

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, June 10, 2024

The City Commission met in formal session Monday, June 10, 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
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

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

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

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

David Birchim, City Manager announced a modification to the agenda under item 7A.2. to provide a presentation regarding the Fire Departments recent day camp.

MOTION

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

and APPROVED BY UNANIMOUS VOICE VOTE.

3. Special Presentations, Recognitions and Proclamations

Proclamation 2024-15: Proclaims June 2024 as Brain Health Awareness Month in the City of St. Augustine. (N. Sikes-Kline, Mayor)

Proclamation 2024-21: Proclaims June 2024 as Pride Month in the City of St. Augustine. (B. Blonder, Commissioner)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Chris Fullmer
- Dylan Russo

- Doug Russo
- Margaret Russo
- Shawn Morrison
- Kelsey Kolisnyk
- Echo Nova
- Nancy Murphy
- Melinda Rakoncay
- Bowie Fordyce?
- Miles Bonanno
- Ruth Hope
- Nadine Hughey
- Rabi Oli
- 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 DATE: JUNE 24, 2024

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

CA.3. Reminder of Upcoming Meetings:

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

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

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

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

- 350 Abbey Ave-Cecelia O'Neill

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

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

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

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

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

End Consent Agenda

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

5.B. Approval of Consent Agenda

MOTION

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

6. Appeals

(None)

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

7.A. General Public Presentations

7.A.1. Live Wildly Foundation Presentation. (N. Sikes-Kline, Mayor)

Meredith Bud provided a brief presentation about the Live Wildly Foundation.

7.A.2. UPDATE ON FIRE DEPARTMENT DAY CAMP

Carlos Aviles, City of St. Augustine Fire Chief and Firefighter Emmalee Schill provided a brief update on the Spark the Flame Day camp. He said they had successfully completed the event and both days were at capacity. He said it was a free event due to sponsors and donations. He showed a short video from one of the camp attendees. He said the program exceeded their expectations. He expressed his gratitude for the thirteen different Fire Departments throughout Florida that volunteered and the support of the Commission. He said another event would take place during Spring Break 2025.

Commissioner Garris asked if there was room for expansion.

Chief Aviles replied that it would be difficult to expand without moving the event, and they wanted to continue to be the host. He said there were some things that could be changed such as the sign-ups and encouraging high school age girls to participate. He said there was the prospect of hosting a co-ed public safety camp in the future. He said this would be a weeklong event and would target high school students to experience public safety as a whole.

Mayor Sikes-Kline asked if there was a model or framework in place from another location.

Chief Aviles replied they used a framework from the Iona McGregor Fire district with a similar program called "Camp Braveheart". He stated Firefighters Emmalee Schill and Hannah Riederich along with himself

volunteered at their event and they helped establish the outline for "Spark the Flame".

7.B. Items of Great Public Importance

(None)

7.C. Other Items Requiring Public Hearing

(None)

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

8.A.1. Ordinance 2024-08: Introduction of the annexation of a parcel of land to include 523 West King Street (PID1123300000). (A. Skinner, Director Planning and Building)

Amy Skinner, Planning and Building Director presented Ordinance 2024-08.

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

- BJ Kalaidi

Ms. Skinner responded to public comment and advised Commercial Medium Two (CM2) was the highest intensity commercial zoning district and assigning this zoning category was consistent with what was allowed along West King Street. She said it would allow for the existing uses and non-profits. She noted it would become a part of the West City Community Redevelopment Area if it were established.

MOTION

Commissioner Horvath MOVED to pass Ordinance 2024-08 on second reading. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

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

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

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

Amy Skinner, Planning and Building Director presented Ordinance 2024-09.

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

BJ Kalaidi

MOTION

Commissioner Springfield MOVED to pass Ordinance 2024-09 on second reading. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

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

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

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

Amy Skinner, Planning and Building Director presented Ordinance 2024-10.

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

BJ Kalaidi

Ex Parte Communication :

(None)

MOTION

Commissioner Horvath MOVED to pass Ordinance 2024-10 on second reading. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

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

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

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

Amy Skinner, Planning and Building Director presented Ordinance 2024-11.

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

- BJ Kalaidi

Mayor Sikes-Kline noted in the backup material there was a specific list of what could be in Commercial Medium Two (CM2). She outlined the different permitted uses that could take place on the property.

MOTION

Commissioner Horvath MOVED to pass Ordinance 2024-11 on second reading. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

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

VOTE ON MOTION:

AYES: Horvath, Springfield, Garris, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY¹

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

Amy Skinner, Planning and Building Director presented Ordinance 2024-12.

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

- BJ Kalaidi

MOTION

Commissioner Springfield MOVED to pass Ordinance 2024-12 on second reading. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

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

¹ Commissioner Blonder not present for vote.

CITY DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Springfield, Horvath, Garris, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY²

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

Amy Skinner, Planning and Building Director presented Ordinance 2024-13.

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

- BJ Kalaidi

Ex Parte Communication :

(None)

MOTION

Commissioner Springfield MOVED to pass Ordinance 2024-13 on second reading. The motion was SECONDED by Mayor Sikes-Kline.

Ms. Lopez read the title as follows:

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.57 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS A PORTION OF

² Commissioner Blonder not present for vote.

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

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

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

Amy Skinner, Planning and Building Director presented Ordinance 2024-14.

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

- BJ Kalaidi

MOTION

Commissioner Horvath MOVED to pass Ordinance 2024-14 on second reading. The motion was SECONDED by Commissioner Garris.

Ms. Lopez read the title as follows:

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 0.11 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING

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

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

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

Amy Skinner, Planning and Building Director presented Ordinance 2024-15.

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

- BJ Kalaidi

MOTION

Commissioner Horvath MOVED to pass Ordinance 2024-15 on second reading. The motion was SECONDED by Commissioner Garris.

Ms. Lopez read the title as follows:

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

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

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

Amy Skinner, Planning and Building Director presented Ordinance 2024-16.

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

- BJ Kalaidi

MOTION

Commissioner Horvath MOVED to pass Ordinance 2024-16 on second reading.

The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

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

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

8.A.1. Ordinance 2024-17: Amends Chapter 11 to add protection for Longleaf Pine Trees and amends the dock maximum height limit. (A. Skinner, Director Planning and Building)

Amy Skinner, Planning and Building Director presented Ordinance 2024-17.

Commissioner Garris was concerned with including the language regarding silviculture and asked if it should be removed.

Ms. Skinner said for clarity it should be kept ensuring that the City was not passing an ordinance that would affect bona fide agriculture uses.

Ms. Lopez explained silviculture was defined as the commercial of farming of trees. She said the Florida Law with the Right to Farm Act prohibits the City from regulating it. She said the City was preempted and that was why that language was included.

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

MOTION

Commissioner Blonder MOVED to pass Ordinance 2024-17 on second reading. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 11, ARTICLE II CONSERVATION OVERLAY ZONE DEVELOPMENT, SECTION 11-27 DEFINITIONS; ADDING LONGLEAF PINE TO THE LIST OF SIGNIFICANT TREES AND A DEFINITION OF SILVICULTURE USE; AMENDING SECTION 11-29 STANDARDS FOR REVIEW; REVISING DOCK MAXIMUM HEIGHT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

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

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

Skinner, Director Planning and Building)

Amy Skinner, Planning and Building Director presented Ordinance 2024-19.

Commissioner Blonder was concerned with having a natural gas processing plant in any commercial district and asked for it to be limited to the least impactful zoning classifications.

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

MOTION

Commissioner Blonder MOVED to pass Ordinance 2024-19 on first reading and moved to second reading. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING SECTION 28-3 OF THE CODE OF THE CITY OF ST. AUGUSTINE TO PROVIDE A DEFINITION FOR "RESILIENCY FACILITY"; TO AMEND SECTION 28-209 COMMERCIAL MEDIUM-TWO (CM-2) ZONING DISTRICT TO INCLUDE RESILIENCY FACILITY AS A PERMITTED USE BY EXCEPTION; TO AMEND SECTION 28-226 INDUSTRIAL AND WAREHOUSING (IW) ZONING DISTRICT TO INCLUDE RESILIENCY FACILITY AS A PERMITTED USE BY EXCEPTION; PROVIDING FOR INCLUSION IN CHAPTER 28, ZONING , OF THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

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

(None)

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

9.A.1. Ordinance 2024-18: Extends the non-exclusive natural gas franchise agreement between Peoples Gas System and the City. (I. Lopez, City Attorney)

Isabelle Lopez, City Attorney, reviewed the Ordinance.

David Birchim City Manager noted that Peoples Gas and TECO Gas were the same company.

Commissioner Springfield noted this was a renewal of a long-term lease.

Mr. Birchim replied in the affirmative and said the franchise had been active since 2009.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2024-18 on first reading and moved to second reading. The motion was SECONDED by Commissioner Horvath.

Isabelle Lopez, City Attorney, read the Ordinance.

AN ORDINANCE GRANTING TO PEOPLES GAS SYSTEM, INC., ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE NATURAL GAS FRANCHISE AGREEMENT TO USE THE PUBLIC

RIGHTS OF WAY OF THE CITY OF ST. AUGUSTINE, FLORIDA, AND PRESCRIBING THE TERMS AND CONDITIONS UNDER WHICH SAID FRANCHISE MAY BE EXERCISED; MAKING FINDINGS; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Springfield, Horvath, Blonder, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY³

9.A.2. Ordinance 2024-20: Provides the Advisor and Board of Trustees for the Police Officers Retirement System a more diversified range of potential investments and allows all legally permissible investments. (I. Lopez, City Attorney)

Isabelle Lopez, City Attorney, reviewed the Ordinance.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2024-20 on the first reading and moved to second reading. The motion was SECONDED by Commissioner Springfield.

Isabelle Lopez, City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 20, ARTICLE VI, SECTION 20-225 OF THE CODE OF THE CITY OF ST. AUGUSTINE REGARDING INVESTMENT OF RETIREMENT SYSTEM ASSETS FOR THE ST. AUGUSTINE POLICE OFFICERS RETIREMENT SYSTEM; PROVIDING FOR SEVERABILITY;

³ Commissioner Garris not present for vote.

PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Sikes-Kline, Springfield, Blonder, Horvath

NAYES: NONE

MOTION APPROVED UNANIMOUSLY⁴

9.A.3. Ordinance 2024-21: Allows for the restoration of forfeited credited service to police officers. (I. Lopez, City Attorney)

Isabelle Lopez, City Attorney, reviewed the Ordinance.

MOTION

Commissioner Horvath MOVED to pass Ordinance 2024-21 on the first reading and moved to the second reading. The motion was SECONDED by Mayor Sikes-Kline.

Isabelle Lopez, City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 20, ARTICLE VI, SECTION 20-226 OF THE CODE OF THE CITY OF ST. AUGUSTINE TO PROVIDE FOR RESTORATION OF FORFEITED CREDITED SERVICE UNDER CERTAIN CONDITIONS FOR POLICE OFFICERS; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.4. Ordinance 2024-22: Establishes, enacts, and clarifies the details of the

Police Officers Retirement System Share Plan. (I. Lopez, City Attorney)

Isabelle Lopez, City Attorney, reviewed the Ordinance.

MOTION

Commissioner Horvath MOVED to pass Ordinance 2024-22 on the first reading and moved to second reading. The motion was SECONDED by Commissioner Blonder.

Isabelle Lopez, City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 20, ARTICLE VI, SECTION 20-236 OF THE CODE OF THE CITY OF ST. AUGUSTINE TO CLARIFY AND ESTABLISH THE DETAILS OF THE POLICE OFFICERS RETIREMENT SYSTEM SHARE PLAN; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

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

Stephen Slaughter, Utilities and Public Works Director, reviewed the Resolution.

⁴ Commissioner Garris not present for vote.

MOTION

Mayor Sikes-Kline MOVED to pass Resolution 2024-21. The motion was SECONDED by Commissioner Springfield.

VOTE ON MOTION:

AYES: Sikes-Kline, Springfield, Garris, Blonder

NAYES: NONE⁵

MOTION APPROVED UNANIMOUSLY

10. Staff Reports and Presentations

10.A. FDOT Seawall Replacement Project Update. (J. Beach, Chief Resilience Officer)

Jessica Beach Chief Resiliency Officer provided a brief overview and update on the Florida Department of Transportation (FDOT) Seawall.

Mayor Sikes-Kline asked for the video link to be shared and added to the City website.

Commissioner Blonder noted the water would not be seen with the proposed update and was unsure of if that could change. She said there were citizen concerns about how the height of the seawall could affect South Davis Shores. She asked if that could be addressed at the next meeting.

Ms. Beach said she would relay that to FDOT.

Commissioner Horvath noted this was exciting and it would change the Bayfront. She said most had seen the Bayfront after a hurricane and thought this would be beneficial.

Commissioner Garris felt less damage could have been done in the past if the height had been increased. She was in

favor of the proposal as it could address the chains which were a safety hazard.

Commissioner Springfield noted many of the chains were in poor condition and should be fixed. He said if construction was not going to begin for another two years, he thought FDOT should address them. He said the additional green space would be a maintenance issue and suggested a temporary barrier. He agreed the view of the water might be limited to the taller wall but would be beneficial.

Mayor Sikes-Kline noted there were tradeoffs in any type of construction. She said everyone had to be mindful of protecting the historic structures in the downtown area.

10.B. Recommendation for naming a public park. (J. Perkins, Neighborhood Services & CRA Manager)

Jamie D. Perkins Neighborhood Services and CRA Manager provided a brief presentation about naming a public park located in Lincolnville and noted the survey responses.

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

- Deborah Howard
- Nycol Smith
- Dovonja Duncan
- Gail Wisler

Commissioner Springfield and Commissioner Blonder were in support of naming the park after the Smith's.

Mayor Sikes-Kline appreciates hearing more about the longtime residents and the support from the community. She was in favor of the recommendation from staff to name the park after George and Ollie Smith. She said they were Civil Rights heroes, and they should not be forgotten,

⁵ Commissioner Horvath not present for vote.

Commissioner Garris noted she had known the Smith's for a long time. She felt this would be a great tribute and was in support of the naming of the park after the Smith family, George and Ollie Smith.

MOTION

Commissioner Garris MOVED to APPROVE the name "Lincolnvill Park in Honor of George and Ollie Smith". The motion was SECONDED by Commissioner Horvath.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

11. ITEMS BY CITY ATTORNEY

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

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

Isabelle Lopez, City Attorney provided an update on the ruling regarding Form 6. She noted there was an injunction from a federal judge that Form 6 could not be enforced against any local official. She informed the Commission that Form 1 would be required. She noted if they had not filed a Form 6 already then Form 1 should be completed as soon as possible.

Darlene Galambos, City Clerk advised Form 1 must be submitted by July 1st.

12. ITEMS BY CITY CLERK

12.A. Appointment of West City Community Redevelopment Area Steering Committee. (D. Galambos, City Clerk)

Darlene Galambos, City Clerk said the West City Community Redevelopment

Area Steering Committee (WCCRA) was being assembled. She said advertisement had taken place and six applications were received. She requested an appointment for five members.

Mayor Sikes-Kline noted the steering committee would be responsible for hearing feedback from the public on the West City Master Plan, the implantation, and making recommendations to the Community Redevelopment Agency (CRA). She asked if there was a timeline in which the committee had to be established.

Jamie Perkins, Neighborhood Services & CRA Manager said there was not a specific deadline; however, there was a timeline they were trying to meet with the consultant. She said they were hoping to have a formal adoption of the CRA Plan prior to the end of the fiscal year and be able to hold at least three to four meetings.

Mayor Sikes-Kline advised that she read the cover letters and the applications and felt more information was needed as to why they were interested in serving on the committee. She suggested having each applicant be interviewed at a public meeting. She noted they were all very good candidates and interviews could take place at the first meeting in July.

Ms. Perkins noted the steering committee would dissolve post adoption of the Community Redevelopment Plan. She said the committee would only be together for three meetings.

Mayor Sikes-Kline said they would be the face of the City and representatives for West Augustine.

Mr. Birchim commented that the adoption schedule was very ambitious and thought reserving time to hear from the applicants as suggested would help with a better result.

Ms. Galambos advised a seventh application was received a day after the

deadline to apply, and asked if the application should be included in the selection process.

Mayor Sikes-Kline agreed. She asked if the deadline to accept applications should be extended.

Ms. Galambos said she did not think the deadline needed to be extended but she would extend the invitation to all seven individuals who applied and would schedule them for the July 8th meeting.

Ms. Perkins advised several others who had expressed interest in the committee but had not applied.

Mr. Birchim said there was time for the deadline to be extended.

There was a brief discussion regarding extending the deadline and interviewing the candidates. The decision was to extend the deadline to June 18th, each interview would be three minutes, and would take place at a prior meeting.

13. ITEMS BY CITY MANAGER

David Birchim, City manager announced the City Offices would be closed next Wednesday in honor of Juneteeth.

14. Items by Mayor and Commissioners

Commissioner Garris was concerned with 11 Bridge Street as the home had been demolished and it seemed to be perfectly sound from the photograph shown by a citizen. She asked how this could have happened and felt there should be a more stringent policy.

Mr. Birchim replied what was referenced was the process for Emergency Demolitions, and this process had only been used one other time. He said it did bypass the Historic Architectural Review Boards approval; however, the criteria were very specific. He stated the process could be tightened but the Certificate of

Demolition process was cumbersome and those that were approved had to wait thirty days before the structure could come down. He said this process was meant to address unsafe structures.

Commissioner Garris said it would be best to address this and what took place that this was allowed to occur.

Commissioner Horvath questioned if the code for this home to be built back would be second period Spanish.

Mr. Birchim replied that Historic Preservation (HP) 1 had more flexibility in the architectural styles. He said HP 1 was more residential and more restrictive on what could be built.

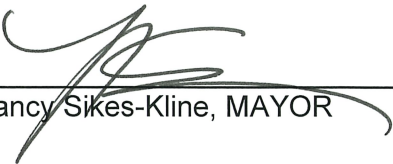
Commissioner Blonder noted the governor had signed legislation prohibiting outside workers from taking breaks. She asked if the City had flexibility to have a provision for this. She said she wanted the City to be kinder and more compassionate if possible. She noted she would not be in attendance at the June 24th meeting.

Ms. Lopez replied she would have to do more research; however, thought this preempted the ability to regulate the issue.

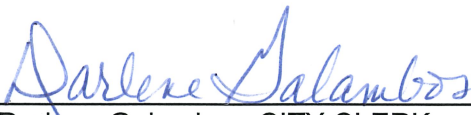
Mayor Sikes-Kline said the emergency demolition at 11 Bridge Street was a surprise. She asked for a report at the next meeting as there seemed to be a lot of misinformation and speculation. She understood the nature of it being an emergency meant it was a danger to the public. She asked to review the demolition by neglect ordinance and see if anything needed to be added or any recommendations for the future. She congratulated St. Johns County on their Citizens Academy, which was a program provided by the Florida League of City to help citizens understand more about the government. She said she had been hearing a lot of positive feedback and thought it would be good for the City to consider.

15. Adjournment

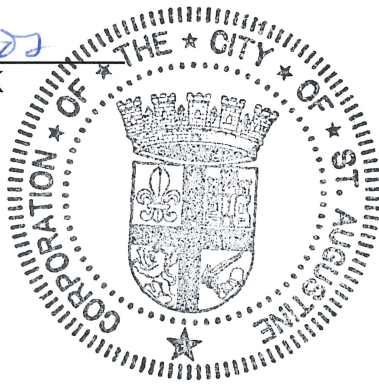
There being no further business, the meeting was adjourned at 8:18 P.M.⁶



Nancy Sikes-Kline, MAYOR



Darlene Galambos, CITY CLERK



⁶ Transcribed by Elyse Wiemann