in Conjunction with a Private Event	No
Electronic Signature Agreement	I agree.
Electronic Signature	Ian P Guthrie
Date	9/4/2024

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

ST.AUGUSTINE CITY TURI

- Custom Made Frame
- Black Finish Kit
- Custom Decal Set
- Front Basket
- Full Fenders & Belt Guard
- Integrated Lights
- Drum Brakes
- X-Lock System

DECALS



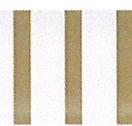
Seat Tube Decal

DRIFTERS

Top Tube Decal

PRIORITY

Chainstay Decal



Fork and Stay Decals



P2

State of Florida

Department of State

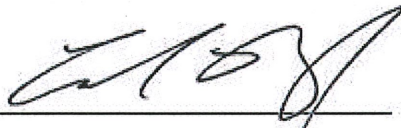
I certify from the records of this office that DRIFTERS BEACH AND BIKE RENTALS LLC is a limited liability company organized under the laws of the State of Florida, filed on March 29, 2017, effective March 27, 2017.

The document number of this limited liability company is L17000071787.

I further certify that said limited liability company has paid all fees due this office through December 31, 2024, that its most recent annual report was filed on January 27, 2024, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Eleventh day of July, 2024*




Secretary of State

Tracking Number: 2998101415CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: September 6, 2024

RE: **MARLOWE V. CITY OF ST. AUGUSTINE – INVOICE FOR PROFESSIONAL SERVICES**

Enclosed please find Invoice No. 08-2024-10-3020 dated September 5, 2024 from Cavendish Partners, P.A. for legal services rendered in the Marlowe v. City of St. Augustine matter.

The amount due is **\$1,972.00**. We have reviewed the billing and submit same to you for placement on the consent agenda for the September 23, 2024 City Commission meeting.

*WITH THIS INVOICE THE TOTAL EXPENDED TO DATE FOR ATTORNEY'S
FEES AND COSTS ON THIS MATTER EQUALS \$120,892.85.*

Thank you.



Isabelle C. Lopez
City Attorney

/sl
Attachment

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk

CAVENDISH PARTNERS

P.A.

200 West Forsyth Street, Suite 1300
Jacksonville, FL 32202

INVOICE

Date: 09/05/2024
Invoice #: 08-2024-10-3020
Matter: Marlowe
File #: 3020

INVOICE TOTAL AND BALANCE DUE: \$1,972.00

Bill To:

Isabelle Lopez, City Attorney
75 King Street
P.O. Box 210
St Augustine, FL 32085

Due Date: 10/05/2024

Please Remit Payment To:

Cavendish Partners, P.A.
200 West Forsyth Street
Suite 1300
Jacksonville, FL 32202

**PAYMENTS RECEIVED AFTER 09/05/2024 ARE
NOT REFLECTED IN THIS BALANCE DUE INVOICE**