

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, September 23, 2024

The City Commission met in formal session Monday, September 23, 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
Barbara Blonder, City Commissioner
Cynthia Garris, City Commissioner

Absent: Roxanne Horvath, Vice Mayor/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
Julie Courtney, Historic Preservation Officer
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Elyse Wiemann, Recording Secretary

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

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

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

Mayor Sikes-Kline requested for a
proclamation to be added to the agenda.

MOTION

**Mayor Sikes-Kline MOVED to approve
the Regular Agenda with the
modification to add a proclamation. The**

**motion was SECONDED by
Commissioner Garris and APPROVED
BY UNANIMOUS VOICE VOTE.**

3. Special Presentations, Recognitions and Proclamations

Added under item 2A

Proclamation 2024-30: Proclaims
September 29, 2024, as (VFW) Veterans
of Foreign Wars Day in the City of St.
Augustine (N. Sikes-Kline, Mayor)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following
members of the public:

- Rebekka Allen
- Kristen Brown
- Emily Bell
- Gina Burrell
- Linda Louise Klages
- Ruby Raley
- Nancy Bertogu
- Vicki Pepper
- Robin Thomas
- Judith Burdan
- Katherine Budka
- Troy Watson
- Patricia Mark
- Stephanie Hollis
- William Dale Caswell
- Pamela Magebs
- Tawny Kern
- Jessica Erke
- Melinda Rakoncay
- Kelsey Kolisnyk
- Devona Bell
- Debra Ingram
- Taylor Broney
- Sueann Weber
- 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: NONE.

CA.3. Reminder of Upcoming Meetings:

- October 14, 2024, 5:00PM, Regular City Commission Meeting
- October 28, 2024, 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

Mayor Sikes-Kline asked for further explanation regarding the Drifters request to use the City Seal.

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 Blonder

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

Reuben Franklin, Assistant City Manager introduced Laurie Gilmore from the St. Johns Regional Audubon organization, representative who provided a presentation on the Native Plant Garden.

Commissioner Blonder said she had the opportunity to walk through the garden and thought the signage in the garden was nicely done, and that it was serving the purpose it was designed for.

Commissioner Garriss thanked the Audubon association for the garden and the volunteers for all their hard work.

Mayor Sikes-Kline thanked the association and said the education component was very beneficial.

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 2024-30: 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)

Amy Skinner, Planning and Building Director, reviewed Ordinance 2024-30.

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

MOTION

Commissioner Blonder MOVED to pass Ordinance 2024-30 on second reading. The motion was SECONDED by Mayor Sikes-Kline.

Ms. Lopez read the title as follows:

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.

VOTE ON MOTION:

AYES: Blonder, Sikes-Kline, Garriss

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

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

Reuben Franklin, Assistant City Manager provided a brief overview of the three new land conservation program applications, which were the Van Dyke property, Avery Street property, and the Hundred Acre Marsh property. He stated a public meeting was held to rank each property. He said at this time the value of each property was unknown and to move forward appraisals were needed.

Mayor Sikes-Kline asked for clarification regarding the public meeting.

Mr. Franklin replied that the committee consisted of staff in an open advertised public meeting.

Commissioner Blonder suggested in the future when there were multiple properties to review, add the matrix with the scores on one sheet for easier readability.

Mayor Sikes-Kline added, not only should the matrix scores be included, but also the committees individual scores for each property. She clarified there were three properties eligible and available for purchase.

Mr. Franklin replied that was correct; three properties had submitted their application and acknowledge that property would be sold at appraised value. He said the next step would be to obtain appraisals and return to the Commission with options for funding.

Commissioner Garris felt appraisals could be obtained in order to understand how much funding would be needed to make a decision on the properties. She said it would be beneficial to have a full understanding as many were concerned and so the public can stay informed of what would be done.

Mayor Sikes-Kline agreed that appraisals should be completed. She said there were other things to consider such as how much funding was available.

Commissioner Blonder said she felt there were some issues with the ranking matrix. She said this program was very important in terms of conservation and protection of cultural resources. She said one of the factors that made the Van Dyke property score higher was that it was located in a National Register Historic area; however, it was not contributing. She said the natural values and ecosystem services were overestimated considering the other properties that had been purchased. She said she felt there were overestimations and underestimations on the other properties and there were limited monies available.

Mayor Sikes-Kline disagreed with the property being in the National Register district but understood. She said she was aware that the property along the water had tremendous culture resources. She said more information could be given on the prehistoric resources and how it played a role in the National Register district. She asked if the 100 Acre Marsh was adjacent to a National Register district or in the district.

Mr. Franklin replied that was correct. He said in the packet there was an outline of the boundary provided and it was adjacent.

Mayor Sikes-Kline noted that when the Historic Preservation (HP) districts were developed, lots adjacent were considered.

Mr. Birchim said these were platted lots and part of the Fullerwood subdivision and unsure as to why it was left out. He said it could be added to the district boundaries if acquired.

Mr. Franklin said it could be reviewed again but what had been used was the criteria presented in the packet. He said the property was right on the boundary and that was considered.

Commissioner Blonder asked if the 100 Acer Marsh property was adjacent to the Florida Blue Way.

Mr. Birchim said there had been discussion about it being acquired through that program, however, was unsure. He said it could be investigated.

Mr. Franklin said the Florida Blue Way was very close but not connected. He said their boundary would have to be amended.

Mayor Sikes-Kline said the neighborhood was very concerned with the flooding, which was well understood. She asked if the check valves were working for draining.

Mr. Birchim said the elevation of the outfalls were the concern, and when they were over topped, they would not work but worked well when they were not.

Commissioner Garris asked for the appraisals, scoring, and any other documents needed provided in order to make an educated decision.

Commissioner Blonder asked if the Van Dyke property was encumbered with a lawsuit at this time.

Isabelle Lopez, City Attorney replied it was and had been for about twenty years involving many parcels along Hospital Creek, the City at East San Carlos Avenue, and access to the waterway. She said the Van Dykes were a co-defendant with the City.

Mr. Birchim clarified this would not hinder the purchase of the Van Dyke property.

Ms. Lopez agreed and said voluntarily purchasing the property from the Van Dykes would not be an issue; however, it could change some of the other factors concerning the litigation regarding other parties.

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

Amy Skinner, Planning and Building Director reviewed the update for the 2016 Building condition survey which was mostly related to residential structures. She said the Building Condition survey was required as part of the Comprehensive Plan.

Mayor Sikes-Kline questioned why the focus was specifically on residential properties or was that how the original survey was conducted.

Ms. Skinner replied the original survey was done that way and the requirement for the survey was from the housing element of the Comprehensive Plan. She said there were around 9,000 structures within the City; however, moving forward, commercial properties would be taken into consideration. She noted there was not as much deterioration with commercial properties as there was with residential.

Commissioner Garris clarified there were thirty-three properties that would be focused on. She suggested it would be good to contact the homeowners with a letter and hold a meeting to hear the concerns of what was prohibiting them from repairing their homes, in order to have a better understanding of what they needed. She said many people who buy homes in the area were not aware of the different rules and regulations and thought there should be more open dialogue instead of being ridiculed for trying to make repairs.

Mayor Sikes-Kline said the main objective was to focus on the mentioned thirty-three properties.

Ms. Skinner said that was correct, and if that was the direction of the commission, they would start with the ones identified in the 2016 survey and the additional homes identified this past summer.

Mayor Sikes-Kline said what they wanted to do was to reduce demolition by neglect.

Commissioner Blonder asked for more time to process the information provided. She stated she wanted to have more concrete measures and was struggling with asking for homeowners to make improvements to their homes with no financial resources available.

Mayor Sikes-Kline agreed that was an issue; however, those with financial means that allowed the structure to decline was a serious concern. She suggested having a more frequent monitoring program of the structures rather than every five years.

11. ITEMS BY CITY ATTORNEY

(None)

12. ITEMS BY CITY CLERK

(None)

13. ITEMS BY CITY MANAGER

Mr. Birchim said the storm in the Gulf was being monitored. He said it was headed towards Florida and it would be close to St. Augustine by Thursday or Friday. He encouraged everyone to be diligent and have a plan. He said City activities would be updated on the City website.

14. Items by Mayor and Commissioners

Commissioner Garriss thanked the citizen who came out to speak regarding the land acquisitions. She said it was encouraging and their voices were heard. She thanked

the Audubon organization for their contribution at the Visitors Information Center. She thanked her fellow commissioners for supporting her with the nomination of Pastor Laverne March for the Order of La Florida Award.

Commissioner Blonder thanked Mr. Birchim for pointing out the storm and encouraged everyone to be ready. She called attention to the Sing Out Loud festival and said it was another successful year. She said many of the local businesses were benefiting from the event and was great for the community.

Mayor Sikes-Kline read that Guana Tolomato Matanzas (GTM) National Estuarine Reserve was having an educational class called Estuarine 101. She noted the class began October 1st and encouraged everyone to attend.

15. Adjournment

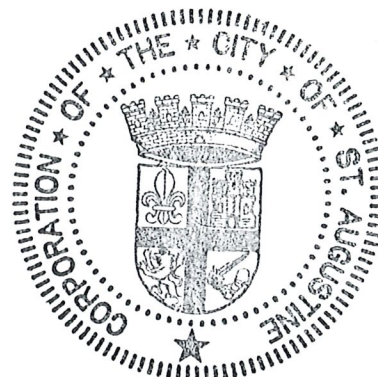
There being no further business, the meeting was adjourned at 7:19 P.M.¹



Nancy Sikes-Kline, MAYOR



Darlene Galambos, CITY CLERK



¹ Transcribed by Elyse Wiemann