



**CITY OF ST. AUGUSTINE CITY COMMISSION
REGULAR MEETING AGENDA
MONDAY, FEBRUARY 10, 2025 - 5:00 PM
ALCAZAR ROOM**

1. CALL TO ORDER

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

2. ADMINISTRATIVE ITEMS

- ◆ Modification and Approval of REGULAR AGENDA

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

- 3.A. Proclamation 2025-06:** Proclaims February 2025 as Black History Month in the City of St. Augustine. (*C. Garris, Commissioner*)

4. PUBLIC COMMENTS FOR GENERAL PUBLIC COMMENTS OR FOR AGENDA ITEMS NOT REQUIRING A SEPARATE PUBLIC HEARING

- ◆ 3 minutes per individual

5. CONSENT AGENDA

6. APPEALS

7. GENERAL PUBLIC PRESENTATIONS, ITEMS OF GREAT PUBLIC IMPORTANCE, AND OTHER ITEMS REQUIRING PUBLIC HEARINGS

(PRESENTATIONS (MAXIMUM OF **10** MINUTES PER PRESENTATION)). PRESENTATIONS FOR COMMISSION MEETINGS MUST BE PRESENTED TO THE CITY MANAGER FOR APPROVAL NO LATER THAN TEN (10) WORKING DAYS PRIOR TO THE NEXT CITY COMMISSION MEETING. A PRESENTATION SUPPORT SERVICES REQUEST (AVAILABLE ON THE CITY'S WEBSITE) MUST ACCOMPANY ALL PRESENTATIONS.

7.A. General Public Presentations

7.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.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. Update on the status of the City's Drop-in Day Center and establishing Dining with Dignity at 90-92 South Dixie Highway. *(B. Fox, Code Enforcement and Vacation Rental Manager)*

10.B. 2024-2025 Nights of Lights in Review Presentation. *(D. Birchim, City Manager)*

11. ITEMS BY CITY ATTORNEY

11.A. 2025B Special Session Legislative Update-for informational purposes only. *(A. Owen, Assistant City Attorney)*

12. ITEMS BY CITY CLERK

13. ITEMS BY CITY MANAGER

14. ITEMS BY MAYOR AND COMMISSIONERS

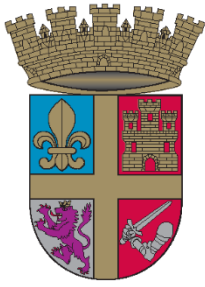
15. ADJOURN

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:**
- February 24, 2025 5:00PM–Regular City Commission Meeting
 - March 10, 2025 5:00PM–Regular City Commission Meeting
 - March 24, 2025 5:00PM–Regular City Commission Meeting
 - April 14, 2025 5:00PM–Regular City Commission Meeting
- CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:**
- January 13, 2025-Regular City Commission Meeting
- CA.5. RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S):**
- 125 Martin Luther King Avenue–Ella Pearl Stevens
 - 110 Cerro Street–Malorie Shannon
- CA.6. PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING).**
- Proclamation 2025-05:** Proclaims February 16, 2025 as A1A All-American Road Day in the City of St. Augustine. *(N. Sikes-Kline, Mayor)*
- CA.7. NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED: NONE.**
- CA.8.** MOU between the City of St. Augustine and the firefighters union modifying the distribution of state premium tax revenues share between the City and the firefighters. *(D. Hayes, Human Resources Director)*

End Consent Agenda



City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

Est. 1565

PROCLAMATION

***WHEREAS**, the beginning of African American history in the United States can be traced back to St. Augustine when Don Pedro Menéndez de Avilés arrived from Spain in September 1565 with 800 colonists including fifty Africans both free and enslaved. The Africans brought by Menéndez became an integral part of America's first colony; and*

***WHEREAS**, in 1738 Governor Manuel de Montiano granted land for free Africans and fugitive slaves to build a settlement called Gracia Real de Santa Teresa de Mose, now known as Fort Mose. This settlement became the first legally sanctioned free Black town and is a critically important site for Black American history; and*

***WHEREAS**, by 1738, Fort Mose had drawn an estimated 100 African people — enough to threaten the English plantation economy to the north — the English responded by attacking St. Augustine in 1740. They were defeated by allied Spanish, Indigenous, and Black forces. However, the fort was destroyed, forcing its residents to move into town until it was rebuilt in 1752. The English returned and took control of St. Augustine in 1763, and most of the Spanish-loyal inhabitants of the town and the fort fled to Cuba. By 1812, the fort was abandoned, and its remains were buried over time by earth and water; and*

***WHEREAS**, starting in the 1980s, archaeologists uncovered the fort's moat, clay-covered earth walls, and interior wooden buildings. Archaeologists, researchers, and members of the Fort Mose Historical Society have worked passionately over the years to piece together its rich history and the story of Fort Mose has been shared through educational exhibits, museum displays, and immersive reenactments; and*

***WHEREAS**, despite the vibrant storytelling, visitors have long had to rely on their imagination to picture the fort, as no physical structure existed at the park. After decades of tireless advocacy, reconstructing Fort Mose is finally becoming a reality. Thanks to years of fundraising, grant applications, and the dedication of organizations like the Florida State Parks Foundation and the Fort Mose Historical Society, approximately \$3 million has been secured to bring the fort back to life.*

***NOW, THEREFORE**, the City Commission of the City of St. Augustine, Florida, declares **FEBRUARY 2025** be designated as **BLACK HISTORY MONTH** and calls upon all the citizens to celebrate our diverse heritage and culture, and encourages the community to support, visit, and learn about Fort Mose, a significant local, national, and international historic landmark.*

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

2025-06

Nancy Sikes-Kline, Mayor

"Most Loyal and Valorous"

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

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: January 30, 2025

RE: **Update on the Status of the City's Drop-in Day Center and establishing Dining with Dignity at 90-92 South Dixie Highway - Staff Presentation**

It is my intention to update the City Commission on the status of the City's Drop-in Day Center. The Drop-in Day Center is currently under construction on the city property located at 90-92 South Dixie Highway.

Overall, the site has been cleaned up and is currently on a city mowing and maintenance schedule. The property is secured by wood fencing. A building permit has been issued, and construction has begun on the Dining with Dignity Pavillion. The civil site plan is currently under review. The building is positioned in a manner to compliment the site and to preserve the existing tree canopy.

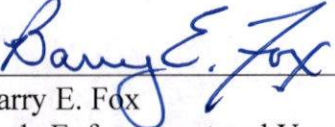
Phase One includes a pavilion. Once completed, the Dining with Dignity pavilion will provide a more dignified space to support the mission of feeding the homeless. Additionally, the same structure will eventually house a laundry facility and shower facilities to serve the unhoused population. In the near future, a mail service will be installed to assist those in need establish an address to receive benefits.

Phase Two is currently in the conceptual process of design. Meetings have been held with the stakeholders assisting our unhoused population. The meetings have generated excellent information that is currently driving the design aspects of a future larger service building on the site. The design team along with city staff presented the latest concepts to the stakeholders at their meeting on December 11, 2024, and will follow up with them to see if there are any additional thoughts or comments.

I hope this provides you with a general update of the Drop-in Center. If you have any questions or you would like to discuss this further, please let me know.

Drop-in Center Update Memo
01-30-2025
Page 1

Please place this item on February 10, 2025, City Commission meeting Agenda as a Staff Presentation.

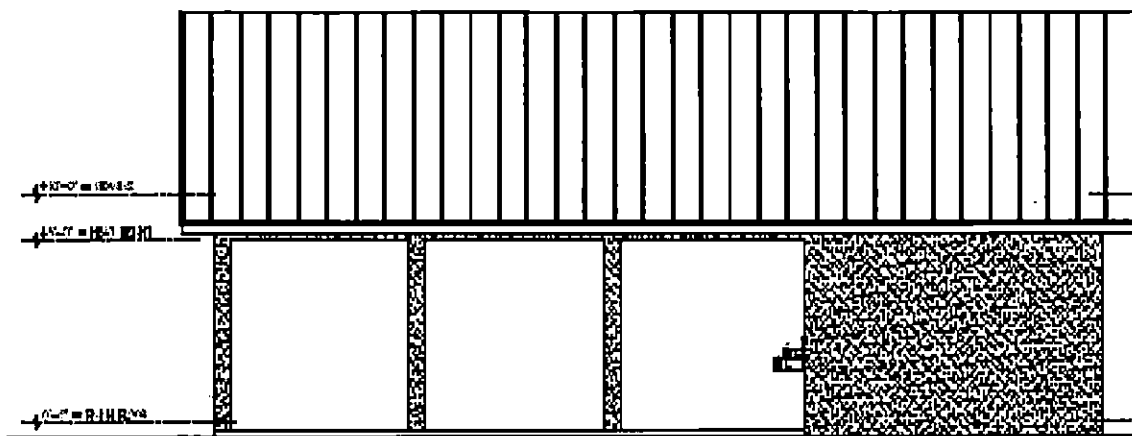

Barry E. Fox
Code Enforcement and Vacation Rental Manager
Planning and Building Department

Attachments:



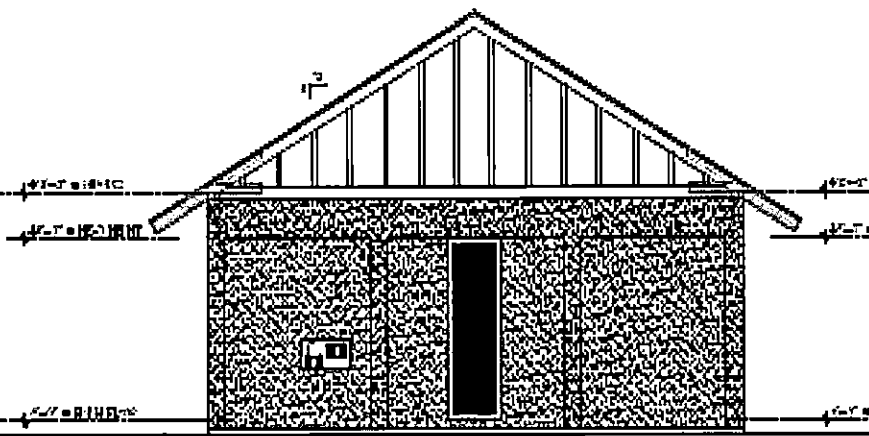






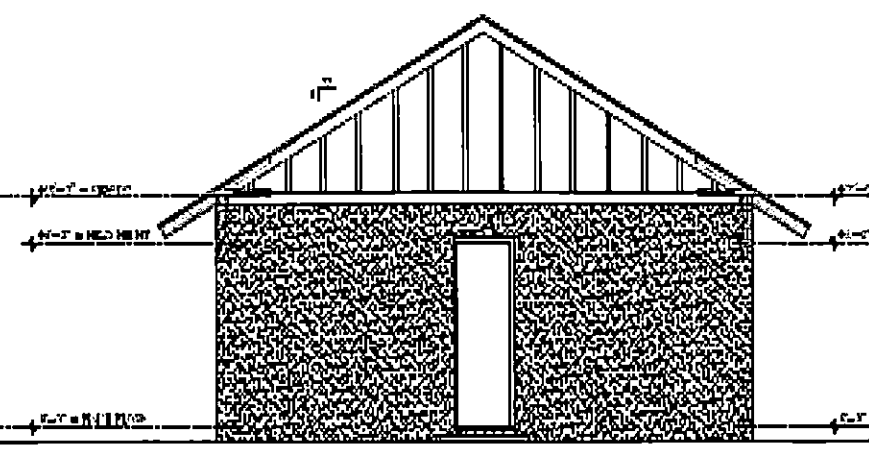
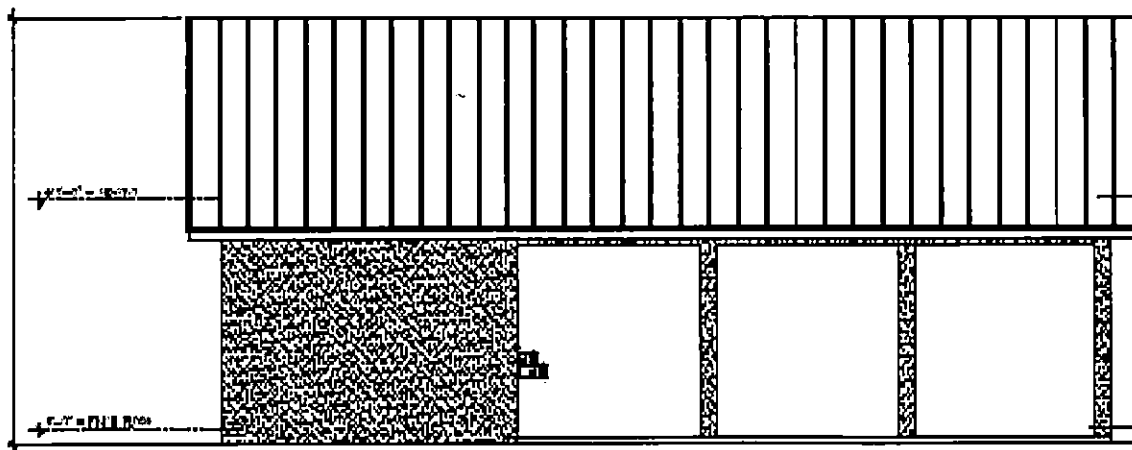
LEFT SIDE ELEVATION "NORTH"

SCALE: 1/4" = 1'-0"



FRONT ELEVATION "EAST"

SCALE: 1/4" = 1'-0"



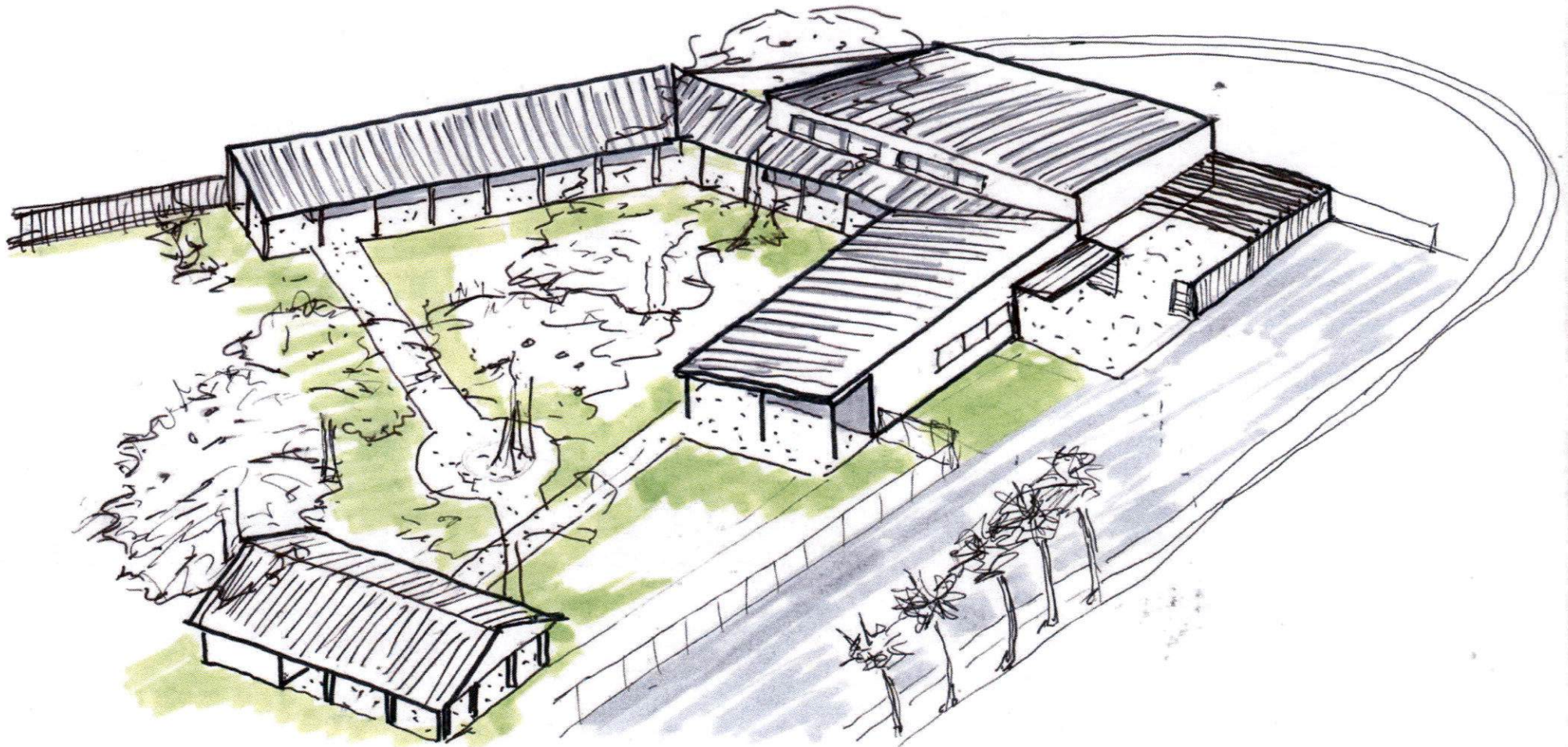


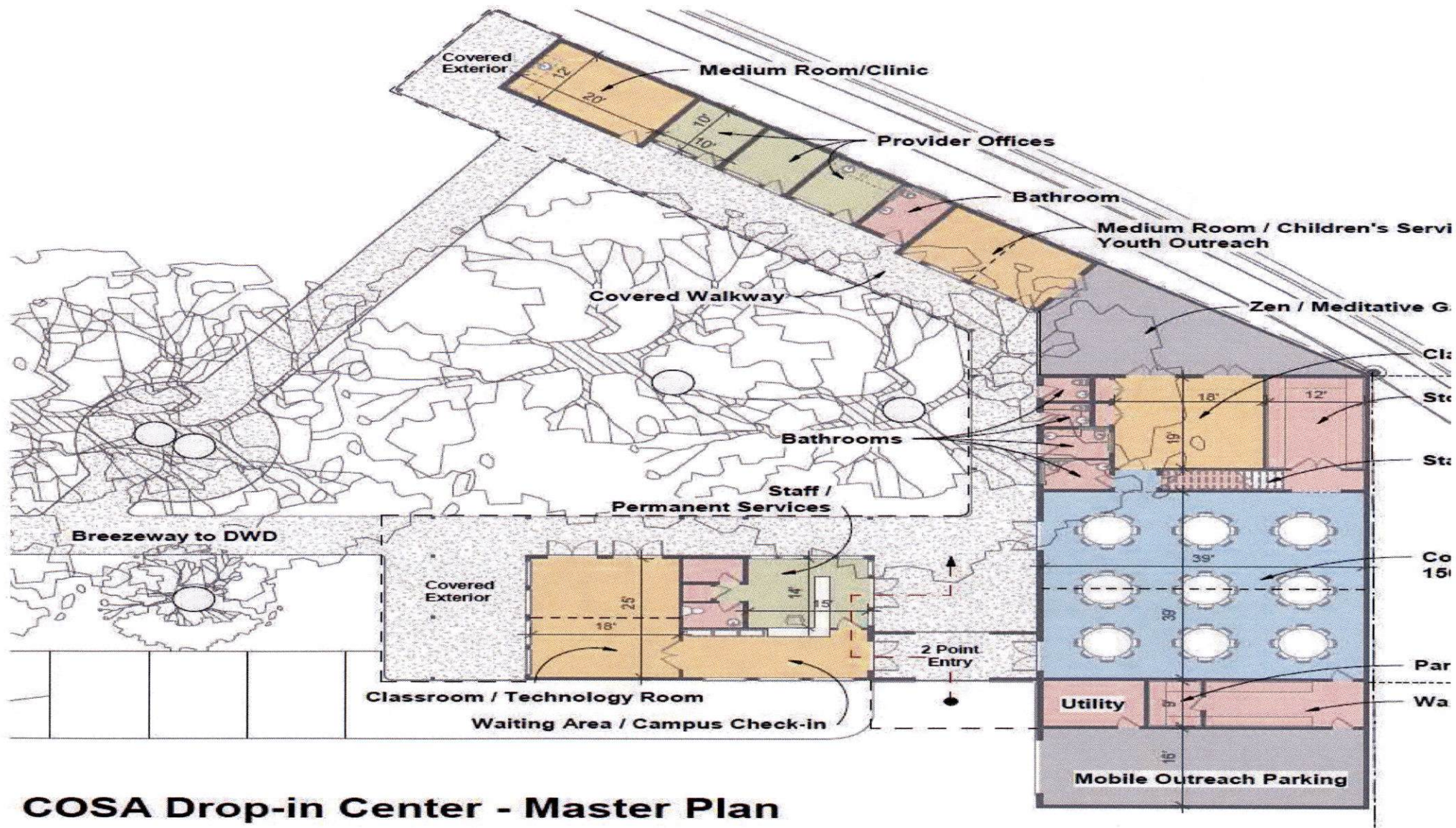












COSA Drop-in Center - Master Plan

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: City Commission

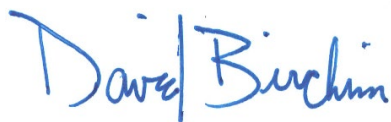
RE: 2024-2025 *Nights of Lights* season review

DATE: February 10, 2025

In response to the overwhelming public feedback of the 2024-2025 *Nights of Lights* season, I have prepared a presentation for your review. It is a comprehensive overview of the critical departments and their observations of this year's experience.

I look forward to sharing this information with you on Monday, February 10, 2025, during the regularly scheduled city commission meeting as a staff presentation.

Respectfully,



David Birchim, City Manager



2024-2025 *Nights of Lights* Season Review

David Birchim, AICP
City Manager

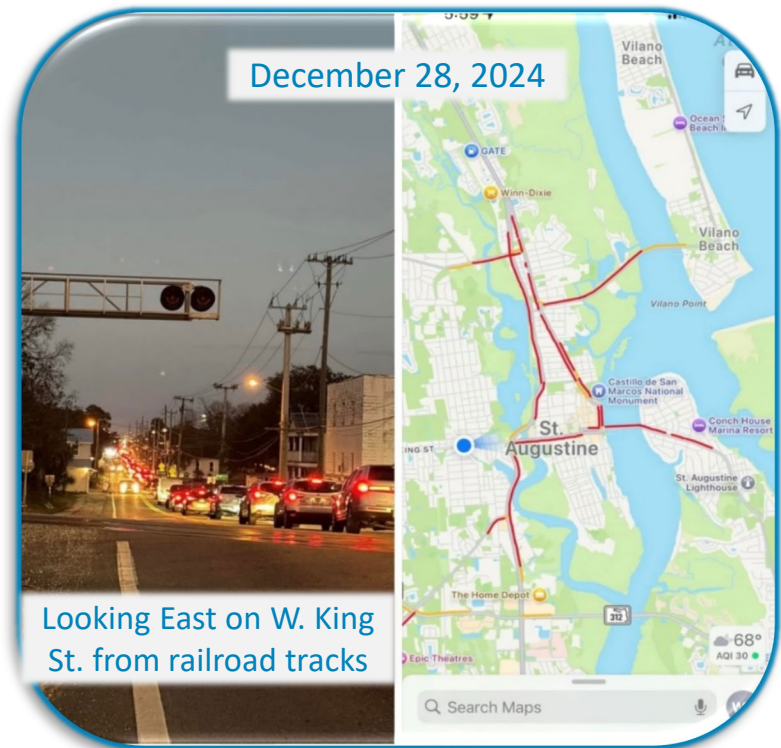
City Commission Meeting
February 10, 2025



Traffic and Congestion

Observations

- Major routes affected:
 - King Street
 - SR 16
 - North Ponce de Leon (US1)
 - Anastasia Blvd
- Secondary arteries affected:
 - Masters Drive
 - Palmer Street
 - Oglethorpe Blvd
- Traffic signal operations breakdown
- Downtown neighborhoods impacted from spillover traffic from major routes
- Impact on emergency services



Traffic and Congestion

Observations

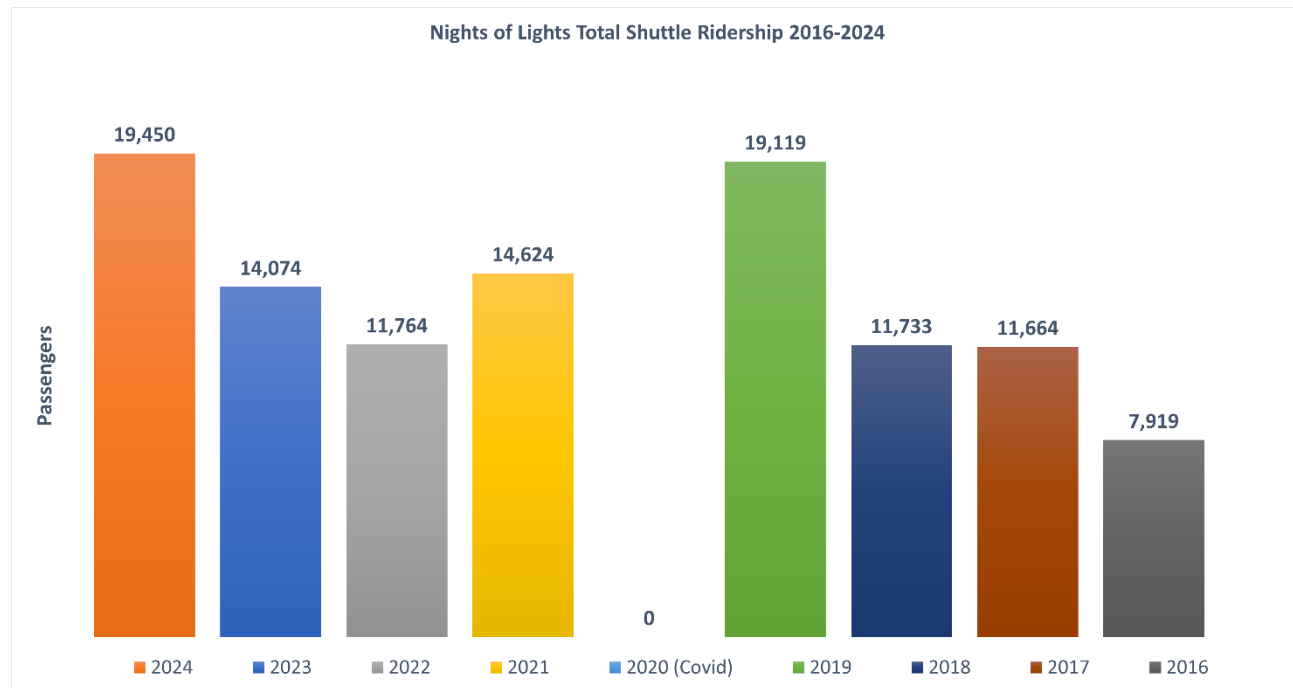
- Large crowds on:
 - St. George St
 - The Plaza/Bayfront
 - Hypolita St
 - Treasury St
 - Charlotte St
 - Spanish St
 - Cathedral Pl
 - King St
- Pedestrians led to traffic disruptions by not obeying traffic signals
 - Crossing during greenlights for vehicular traffic
 - Bridge of Lions intersection
 - Cathedral Pl and St. George St intersection
 - San Marco and West Castillo



Shuttling

Observations

- Shuttle Operations
 - 19,450 passengers over 12 days
 - Long headway times (45+mins)
 - No shuttling from County sites between Christmas and New Years



Parking

Parking Garage

- Closed 29 days between Light Up Night and Dec. 31
- 61,273 vehicles entered during this time

Parking Garage Daily Car Counts -- 2024

													Closures Total 66 Days	**** Shuttle Operations 18 Days	Yearly Total 465,099
Year 2024	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC			
1	2440	771	1443	1524	735	2285	1014	942	2574	537	1566	2333			
2	2263	1417	2162	1420	892	1530	1088	1408	1316	615	2490	1391			
3	1851	2321	1640	876	1320	974	1395	906	478	669	1468	1274			
4	1943	619	1238	2095	***2443	952	***1917	819	456	1472	643	1447			
5	2543	706	856	2130	1444	950	2638	266	454	2473	576	1827			
6	2231	688	973	***2376	778	962	2653	613	793	592	573	2387			
7	1786	747	1224	1866	757	1473	1381	779	1716	767	751	***3324			
8	585	891	1667	821	777	2273	461	794	835	1225	1601	2464			
9	359	1556	***2410	807	801	1359	814	1275	487	224	2599	1685			
10	876	2330	2029	920	1295	785	944	1991	483	355	1653	1840			
11	915	1279	1650	672	2765	950	1123	1160	438	1136	1163	1408			
12	1030	857	1737	1596	2119	942	1561	675	484	2368	668	1996			
13	2629	1086	1700	2638	850	1047	2699	662	984	1852	794	2483			
14	2423	1571	1903	1671	608	1486	1362	654	1751	807	855	***2901			
15	1314	1236	2094	937	716	2633	858	745	1242	740	1581	2580			
16	493	2091	***2279	872	863	1560	935	1164	636	828	2613	1926			
17	644	1721	1943	904	1380	1048	897	2276	662	888	1372	1868			
18	829	1167	1073	1112	2363	1076	1020	1127	704	1595	636	1914			
19	1629	1604	1682	1753	1449	1482	1368	522	789	2317	635	2082			
20	2910	1207	1511	2477	900	1301	2410	521	969	1041	655	2732			
21	1286	1195	1601	1589	816	1496	1587	614	144	686	809	***2760			
22	793	1348	1455	1155	788	2324	937	576	156	677	1396	3028			
23	774	1559	***2308	923	879	1508	906	1019	742	759	***2387	2917			
24	925	2515	2077	842	1507	909	953	2092	642	928	2565	2710			
25	1092	1883	1760	988	2580	866	1123	1296	654	1430	2252	2024			
26	1752	1217	1554	1723	2584	905	1452	571	274	2749	2319	***2960			
27	2650	1020	1748	2501	1511	1076	2603	543	1114	1444	2355	***2919			
28	1533	1036	1712	1731	904	1231	1459	529	2131	723	2274	***2819			
29	727	1147	2112	787	842	2297	939	610	1187	613	***3003	***2642			
30	716		***2588	797	1001	1555	898	1251	540	694	***2824	***2650			
31	720				1348		816	2809		1265		3190			
TOTAL	44,661	38,785	42,544	40,127	37,572	41,235	40,294	31,209	25,835	34,469	38,862	49,506			



Public Restrooms

Observations

- Limited inventory of public restrooms
- 66 units including VIC, Casa del Hidalgo and Marina
 - 18 urinals
 - 48 stalls
 - 8 ADA
- Overcrowding, long lines
- Complaints of public urination and increased vandalism
- Aggressive behavior of visitors
- Difficult to impossible for cleaning crews to work
- Casa Monica became an unofficial public restroom

Staffing (VIC and Casa del Hidalgo)

- Since January 2024, Property Services and Solid Waste modified shifts to later hours for final cleaning and operations to accommodate late night activities
- Christmas Day added 2 employees to service
- Cost of supplies
 - Normally ~\$2250/month
 - December 2024 ~\$4620



Solid Waste

Observations

- Inundation of visitors generating solid waste
- Large volumes result in overflowing receptacles
- Unsightly piles on top and next to bins
- During peak hours, crews are unable to respond in a timely manner
- Difficulty gaining access to service waste bins due to vehicular and pedestrian congestion, gridlock, and interference
- Businesses were impacted by visitors' negative experience



Facebook post on St. Augustine News



Solid Waste

Staffing

- Litter Crew
 - 2 employees per shift
 - 5am-1pm and 5pm – 1am
 - During peak, each shift extended by 1 hour of overtime
 - Employee 1: St. George Street
 - Employee 2: (pickup truck/lift gate): includes but not limited to: VIC, Parking Garage, Cordova, Orange, Bayfront, Plaza, Francis Field, and Parks
- Pressure Washing
 - 2 employees
 - 5:30am – 1:30pm
 - 7 days per week
- Street Sweeper
 - 1 employee
 - 5am – 1pm, Monday – Friday.
 - Second employee as needed, normally used for solid waste collection services



St. Augustine Police Department

Staffing

- Normal Weekend
 - 1 Supervisor, 5 Officers, 2 Downtown Bicycle Officers, 1 Flagler College Officer, 1 Traffic Officer, 1 Code Enforcement (not SAPD)
 - Light-Up! Night: 27 officers
 - Nights of Lights weekends: 14 officers
 - New Years Eve: 17 officers
- Off Duty Requests (during NOL)
 - 204 jobs requested, 192 filled (trolleys, weddings, etc.)
 - 1250.25 total hours
 - 259.25 hours worked by civilians, PSA's and other law enforcement agencies

Mobility

- Uber/Lyft, Taxi, and unauthorized drivers are liability
- Party buses and golf carts are increasingly problematic
- Cars park illegally on the lawn of the Castillo
- Requests for patrol in parking garage
- Control pedestrian and vehicular traffic intermixture



Public Safety

General Security Concerns

- Pickpocket groups
- Concerns posted/circulated on social media, impacting city reputation
- New Orleans – could it happen here? Not IF, but WHEN

Resident Concerns

- Noise
- Traffic Congestion
- Overcrowding
- Increased cut-through traffic

Other

- Traffic signal at King/Ponce does not account for increased volume; light auto-rotates through cycle
- Southbound San Marco at Ripley's, no protected left turn. Northbound cars don't allow for cars to turn
- Update opening procedures for parking garage closure (minimum 150/up to 200 available spaces before reopen)



St. Augustine Fire Department

Observations

- Response for service
 - Above-average delays due to traffic/congestion
 - Response time
 - Patient transport time
 - December 2024: 465 calls (normal average: 385)
 - Busier than any similar sized agency in Florida
 - Return to station increased from 5 minutes to 30+
 - Cars parked on both sides of already tight streets
- Staffing
 - Considerable increase in staffing required to cover increased response units
 - Increased overtime to cover the shifts

Recommendations

- Additional equipment
- Seasonal part-time staffing
- Traffic mitigation
- Enhanced training



Communications

Current Advertising for Parking/Shuttles

- Print, radio, digital, social media
- News & Notes and The Break Room
- Targeted to residents and nearby communities

Current Real-time messaging/information

- Digital message boards – garage closed
- Digital parking spot counter

Future Suggestions

- SMART St. Augustine initiative
- Mobile APP
- Bus tracker
- Parking spot finder
- QR Codes
- One-stop info on city website

Shuttle Survey Results (19,450/63)

Where do they live?

- 29 St. Johns County
- 30 State of Florida
- 3 out of state

Where did they park?

- 14 Broudy
- 8 301 San Marco
- 8 SJC Admin
- 4 Anastasia Island

How'd they hear?

- 8 News & Notes
- 8 Signs into town
- 8 Past experience
- 6 City Facebook
- 18 other online sources



Communications

Community Feedback

- Commissioners getting emails/phone calls
- Social media
 - Frustrations
 - Posting photos
 - Too many people
 - Too many cars

Social Media Summary (Facebook, Instagram, X)

- Shuttle posts (14)
 - Engagement (1,188)
 - Reach (127,011)
- Survey posts (5)
 - Engagement (30)
 - Reach (2,149)
- Trash/Litter (6) (response to public criticism)
 - Engagement (71)
 - Reach (4,750)

Shuttle dates were also posted as FB events (10)

Shuttle Survey Results (Cont'd)

How was your experience?

- Early responses very positive
 - Friendly staff
 - Comfortable, roomy bus
- December/Christmas holiday
 - Out of control
 - Gridlock
 - Shuttles stuck in traffic
 - Too long to wait
 - Volume of traffic unacceptable
 - Downtown should be closed to vehicular traffic
- Did not ask what day the rode
- Solicited feedback after shuttles ended



Economic Impacts

Current General Fund Revenues

- TDC Grants
 - \$100K/shuttles
 - \$100K/NOL
- Slight increase in Sales Tax & Gas Tax revenues passed though, averaging \$25k

Current General Fund Expenditures

- Light installation/decorations/electrical repairs
- Shuttles
- Overtime
 - Police
 - Fire
 - General Services
 - Public Works

\$225,000 General Fund Revenues — \$550,000 General Fund Expenses = (\$325,000)

Visitor Information Center Fund

- Enterprise Fund
- Average increase of \$400K which funds:
 - Garage operations
 - Debt service
 - Transfers to Mobility and HP

Future Increased Level of Expenses

- Lease rates at Bank of America lot
- Portable bathroom rentals
- Contracted services for staffing
- Staging areas
- Barricades/security/signage



Vendors

- Current Ordinance
- Code Enforcement
- Options in the future



Stakeholder Feedback

Meeting on January 23

- 24 Attendees
- Recognizing it is a shared responsibility to manage
- Not solely on the shoulders of the City

Input from attendees

- St. Augustine Beach, offering facilities and resources to assist
- Why don't/can't we use Francis Field for premium/worker parking
- Flagler College parking garage, Anchor Faith Church, other private property owners
- Pedestrian-only and closing streets
- Use resource officers (PSAs) for additional security and law enforcement presence
- Why a consultant? We have a wealth of local expertise to collaborate on solutions
- Create a working group – not a “committee”



Short-term Recommendations

Spring Break

- First opportunity to try some initial solutions

4th of July

- Block vehicular traffic on Cathedral
- Block thru traffic on Treasury
 - 2-way from Charlotte and Spanish
 - Private driveways will not be blocked.
- Other pedestrian-friendly: Orange, Hypolita, Treasury
- Lease Bank of America parking lot
 - Portable restrooms (100 units)
 - Handwashing, cooling tents
 - First aid
- Portable restrooms in Toques Lot, not in reserves spaces (20 units)
- Additional VIC portable restrooms
- Increase portable restrooms on high-traffic areas (King Street, parking lots)
- Signage on St. George Street



Short-term Recommendations

4th of July (continued)

- Barricades/security
- Ways of keeping people moving when the garage closes
- SAPD will enact a security plan
- Uber/Lyft, Taxi – designated drop-off/pick-up (Geofencing, if possible)
- Certify more staff for traffic control – needed for additional street closures
- Use Orange Street for shuttle buses, city employees, emergency response



Long-term Recommendations

Already in Discussions

- FDOT-dedicated traffic lane for shuttles, San Marco/US 1
- SMART St. Augustine – dynamic messaging, mobile app
- Broudy parking, other satellite options
 - 700 additional spaces
 - Shuttle service – part of the STAR Circulator program
- Additional satellite parking lots
- Comprehensive security plan for downtown visitors

Reminders

- King Street Bridge replacement after 4th of July, 2025
 - Bridge will be closed for 12-18 months
 - Malaga/US 1 detour
- FDOT Seawall replacement project, 2026
 - Bridge of Lions to Castillo de San Marcos



Thank You



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor, Vice Mayor, and Commissioners

DATE: January 30, 2025

RE: 2025B SPECIAL LEGISLATIVE SESSION UPDATE ONE

On January 13, 2025, Governor DeSantis called for a special session of the Florida Legislature to address the issues of combatting illegal immigration, condominium regulation, agricultural relief in response to natural disasters, replenishing the My Safe Florida Home program, and the citizens' initiative petition process. A total of 22 bills concerning these issues were filed in the House and Senate for this special session. However, the President of the Senate and Speaker of the House closed this special session and opened a second special session, 2025B, to address the issue of immigration only.

The following is a summary of the immigration bill, and if signed by the Governor, its impact on the City. This memorandum serves as the first part of a multipart review of relevant bills to be included in future agendas.

❖ CS/SB 2-B – Immigration

***As of 1/30/25, the Governor has not signed this bill, stating he would veto it**

This bill, referred to as the "Tackling and Reforming Unlawful Migration Policy (TRUMP) Act, would make numerous changes to Florida Statutes that modify the state's approach to illegal immigration by providing and increasing coordination within federal, state, and local law enforcement agencies regarding the enforcement of federal immigration laws.

First, this bill amends s. 908.101, F.S., s. 908.102, F.S., and creates s. 19.55, F.S. designating the Commissioner of Agriculture as the chief immigration officer. Some of the chief immigration officer's main duties include serving as the state's official liaison between state entities, local government entities, law enforcement agencies, and the federal government regarding the enforcement of federal immigration laws. In addition, the chief immigration officer would be required to report to the Legislature no later than March 15, 2025, the number of vacant beds available in correctional facilities and county jails that can be leased to U.S. Immigration and Customs Enforcement (ICE). The bill also created s. 908.13, F.S., which provides the chief immigration officer with the sole authority to issue a state of emergency related to illegal immigration and enforcement.

Secondly, this bill amends s. 908.107, F.S. which allows the chief immigration officer to present evidence to the Governor that a local police officer has violated his or her duties under ch. 908, F.S. and recommend that the Governor act using the authority granted under the State Constitution and state law. This bill also authorizes the chief immigration officer to file suit against a local governmental entity or local law enforcement agency for declaratory or injunctive relief for any violation of ch. 908, F.S.

Thirdly, this bill amends s. 20.14, F.S., and creates s. 908.1031, F.S. which designates the Office of State Immigration Enforcement within the Division of Law Enforcement under the Department of Agriculture and Consumer Services. The purpose of the Office of State

Immigration Enforcement is to be the central point of coordination between federal immigration agencies, state and local government entities, and law enforcement agencies regarding the enforcement of federal immigration laws. In addition, this bill amends ss 943.03 and 943.0311, F.S., requiring the Florida Department of Law Enforcement (FDLE) to coordinate with the Office of State Immigration Enforcement or the chief immigration officer when dealing with federal immigration matters. Furthermore, the Office of State Immigration Enforcement employees must coordinate the collection and dissemination of investigative and intelligence information of federal immigration laws, and when authorized by federal law, must aid local governmental entities and law enforcement agencies in the investigation and enforcement of federal immigration laws.

Fourthly, this bill creates ss. 908.1031 and 908.1042, F.S. which designates the State Immigration Enforcement Council, composed of at a minimum, seven sheriffs and four police chiefs appointed by the chief immigration officer, as well as the executive director of the FDLE. The State Immigration Enforcement Council will advise the chief immigration officer and provide recommendations on how to enhance information sharing and provide recommendations on finance requirements, training, and other resources needed to aid local law enforcement agencies in their coordination and cooperation with the federal government.

Next, the bill creates s. 19.56, F.S. designating the Local Law Enforcement Immigration Grant Program which will award grants on a first-come, first-served basis to support local law enforcement agencies' coordination and cooperation with federal immigration agencies. The grant funds will reimburse expenses such as the subletting of detention beds to ICE, equipment, travel, lodging, training programs, and certified apprenticeship programs.

The bill also creates s. 908.1041, F.S., which mandates that every unit of government, including its officers and those agencies acting on behalf of any public agency, has a duty and obligation to fully cooperate with the federal government in the enforcement of federal immigration laws and the protection of the borders of the United States. Any requests for assistance regarding federal immigration laws by local governmental entities or local law enforcement agencies must be coordinated through the Office of State Immigration Enforcement.

Furthermore, this bill makes several changes to criminal penalties, amending ss. 104.155, s. 775.0824, and s. 775.0848 F.S., that includes increasing criminal penalties and creating felony crimes relating to the willful voting of noncitizens and aiding or soliciting a noncitizen to vote. This bill also amends ss. 908.105 and 908.104, F.S. requiring law enforcement to comply with immigration detainers, to notify the state attorney of any such detainer, and to provide a list of all inmates booked in a detention facility upon request by the federal government.

However, this bill provides that a local government entity or law enforcement agency is not required to provide a federal immigration agency with information related to a victim of or a witness to a criminal offense if the victim or witness timely and in good faith responds to the entity or agency request for information and cooperates in the investigation or prosecution of such offense. It further requires that the victim or witness must be necessary to the investigation or prosecution of such crime and the crime must occur in the United States.

Lastly, this bill amends ss. 319.001 and 320.01, F.S. defining the term valid passport, and s. 322.19, F.S., requiring among other things that a person who becomes a U.S. citizen to obtain a replacement driver license or card that reflects such changes within thirty days following the change. Regarding out-of-state fee waivers, the bill also amends s. 1009.26, F.S., which would be effective July 1, 2025, if passed, to specify that a student must either be a citizen of

the U.S. or lawfully present in the U.S., to qualify for the out-of-state fee waiver at a Florida public postsecondary institution.

This bill may have an indeterminate fiscal impact on local jails due to the creation of a new crime and increased criminal penalties. Since the local jails are managed by the county, these changes are unlikely to have a significant fiscal impact on the City.

ACTION REQUIRED: The St. Augustine Police Department should review this bill to ensure compliance.

The effective date for most of the sections in this bill is the date when the Governor signs the bill. However, any emergency rules adopted by the Office of State Immigration Enforcement to implement the creation of this bill are effective for six months following adoption and may be renewed during the pendency to adopt permanent rules. This section expires July 1, 2026. In addition, if passed, the out-of-state fee waivers section would not take effect until July 1, 2025.

Please place this item entitled, 2025B Special Legislative Session Update One, under City Attorney Items on the February 10, 2025, City Commission agenda for informational purposes only.

Thank you,



April R. Owen, Assistant City Attorney

xc: David Birchim, City Manager
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Isabelle Lopez, City Attorney

Agenda Title: 2025B Special Legislative Session update.

**CITY ATTORNEY LEGISLATIVE BILL TRACKING
2025-B SPECIAL SESSION**

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	VOTE HISTORY
HB 1-B	Immigration	McClure	Revises provisions related to immigration including identification of chief immigration officer & creation of Office of State Immigration Enforcement , duties, responsibilities, & requirements for such officer & office; creation of a grant program for certain purposes; noncitizen voting; noncitizen employment; drivers license & identification cards for noncitizens; immigration detainees; release of noncitizens from custody; cooperation & coordination with federal authorities & enforcement of immigration laws; emergencies related to immigration; & scholarships for noncitizens. APPROPRIATION: \$515,030,239.	Filed; Referred to Select Committee on Illegal Immigration A; Referred to Select Committee on Illegal Immigration B; Referred to Select Committee on Illegal Immigration C; Added to Select Committee on Illegal Immigration A, B, C agendas; Favorable by Select Committee on Illegal Immigration A (Amended); Reported out of Select Committee on Illegal Immigration A, B, C; Released to House Calendar; Added to Special Order Calendar; 1st Reading (Original Filed Version), 01/27/2025; Read 2nd time; Read 2nd time; Amendment 369839 Failed; Amendment 054893 Failed; Amendment 854375 Failed; Amendment 624465 Failed; Placed on 3rd reading; Added to Third Reading Calendar; Read 3rd time; Substituted SB 2; Laid on Table, refer to SB 2, 01/28/25.	
SB 2-B	Immigration	Gruters & Fine	Citing this act as the "Tackling and Reforming Unlawful Migration Policy (TRUMP) Act"; providing that the Commissioner of Agriculture is the only person responsible for serving as liaison between certain entities regarding federal immigration laws; creating the Local Law Enforcement Immigration Grant Program within the Office of State Immigration Enforcement within the Division of Law Enforcement under the Department of Agriculture and Consumer Services for specified purposes; creating the Office of State Immigration Enforcement within the Division of Law Enforcement under the Department of Agriculture and Consumer Services for specified purposes, etc. APPROPRIATION: \$515,030,239.	Filed; Referred to Appropriations; On Committee agenda-Appropriations; Pending reference review -under Rule 4.7(2) - (CS); Placed on Calendar, on 2nd reading; Placed on Special Order Calendar; Introduced; CS by Appropriations read 1st time, 01/27/25; Read 2nd time; Amendment(s) adopted (843850)-SJ 27; Read 3rd time-SJ 27; In Messages; Read 1st time; Read 2nd time; Amendment 298613 Failed; Added to Third Reading Calendar; Read 3rd time, 01/28/25.	CS by- Appropriations; YEAS 12 NAYS 6, 01/27/25; CS passed as amended; YEAS 21 NAYS 16 -SJ 27; Passed; YEAS 82, NAYS 30, 01/28/25.
CS = Committee Substitute filed. * Bills with no counterpart in Senate or House have minimal chance of passage.					

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, January 13, 2025

The City Commission met in formal session Monday, January 13, 2025, 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, Vice Mayor/City Commissioner
Jim Springfield, City Commissioner
Jon DePreter, City Commissioner

Absent: Cynthia Garris, 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 Nancy Sikes-Kline requested a moment of silence and Vice-Mayor Barbara Blonder led the pledge of allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

MOTION

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

3. Special Presentations, Recognitions and Proclamations

3.A Proclamation 2025-02: Proclaims January 2025 as Human Trafficking Awareness Month in the City of St. Augustine. (B. Blonder, Vice-Mayor)

3.B Farewell poetry reading for the 2023-2024 City of St. Augustine Poet Laureate, Norma Sherry. (M. Wissel, Director Communications)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Roger Van Dusew
- Chris Fulmer

- Scott York
- James Carr
- Tom Reynolds
- Melinda Rakoncay
- Eric Ostrander
- Martha Mickler
- Brad Beach
- 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 JANUARY 27, 2025:

•Ordinance 2024-34: Amends the Zoning Designation of 30.15 acres of property from City of St. Augustine Industrial and Warehousing (IW) to City Planned Unit Development (PUD) at 404 Riberia Street.

CA.3. REMINDER OF UPCOMING MEETINGS:

- January 27, 2025, 3:30PM-Community Redevelopment Agency Meeting
- January 27, 2025, 5:00PM- Regular City Commission Meeting
- February 10, 2025, 4:30PM-De Aviles Award Presentation, The Forson Family
- February 10, 2025, 5:00PM- Regular City Commission Meeting

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

- December 2, 2024, Special City Commission Meeting
- December 9, 2024, Regular City Commission Meeting

CA.5. RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S): NONE.

CA.6. PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION.

(COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING). NONE.

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

- Proclamation 2025-01: Proclaims January 17, 2025, as Arbor Day in the City of St. Augustine. (N. Sikes-Kline, Mayor)

CA.8. Approval of an Interlocal Agreement Between the City of St. Augustine and St. Johns County Regarding Maintenance for Roadway, Utilities, and Drainage Improvements on West King Street. (J. Beach, Chief Resilience Officer and Deputy Director, Utilities & Public Works)

CA.9. Approval of a Cost Share Agreement between the City and Vista Hotel IV Inc to memorialize the final relocation of utilities on the vacated Missouri Ave. (D. Birchim, City Manager)

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 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

(None)

7.B. Items of Great Public Importance

(None)

7.C. Other Items Requiring Public Hearing

(None)

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

8.A.1. Ordinance 2024-01: Annexes Parcels of Land including the St. Joseph Academy Catholic High School at 155 State Road 207. (A. Skinner, Director Planning and Building)

Amy Skinner, Planning and Building Director, presented Ordinance 2024-01.

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

- Melinda Rakoncay
- BJ Kalaidi

David Birchim City Manager replied to public comment, and said the property was and would remain tax exempt as it was a school. He said the City was providing security to school with a contract directly with the St. Augustine Police Officer assigned and to protect the City from liability issues the City contacted St. Joseph's Academy and the St. Johns County Sheriff's office. He said they asked if the Sheriff's office could provide security for the school and they were unable to do so at that time, and St. Joseph's could not provide private security for the campus; however, wanted to maintain our City's Police Officer for security. He said the only way for that to happen was to annex them to the City. He said they were on City utilities and there would be no change. He said that was the basis for the annexation

and protect the campus using the City's Police Department similar to other public schools and Flagler College. He said it was a service provided to the community, and they paid for it. He said a contract would be entered into and St. Joseph's would pay in a manner that would not increase the City's liability.

Ms. Lopez replied to the question regarding fireworks and stated there was a state statute that allowed fireworks to be used during 'firework holidays'; however, it did not preempt local government from having prohibitions on fireworks, which the City had.

Commissioner Blonder reminded the public that these three ordinances were heard on first reading in February 2024.

Mayor Sikes-Kline felt the reasons explained were acceptable to the annexation and she was in support of the three Ordinances. She said they wanted to do everything they could to make the schools a safe place. She noted the City would be collecting income from the 'fire assessment fee' and thought it was more than adequate to help off-set any additional cost.

Commissioner Springfield stated that brining in that many acres into the City and the school decided to move, the property would be left in the City and in the future the property could be a taxable use. He said having some control over a local school with security was key. He said the school would not use that officer one hundred percent of the time, so the City was able to have a little extra benefit with having an extra officer available when needed. He said just like Flagler College the officer would be paid for by the school. He noted that he was in support of the annexation.

Commissioner DePreter advised that he was familiar with the property and had been on the Planning and Zoning Board (PZB) when recommended for rezoning.

He was in favor of the annexation. He noted that the property per the land development code would change from County Residential to County Institutional and thought the Planning Board made the right decision with that category of zoning. He said then the zoning changed to an Open Land category which was good as that allowed a 20% lot coverage. He agreed with the annexation as this school was a member of the community and it was for public safety.

Commissioner Blonder agreed with her fellow commissioner and was in support of the annexation.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2024-01 on second reading. The motion was SECONDED by Commissioner DePreter.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2024-01

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 39.8 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING WEST OF THE CITY LIMITS OF ST. AUGUSTINE, NORTH OF STATE ROAD 207, AND SOUTH OF COLUMBUS 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: Springfield, DePreter, Blonder, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

8.A.2. Ordinance 2024-02: Amends the Future Land Use Designation of 39.8 acres of Annexed Property at 155 State Road 207 from St. Johns County Residential-D to City Institutional. (A. Skinner, Director Planning and Building)

Amy Skinner, Planning and Building Director presented Ordinance 2024-02.

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

MOTION

Commissioner DePreter MOVED to pass Ordinance 2024-02 on second reading. The motion was SECONDED by Commissioner Blonder.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2024-02

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 39.8 ACRES OF PROPERTY LOCATED NORTH OF STATE ROAD 207 AND SOUTH OF COLUMBUS STREET AS PORTIONS OF THE HUERTAS GRANT 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 INSTITUTIONAL; PROVIDING REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR

SEVERANCE OF INVALID PROVISIONS;
AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: DePreter, Blonder, Springfield,
Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

8.A.3. Ordinance 2024-03: Amends the Zoning Designation of 39.8 acres of Annexed Property at 155 State Road 207 from St. Johns County Residential single family- three (RS- 3) and Open Rural (OR) to City Open Land (OL). (A. Skinner, Director Planning and Building)

Amy Skinner, Planning and Building Director presented Ordinance 2024-03.

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

MOTION

Commissioner DePreter MOVED to pass Ordinance 2024-03 on second reading. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2024-03

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 39.8 ACRES OF PROPERTY LOCATED NORTH OF STATE ROAD 207 AND SOUTH OF COLUMBUS STREET AS A PORTION OF THE HUERTAS GRANT 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) AND ST. JOHNS COUNTY OPEN RURAL (OR) TO THE CITY CLASSIFICATION OF OPEN LAND (OL); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES;

PROVIDING FOR SEVERANCE OF
INVALID PROVISIONS; AND PROVIDING
AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: DePreter, Springfield, 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

9.A.1. Ordinance 2025-01: Requires a supermajority vote of the City Commission for PUD rezonings or amendments. (I. Lopez, City Attorney)

Isabelle Lopez, City Attorney, reviewed the Ordinance.

Mayor Sikes-Kline clarified that any Planning Unit Development (PUD) or amendments to a PUD that were currently in the process would not be affected. She felt by having the super majority it could provide the City with more leverage and this could be a good option. She said PUDs could be great tools or could be intolerable for the City. She said she was in favor of giving the Commission more control. She said it could protect the City from over commercialization, intensification of land use, and the City's character.

Commissioner DePreter said at the prior meeting there was discussion to update and clarify the PUD process regardless of the supermajority. He asked if the ordinance was to pass on first reading was

the PUD process part of the discussion or a separate issue.

Mr. Birchim replied that if passed on first reading the ordinance would be heard by PZB for review and the other aspects such as the comparative analysis, clearer public benefit, and simplification or summary of application would also be reviewed. He said those did not have to be codified in the ordinance but would make recommendations on those as well as the supermajority ordinance as that would be a land development code change and then would come back for second reading.

Commissioner DePreter stated he was concerned with passing the supermajority. He felt some of his concerns could be clarified with some of the discussions as mentioned, as it would be beneficial to the Commission but also to the public for better understanding. He said regarding the supermajority, he thought all PUDs were not equal and thought there were three categories for PUD's and depending on the type of PUD's, they could be classified and tiered. He said with smaller board, such as four or five, he was not support of supermajority. He asked if a supermajority had ever been done in the City.

Mr. Birchim replied that it had not been done before.

Commissioner DePreter felt this would be precedent setting and thought it should be discussed further by the PZB.

Commissioner Springfield stated PUDs were critical and could have a large impact. He agreed that negotiations were also critical and most times when applicants applied for a PUD, they wanted to do something completely different and hence the reason for the PUD. He spoke in support to pass this on first reading to hear from the PZB

Commissioner Blonder agreed that the concerns mentioned could be addressed if

passed on first reading. She said communities were deeply impacted by the passing of certain PUDs. She said a PUD allowed the Commission to examine and weigh the public benefit and to push toward the greatest public benefit. She said the Zoning and Land Use Codes protected the City from over development and higher intensity. She was in support of the supermajority ordinance and thought it was the right time and direction.

Mayor Sikes-Kline appreciated the support, and the comments, and perspectives. She said nothing had changed the face of the City more than the implementation of PUDs, and was not opposed to PUDs. She noted that the Commission was the precedent setting board and should move forward boldly with things that had never been done before.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2025-01 on first reading and moved to second reading. The motion was SECONDED by Commissioner Springfield.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2025-01

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING SECTION 28-2 OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING DEFINITIONS FOR SIMPLE MAJORITY AND SUPERMAJORITY; AMENDING SECTION 28-289 OF THE CODE PROVIDING FOR SIMPLE MAJORITY AND SUPERMAJORITY VOTING TO ESTABLISH OR AMEND A PUD; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

VOTE ON MOTION:

**AYES: Sikes-Kline, Springfield,
DePreter, Blonder**

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

Commissioner Blonder asked if a commissioner was absent due to illness or another reason could they attend remotely, could they participate in the supermajority or was there a state preemption regarding that.

Ms. Lopez replied that if someone had a medical condition where they were unable to attend in person and could attend, if technologically possible, they could attend but their vote would not be counted. She said Florida law required physical presents for the vote.

9.B. Resolutions

9.B.1. Resolution 2025-01: Grants an ad valorem tax exemption for a historic property located at 121 Kings Ferry Way and provides an effective date. (J. Courtney, Historic Preservation Officer)

Amy Skinner, Planning and Building Director, reviewed the Resolution.

Commissioner Springfield said this was a tax benefit and over the years he had watched the Darnold's work, and he appreciated the incredible work they did for the City, and he thought this was a great example of that. He said he was in favor of the resolution.

Commissioner DePreter agreed and was in support of the resolution.

Commissioner Blonder felt this application was a great example for the program.

Mayor Sikes-Kline felt this was a great example for the program and how City staff would work with applicants as it was a lengthy process. She said the Darnold's had made a great impact on the City. She

was in support of the resolution and was very proud of the work shown.

MOTION

Commissioner Sikes-Kline MOVED to pass Resolution 2025-01. The motion was SECONDED by Commissioner Springfield.

VOTE ON MOTION:

**AYES: Sikes-Kline, Springfield,
DePreter, Blonder**

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B.2. Resolution 2025-02: Approves the purchase of Approximately 1.18 Acres of Land located on the South Side of May Street next to Hospital Creek. (R. Franklin, Assistant City Manager)

Reuben Franklin, Assistance City Manager reviewed the Resolution.

Mayor Sikes-Kline asked for clarification regarding the resolution.

Mr. Birchim said the City had a policy to purchase real estate and there were different tiers in how real estate could be bought and each tier had different requirements. He said in this case, the Conservation Program was committed to only purchasing properties at their appraised value; however, this property was offered to the City above the appraised value. He said when considering purchasing property above the appraised value the Commission had to find a paramount public purpose. He said there was discussion about this property and two other conservation applications that came before the Commission and those other two will be presented with their appraisals at the next meeting. He said those have been offered for purchase at the appraised value, whereas this property was offered at above appraised value and hence the reason for a straight real estate transaction.

Mr. Franklin explained that if the property was purchased the funds that would be used were unrestricted funds. He said currently the account had \$3 million available and after the purchase the balance would be 1.7 million available in the non-restricted general fund.

Commissioner DePreter asked if this property was purchased, would it cause the City an issue with purchasing the other two properties.

Mr. Birchim replied no it would not cause an issue; however, they would be using all the unrestricted reserve funds.

Mayor Sikes-Kline asked if all three properties were purchased would there be no funds left.

Mr. Birchim replied that if all three properties were purchased there would be enough money in unrestricted reserves and the conservation fund, but that would exhaust the fund.

Commissioner Blonder noted that the other two parcels purchased with conservation funds would be eligible for grant reimbursement as previous properties had been. She said it would not be immediate but once reimbursed, the funds could be put back into the unrestricted fund.

Mr. Birchim said that was correct. He said the City had been successful in receiving 50% reimbursement from the State through their Conservation Acquisition Fund.

Mr. Franklin replied that there was \$600,000 in the Conservation Program which would purchase the Hundred Acre Marsh property, and if Avery Street were purchased there would be \$520,000 left in the unrestricted fund.

Commissioner DePreter said he was familiar with the property and agreed that the best and highest use was residential. He said he did not feel this property being developed was good for the area; however,

he had a couple concerns. He asked if the Department of Transportation (DOT) access would be granted or would there be an associated cost with that.

Mr. Birchim replied that there would be a DOT right-of-way permit as it belonged to them. He said the City would apply to DOT for access off of May Street. He said the City had a right-of-way off San Carlos Avenue, which allowed access to the property. He said if purchased and if a park were established that design would be vetted by the community and approved by the Commission, which would show the access points. He said he would assume the DOT would grant the City access but that remained to be seen.

Commissioner DePreter said there had been concerns from residents about traffic on San Carlos Avenue. He asked if this property currently was involved in a lawsuit.

Ms. Lopez replied the City was a defendant and several other property owners along Hospital Creek and was a long-running lawsuit with an individual who was suing the City and his neighbors regarding the placement of his dock on the creek. She noted that was pending but any action taken on the property would not negatively affect the City's position in that case.

Commissioner DePreter asked if the property were purchased would the land use would remain the same.

Mr. Birchim replied that he did not see a reason to change the land use.

Commissioner DePreter noted he received support from the community regarding the property. He said he thought this was a great location for water access and non-motorized vehicles. He said he was not in support of buying the property above the appraised value.

Commissioner Springfield agreed that he was in support of purchasing the property

at the appraised value; however, if bought, it would be taken off the tax roll and it was a million-dollar piece of property so that needed to be considered. He said if bought the purpose for the property did not need to be designated at this time. He said a lot of research should be done before establishing a kayak launch as there could be other hazards since it was near a bridge.

Commissioner Blonder was in support of the purchase but only at the appraised value. She asked what the procedure be if the resolution was denied.

Ms. Lopez replied that if there was a consensus that the City was interested in the property the resolution could be tabled, and directions could be provided to staff to follow up. She said the Commission had the ability to purchase property above the appraised value as noted in the City Code. Mayor Sikes-Kline said she did not feel as strongly as the other Commissioners regarding the appraised value; however, understood their reasoning. She felt the property was very important and agreed that a use for it did not have to be set as of yet. She said it could be used for creating a sense of arrival to the City. She loved there was deep water access, and the aesthetics were very important. She said she was more fear driven based on what the property could be outside of City ownership.

Kevin Van Dyke, owner of the property, requested to speak and said the appraisal viewed the property as residential and most of the comparisons were zoned for open land (OL) and most of those were commercial and he felt the appraisal did not take that into account. He said as a vacant lot it was valuable and understood the reasoning for not wanting to purchase above appraised value but thought this would be a great asset to the City and appreciated those who spoke in favor of the purchase.

Mayor Sikes-Kline questioned the uses of the property.

Mr. Birchim replied that OL was a mixed use commercial or residential zoning category. He said when created, the City was looking at property that could be preserved in the future and listed what was currently on that property. He explained the uses within the zoning category and noted for a subdivision, the property would have to be rezoned; however, there was potential for development.

Commissioner Blonder noted there was a proposed development presented to the Planning and Zoning Board (PZB) and it failed. She asked if Commissioner DePreter could provide insight.

Commissioner DePreter added that OL was twenty percent lot coverage, and the appraisal was made at the best and highest value, which was deemed residential. He said he was unsure how residential would work with the OL designation. He said the last proposal for the property was a marina with additional structures. He said his concern was the accessory uses could be lodging, which expanded beyond a marina. He said that it was a major concern for the PZB, and the applicant was not asking for a rezoning.

Commissioner Springfield said the reason for trying to be conservative was to allow funds for the other two properties. He said those other two were very valuable to conservation and having the funds to purchase them was important to him. He said all three were valuable but the other two were true conservation properties.

Mr. Franklin added that the City Archologist reviewed the site, and the vast majority was fill; however, the western bank was part of an archeological site known as the Miramar Village, which was a Native Indian Village. He said there were resources on the western bank portion of the site.

Mayor Sikes-Kline commented that money was set aside for important historic and archeological properties. She said she was unaware of the amount, but it could be used given the importance of the site.

Meredith Breidenstein, Assistance City Manager, agreed with the estimated funds mentioned by Mr. Franklin and noted that the fiscal year (FY) 2024 was not closed but based on FY end 2023 reserves and what was used in 2024, there was a three-million-dollar estimate. She said there would be around \$600,000 left in reserves and the remaining conservation fund. She said if all three purchases were made, it would leave around \$500,000 in non-restricted reserves. She noted that the City had three months of revenues for true emergency purposes. She said there was \$100,000 in the historical and archeological fund, which was funded by visitor dollars.

Mayor Sikes-Kline felt \$1.3 million dollars for waterfront property was a fair price.

MOTION

Mayor Sikes-Kline MOVED to pass Resolution 2025-02.

The motion was not SECONDED.

Commissioner Springfield said the City was not in the park business. He stated if facilities and buildings were added, there would be a need for a recreation department, which the City did not have, and would create more stress for the current departments. He said not only would they spend \$1.3 million dollars on the property, but there would also be additional cost for the maintenance.

Commissioner DePreter agreed that it was very important and thought purchasing it was just as important. He said once bought, then they could go through the process with the community. He said the main question was whether to purchase the property at the appraised value or not.

Commissioner Blonder asked if it was possible to make a motion to purchase the property at the appraised value if the owner was willing.

Ms. Lopez said that could be done or they could authorize the City Manager to continue negotiations with Mr. Van Dyke.

Mayor Sikes-Kline said she thought the best option would be to table the item and instruct the City Manager to bring back another offer, which would provide the community with a chance to understand what was taking place.

Commissioner Blonder noted that Commissioner Springfield brought up a very important concern regarding infrastructure and maintenance. She said this had to do with stewardship of the land and as we acquire more properties, we have to handle how they would be managed. She said we were devoting a lot of funds to removing invasive species, and this was why she did not want to purchase the property above the appraised value because every purchase came with a cost.

Commissioner DePreter MOVED allow the City Manager to continue negotiations with the property owner. The motion was SECONDED by Commissioner Blonder and APPROVED BY UNANIMOUS VOICE VOTE.

9.B.3. Resolution 2025-03: Requires review and consideration of the use of Florida- friendly landscaping and permeable infrastructure for city capital improvement and maintenance projects. (A. Skinner, Director Planning and Building)

Amy Skinner, Planning and Building Director, reviewed the Resolution.

Commissioner Blonder said she was very pleased and noted the most important part in the resolution was the following statement, "whereas public project can become a showcase of techniques and

design that can inspire private residents and business owners to better integrate environmentally friendly development". She said there would be examples all around the community that would inspire them to move in the same direction.

Commissioner Springfield commented that he thought property owners should be rewarded for their best efforts.

Commissioner Blonder agreed and was in support of creating a rewards program.

Commissioner DePreter commended Commissioner Blonder for coming up with this, as it was a good first step for the City and he thought more could be done when it came to residential development, such as building with piers and providing incentives.

MOTION

Commissioner Blonder MOVED to pass Resolution 2025-03. The motion was SECONDED by Mayor Sikes-Kline and APPROVED BY UNANIMOUS VOICE VOTE.¹

10. Staff Reports and Presentations

10.A. 100th Anniversary of Sister City Relationship Presentation. (M. Wissel, Director Communications)

Melissa Wissel, Communications Director, provided a presentation on celebrating 100 years of Friendship with Avilés, Spain. She introduced Paul Weaver, Historian, who attended the trip and recorded history in the making.

Paul Weaver, Historian for the 100th Anniversary of Sister City Relationship provided a brief overview of what took place during the celebration on Avilés, Spain and in the City of St. Augustine.

11. ITEMS BY CITY ATTORNEY (None)

12. ITEMS BY CITY CLERK

12.A.1. Review and Consideration for the City of St. Augustine Poet Laureate Applications. (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, requested an appointment for the next City Poet Laureate. She said the position was advertised and two applications were received. She added that both applicants were talented and qualified.

Commissioner DePreter said it was hard to judge something that was not quantifiable. He asked for clarification on exactly what were the responsibilities of the poet laureate.

Ms. Wissel replied that the poet laureate would be invited to attend City events and write original poems for the events. She said the first responsibility of the selected poet laureate would be to read an original poem for Arbor Day which was Friday, January 17, 2025. She said another opportunity was to participate in outreach within the schools or local organizations.

Commissioner DePreter said both individuals had their own unique style. He said Ms. Catherine Avery St. Jean had more of a rhyming aspect to her writing and Ms. Ann Browning Masters was more history, culture, and had the support from the community. He said after reviewing both applications, he was in favor of Ms. Anne Browning Masters.

Mayor Sikes-Kline agreed that both were very qualified individuals. She also spoke in support of Ms. Masters. She encouraged Ms. St. Jean to apply again in the future.

Commissioner Springfield said he was not shy about his inability to judge poetry and thought for the City to have a representative to write poetry about St. Augustine, Dr. Browning Masters was the best candidate.

¹ Break from 7:00p.m.-7:10p.m.

Commissioner Blonder agreed with her fellow commissioners and was in support of Dr. Masters. She added both poets were great artists and thought the City had a wonderful selection of artists that added to the fabric of the community.

MOTION

Commissioner Springfield MOVED to accept Dr. Browning Masters as the poet laureate from 2025-2027. The motion was SECONED by Commissioner Blonder and APPROVED BY UNANIMOUS VOICE VOTE.

12.A.2.Notification of Board Vacancy-Board of Trustees, St. Augustine Police Officers' Retirement System. (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, notified the commission of a vacancy on the St. Augustine Police Officers' Retirement System Board of Trustee. She said the position would be advertised and it would be brought back as soon as possible.

13. ITEMS BY CITY MANAGER

David Birchim, City Manager, announced that the Utility Department would be replacing the City's watermain on the King Street Bridge. He said the community would see construction taking place there and this was ahead of the summer project by Florida Department of Transportation (FDOT) to replace the King Street Bridge, which would take place after the 4th of July.

Mr. Birchim said the City wanted to honor Mr. Tom Rainer, a 2019 La Florida Award recipient, who recently passed. He said the City would fly the American flag in his honor and presentation of the flag would be given to the family at a future meeting.

14. Items by Mayor and Commissioners

Commissioner Springfield spoke in regard to Nights of Lights! (NOL), and said he wanted to eliminate all vendors as he had

received several complaints about not being able to walk on the sidewalks. He stated he spoke with former Mayor Len Weeks about the original intent of NOL and the intent was to represent the architecture of the City with single rows of white lights. He said something had to be done to assist with the issues that occurred during NOL to help the residents. He said the City did not profit much off of NOL as it was mostly sales tax revenue; however, it helps the businesses. He thanked the streets and grounds crews for keeping the City clean.

Commissioner Blonder said she had received a large number of complaints from City residents regarding NOL. She said one of the main concerns was traffic, which was chaos. She said she was able to walk at a slow pace faster than the vehicles were able to drive. She said in 2017 a plan was supported by the commission to help make San Marco Avenue better and felt that plan would be supported by the community at this time. She agreed that NOL was great for the business community but not at the cost of taxpayers and residential livability. She felt that the county should assist and if no help was offered, she was unsure if NOL could be sustainable.

Commissioner DePreter said he had received the same emails about the street vendors. He agreed that the San Marco Avenue plan had been a lost opportunity. He said normally it was vehicle congestion but thought there were too many pedestrians as well. He said he was looking forward to the discussion regarding capacity within the City.

Mayor Sikes-Kline said she was thankful for the comments as she had received the same. She felt this NOL season was very different from past years. She noted the Tourist Development Council (TDC) had requested the Board of County Commissioners (BOCC) to spend an additional \$400,000 on advertising for the NOL specifically starting back in the summer, which was earlier than normal.

She said the campaign was very successful. She said this year was intense and she was looking forward to hearing the report from staff in the beginning of February.

15. Adjournment

There being no further business, the meeting was adjourned at 8:22 P.M.²

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

² Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

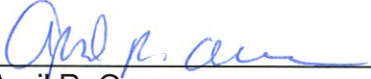
DATE: January 27, 2025

RE: **SATISFACTION AND RELEASE OF MORTGAGE LIEN – 125 MARTIN LUTHER KING AVENUE**

Enclosed is a Satisfaction and Release of Mortgage Lien for 125 Martin Luther King Avenue, regarding the Security Agreement / Mortgage Lien executed between the City of St. Augustine Community Redevelopment Agency, the City of St. Augustine, and Ella Pearl Stevens. The mortgage was recorded in the Public Records of St. Johns County on August 31, 2018. A copy of the Security Agreement / Mortgage Lien is enclosed as well for reference.

Please place this Release and Satisfaction of Mortgage Lien on the consent agenda for consideration and execution at the February 10, 2025 City Commission meeting.

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

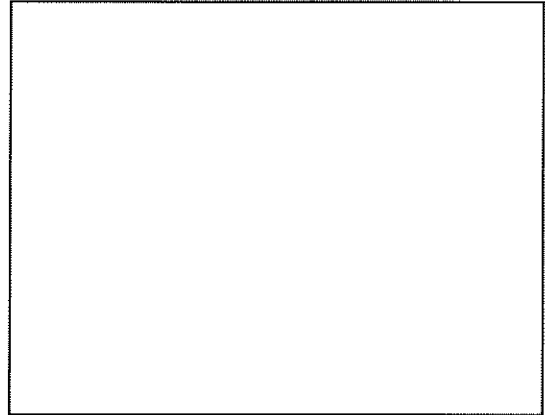


April R. Owen
Assistant City Attorney

/sl
Attachment

xc: Darlene Galambos, City Clerk (with original)
Jaime Perkins, CRA Administrator

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 LIEN**

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 **ELLA PEARL STEVENS**, whose address is 125 Martin Luther King Avenue, St. Augustine, Florida 32084, her heirs, assigns or successors in title (hereinafter referred to as "Mortgagor"), from the Mortgage entitled, "Security Agreement / Mortgage Lien," executed between the parties and dated August 31, 2018, recorded at Official Records Book 4605, Page 1704 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 such obligations related to said document has 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 _____, 2025.

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 _____, 2025.

Notary Public, State of Florida

(S E A L)

EXHIBIT "A"

LEGAL DESCRIPTION: LOT 2, BLOCK F, GENOVAR SUBDIVISION ADDITION, ACCORDING TO
PLAT RECORDING IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY,
FLORIDA.

PARCEL ID NUMBER: 211220-0000

LOCATION ADDRESS: 125 MARTIN LUTHER KING AVENUE, ST. AUGUSTINE, FLORIDA 32084

This instrument was prepared under the direction and supervision of Isabelle C. Lopez, City Attorney, P.O. Box 210, St. Augustine, Florida 32085

Public Records of St. Johns County, FL
Clerk number: 2018063596
BK: 4605 PG: 1704
8/31/2018 1:18 PM
Recording \$35.50
Doc M: \$70.00
Int. Tax \$40.00

SECURITY AGREEMENT / MORTGAGE LIEN

**UNDER THE CITY OF ST. AUGUSTINE
EMERGENCY ASSISTANCE REHABILITATION PROGRAM**

THIS MORTGAGE, is made this 31 day of August, 2018 by and between **Ella Pearl Stevens**, whose mailing address is 124 Martin Luther King Avenue, St. Augustine, FL 32084 (hereinafter called "MORTGAGOR"; MORTGAGOR refers to singular or plural as the context requires) and the **CITY OF ST. AUGUSTINE, FLORIDA**, a municipal corporation organized under the laws of the State of Florida, whose mailing address is P.O. Box 210, St. Augustine, Florida 32085 (hereinafter called "MORTGAGEE").

WITNESSETH:

WHEREAS, the MORTGAGEE, through its St. Augustine Community Redevelopment Agency, has made available to MORTGAGOR under its Emergency Assistance Rehabilitation Program, funds to be used for housing repair, primarily to encourage continued homeownership for very-low, low, or moderate income participants within the Lincolnville Community Redevelopment Area; and

WHEREAS, the parties hereto wish to preclude speculation and windfall profits from the sales of properties assisted with such funds.

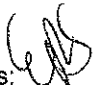
NOW, THEREFORE, in consideration of the provision of financial assistance to the MORTGAGOR for housing repairs and/or rehabilitation assistance on the property hereinafter described, subject to the terms and conditions hereinafter provided, the MORTGAGOR has mortgaged, granted, and conveyed to the MORTGAGEE the following described land situated, lying, and being in the County of St. Johns, City of St. Augustine, State of Florida, to-wit:

Lot 2, Block F, GENOVAR SUBDIVISION ADDITION, According to plat recorded in the Public Records of St. Johns County, Florida

ALSO KNOWN As: 124 Martin Luther King Avenue 209980-0000

altogether hereinafter referred to as "PROPERTY", together with all improvements, replacements and additions now or hereafter erected on the PROPERTY, and all easements, appurtenances and fixtures now or hereafter a part of the PROPERTY, the said MORTGAGOR does hereby fully warrant the title to said PROPERTY and will defend the same against the lawful claims of all persons whomsoever.

SUBJECT, HOWEVER, to the following terms and conditions each of which the MORTGAGOR hereby accepts and agrees to:

Client Initials: 

1. The City of St. Augustine Emergency Assistance Rehabilitation Program's funds in the amount of Twenty Thousand and 00/100 (\$20,000.00) dollars have been provided to or for the benefit of the MORTGAGOR to assist in the rehabilitation of the PROPERTY, the receipt whereof is hereby acknowledged by MORTGAGOR.

2. MORTGAGOR agrees that MORTGAGOR occupies and shall occupy the PROPERTY as his or her principal and primary place of residence for a period of at least ten (10) years from the date of this document.

3. For a period of ten (10) years from the date of this document, if the PROPERTY shall be sold, refinanced, or transferred or in the event of the owner's death, MORTGAGOR or MORTGAGOR'S estate, successors, or assigns, shall be jointly and severally liable to repay to the MORTGAGEE the financial assistance provided to MORTGAGOR under the MORTGAGEE Emergency Assistance Rehabilitation Program immediately upon the sale, refinance, or transfer of the PROPERTY.

4. Paragraph 3 of this Mortgage regarding transfer of the subject PROPERTY shall not apply to a transfer from the MORTGAGOR to the MORTGAGOR'S spouse or ex-spouse pursuant to a court order as part of a divorce action; but if transferred to an MORTGAGOR'S spouse or ex-spouse, the agreements contained herein shall run with title to the land and, thereafter, be applicable to any transfer made by the MORTGAGOR'S said spouse or ex-spouse.

5. MORTGAGOR understands and agrees that this Mortgage shall be recorded in the office of the Clerk of the Circuit Court in and for St. Johns County, Florida, and its obligations thereof shall run with title to the PROPERTY and shall encumber and burden title to the PROPERTY.

6. THE MORTGAGOR UNDERSTANDS AND AGREES THAT THIS INSTRUMENT SHALL PLACE A MORTGAGE LIEN UPON MORTGAGOR'S PROPERTY DESCRIBED HEREIN ABOVE AND THIS AGREEMENT SHALL BE BINDING UPON THE HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS OF THE MORTGAGOR.

7. In any instance where MORTGAGOR endeavors to refinance existing or obtain new mortgage(s) that are being secured by the PROPERTY, this Mortgage may NOT be subordinated.

8. The MORTGAGOR further understands and agrees that any payments received by MORTGAGOR as a result of false or misleading information submitted to MORTGAGEE or its independent contractors shall be paid back to the MORTGAGEE by the MORTGAGOR immediately upon discovery of same.

9. All obligations and conditions herein that are applicable to MORTGAGOR are secured by this Mortgage lien provided that if the MORTGAGOR shall meet or pay all obligations described herein and shall comply with all conditions and perform all agreements set forth herein, then this Mortgage lien and the estate hereby created shall cease and be null and void after a period of ten (10) years from the date of this document.

*** * * SIGNATURES APPEAR ON THE FOLLOWING PAGE * * ***

Client Initials: 

Security Agreement/Mortgage Lien
124 Martin Luther King Avenue
Page 2 of 4

IN WITNESS WHEREOF, MORTGAGOR has executed this instrument under seal on the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature

Print Name: LISA DRUDI

Witness Signature

Print Name: SUSAN GIDDENS

MORTGAGOR

By:

Client Name:

ELLA PEARL STEVENS

DL No.:

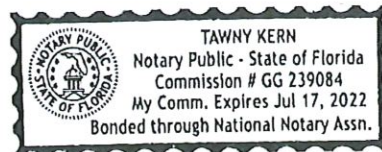
S315-218-54-881-0

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing Security Agreement/Mortgage Lien was acknowledged before me this 31st day of August, 2018, by **ELLA PEARL STEVENS** who ☒ is personally known to me or who ☐ has produced _____ as identification and who ☐ did or ☒ did not take an oath.

Notary Public, State of Florida

(SEAL)



TO REIMBURSE THE CITY OF ST. AUGUSTINE FOR THIS NO-INTEREST EMERGENCY ASSISTANCE REHABILITATION PROGRAM LOAN AND TO CLEAR THE TITLE OF THIS LIEN, CONTACT THE CITY OF ST. AUGUSTINE HISTORIC PRESERVATION/COMMUNITY DEVELOPMENT DIVISION. CASHIER'S CHECK OR MONEY ORDER SHOULD BE MADE PAYABLE TO: CITY OF ST. AUGUSTINE, FLORIDA. NOTATE IN THE MEMO LINE: "FOR REPAYMENT OF ELLA PEARL STEVENS

EMERGENCY ASSISTANCE REHABILITATION PROGRAM LIEN".

Client Initials:

Security Agreement/Mortgage Lien
124 Martin Luther King Avenue
Page 3 of 4

**SECURITY AGREEMENT / MORTGAGE
PROMISSORY NOTE**

APPLICANT(S) NAME(S): ELLA PEARL STEVENS
PROPERTY ADDRESS: 124 MARTIN LUTHER KING AVENUE
St. Augustine, Florida 32084

TOTAL AMOUNT: \$20,000.00

FOR VALUE RECEIVED, and as payment for certain Emergency Assistance Rehabilitation Program funds on premises located at **124 Martin Luther King Avenue**, 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 **Twenty Thousand and 00/100 (\$20,000.00) Dollars**. Said principal shall be paid at closing upon the sale of the Property, if the Property is sold less than ten (10) years from the date of this Note. This Note becomes null and void ten (10) years from the date it is executed.

This Note is secured by and subject to the terms of the Security Agreement/Mortgage Lien of even date herewith.

IN WITNESS WHEREOF, APPLICANT has executed this instrument under seal on the day and year first above written.

Signed, sealed and delivered in the presence of:

APPLICANT

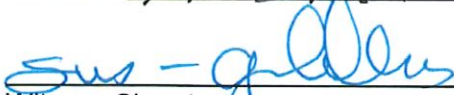


Witness Signature
Print Name: LISA Deardi

By: 

Client Name: Ella Pearl Stevens

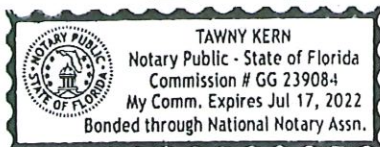
DL No.: 9315-218-54-881-0

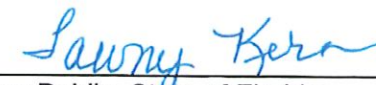


Witness Signature
Print Name: Susan Giddens

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing Security Agreement/Mortgage Promissory Note was acknowledged before me this 31st day of August, 2018, by **Ella Pearl Stevens** who ☒ is personally known to me or who ☐ has produced _____ as identification and who ☐ did or ☒ did not take an oath.





Notary Public, State of Florida

(SEAL)

Client Initials: 

Security Agreement/Mortgage Lien
124 Martin Luther King Avenue
Page 4 of 4

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

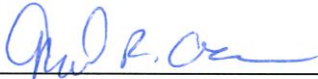
DATE: January 27, 2025

RE: **SATISFACTION AND RELEASE OF MORTGAGE LIENS – 110 CERRO STREET**

Enclosed is a Satisfaction and Release of Mortgage Liens for 110 Cerro Street, regarding the Security Agreement / Mortgage Liens executed between the City of St. Augustine Community Redevelopment Agency, the City of St. Augustine, and Malorie Shannon. The mortgages were recorded in the Public Records of St. Johns County on January 4, 2022 and June 11, 2024, respectively. Copies of the Security Agreement / Mortgage Liens are enclosed as well for reference.

Please place this Release and Satisfaction of Mortgage Liens on the consent agenda for consideration and execution at the February 10, 2025 City Commission meeting.

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

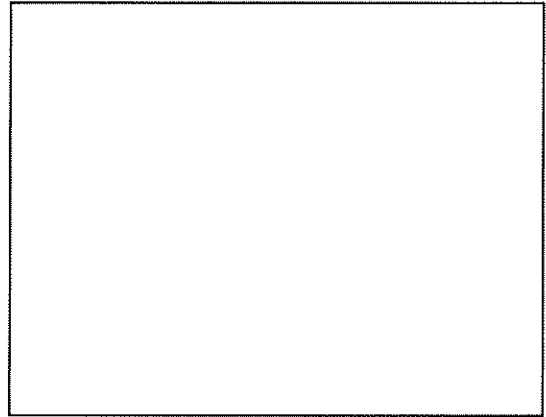


April R. Owen
Assistant City Attorney

/sl
Attachments

xc: Darlene Galambos, City Clerk (with original)
Jaime Perkins, CRA Administrator

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 LIENS**

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 **MALORIE SHANNON**, whose address is 110 Cerro Street, St. Augustine, Florida 32084, her heirs, assigns or successors in title (hereinafter referred to as "Mortgagor"), from the Mortgages entitled, "Security Agreement / Mortgage Lien," executed between the parties and dated January 4, 2022 and May 23, 2024, recorded at Official Records Book 5461, Page 291 and 5966, Page 90, respectively, 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 Mortgages and such obligations related to said documents have been fully performed and are therefore satisfied.

IN WITNESS WHEREOF, this Satisfaction and Release of Mortgages has been duly signed and executed by the Mortgagee, this _____ day of _____, 2025.

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 _____, 2025.

Notary Public, State of Florida

(S E A L)

EXHIBIT "A"

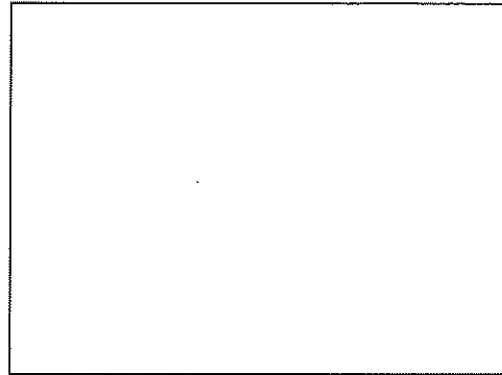
LEGAL DESCRIPTION: LOTS 18 AND 19, BLOCK 13, BUENA ESPERANZA SUBDIVISION,
ACCORDING TO THE PLAT THEREOF IN THE PUBLIC RECORDS OF ST. JOHNS
COUNTY, FLORIDA.

PARCEL ID NUMBER: 212950-0180

LOCATION ADDRESS: 110 CERRO STREET, ST. AUGUSTINE, FLORIDA 32084

This instrument was prepared under the direction and supervision of Isabelle C. Lopez, City Attorney, P.O. Box 210, St. Augustine, Florida 32085

**UNDER THE CITY OF ST. AUGUSTINE
EMERGENCY ASSISTANCE
REHABILITATION PROGRAM**



SECURITY AGREEMENT / MORTGAGE LIEN

THIS INDENTURE, made this 4th day of January, 2022, between Malorie Shannon, whose mailing address is 110 Cerro St ST. Augustine, FL 32084 and whose street address of the property described below is Lots 18 and 19, Block 13, BUENA ESPERANZA SUBDIVISION, according to the plat thereof in the public records of St. Johns County, Florida, hereinafter referred to as "OWNER" (OWNER refers to singular or plural as the context requires), and the CITY OF ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY (hereinafter referred to as "CRA") and the CITY OF ST. AUGUSTINE, FLORIDA (hereinafter referred to as "CITY").

WITNESSETH:

WHEREAS, the CITY through its St. Augustine Community Redevelopment Agency (CRA) has made available to OWNER under its Emergency Assistance Rehabilitation Program, funds to be used for housing repair, primarily to encourage continued homeownership for very-low, low, or moderate-income participants within the Lincolnville Community Redevelopment Area; and

WHEREAS, the parties hereto wish to preclude speculation and windfall profits from the sales of properties assisted with such funds.

NOW, THEREFORE, in consideration of the provision of financial assistance to the OWNER for housing repairs and/or rehabilitation assistance on the property hereinafter described subject to the terms and conditions hereinafter provided, the OWNER has mortgaged, granted, and conveyed to CITY the land situate, lying and being in the County of St. Johns, City of St. Augustine, State of Florida, described in EXHIBIT "A" attached hereto and incorporated herein, hereinafter referred to as "PROPERTY", together with all improvements, replacements, and additions now or hereafter erected on the PROPERTY, and all easements, appurtenances, and fixtures now or hereafter a part of the PROPERTY, the said OWNER does hereby fully warrant the title to said PROPERTY and will defend the same against the lawful claims of all persons whomsoever.

SUBJECT, HOWEVER, to the following terms and conditions each of which the OWNER hereby accepts and agrees to:

1. CRA/CITY Emergency Assistance Rehabilitation Program funds, described in **EXHIBIT "B"** attached hereto and incorporated herein, have been provided to or for the benefit of the OWNER to assist in the rehabilitation of the PROPERTY, the receipt whereof is hereby acknowledged by OWNER.
2. OWNER agrees that OWNER occupies and shall occupy the PROPERTY as his or her principal and primary place of residence for a period of at least ten (10) years from the date of this document.
3. For a period of ten (10) years from the date of this document, if the PROPERTY shall be sold, refinanced, or transferred, or in the event of the owner's death, the OWNER, or OWNER'S estate, shall repay to the CRA/CITY the financial assistance provided to OWNER under the CRA/CITY Emergency Assistance Rehabilitation Program immediately upon the sale, refinance, or transfer of the PROPERTY.
4. Paragraph 3 of this agreement regarding transfer of the subject PROPERTY shall not apply to a transfer from the OWNER to the OWNER'S spouse or ex-spouse pursuant to a court order as part of a divorce action; but if transferred to an OWNER'S spouse or ex-spouse, the agreements contained herein shall run with title to the land and, thereafter, be applicable to any transfer made by the OWNER'S said spouse or ex-spouse.
5. OWNER understands and agrees that this agreement shall be recorded in the office of the Clerk of the Circuit Court in and for St. Johns County, Florida, and its obligations thereof shall run with title to the PROPERTY and shall encumber and burden title to the PROPERTY.
6. THE OWNER UNDERSTANDS AND AGREES THAT THIS INSTRUMENT SHALL PLACE A MORTGAGE LIEN UPON OWNER PROPERTY DESCRIBED HEREIN ABOVE AND THIS AGREEMENT SHALL BE BINDING UPON THE HEIRS, DEVISEES, SUCCESSORS, AND ASSIGNS OF THE OWNER.
7. In any instance where OWNER endeavors to refinance existing or obtain new mortgage(s) that are being secured by the PROPERTY, this Security Agreement may NOT be subordinated, unless agreed to in writing by the CRA/CITY.
8. The OWNER further understands and agrees that any benefit received by OWNER as a result of false or misleading information submitted to CRA/CITY or its independent contractors shall be paid back to the CRA/CITY by the OWNER immediately upon discovery of same.
9. All obligations and conditions herein that are applicable to OWNER are secured by this mortgage lien PROVIDED that if the OWNER shall meet or pay all obligations described herein and in the COVENANT and shall comply with all conditions and perform all agreements set forth herein, then this mortgage lien and the estate hereby created shall cease and be null and void after a period of ten (10) years from the date of this document.



IN WITNESS WHEREOF, OWNER has executed this instrument under seal on the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

Print: Don T. Shannon

[Signature]
Witness

Print: Kaitlyn Arducke

"OWNER"

[Signature]
Signature

Print: Malorie Shannon

Title: homeowner

STATE OF FLORIDA
COUNTY OF St. John's

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Malorie Shannon, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced FL DL ending in 8060 as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 4th day of January, 2022

[Signature]
Notary Public, State of Florida

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CITY ATTORNEY



TO REIMBURSE THE CRA/CITY FOR THE NO-INTEREST LOAN AND TO CLEAR THE TITLE OF THIS LIEN, CONTACT CITY OF ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY. CASHIER'S CHECK OR MONEY ORDER SHOULD BE MADE PAYABLE TO CITY OF ST. AUGUSTINE, FLORIDA FOR REPAYMENT OF THE CITY OF ST. AUGUSTINE CRA EMERGENCY ASSISTANCE REHABILITATION PROGRAM LIEN.

EXHIBIT "A"

LEGAL DESCRIPTION

**Lots 18 and 19, Block 13, BUENA ESPERANZA SUBDIVISION,
according to the plat thereof in the public records of St. Johns County, Florida.**



EXHIBIT "B"**EMERGENCY ASSISTANCE REHABILITATION PROGRAM FUNDS ALLOCATED****Fix It Up LCRA Grant Program-Scope of Work**

Plumbing	
Item	Cost
Remove the existing tub, toilet and vanity in the master bath. Install a RH drain walk in shower pan and surround. Repair the walls around the tub prior to installing pan and surround.	\$7500.00
Replace the existing toilet with a comfort height toilet with new supply line and shut off.	\$475.00
Remove the existing vanity and install a 24" vanity with top and faucet.	\$475.00
Total Cost	\$8,450.00

Carpentry	
Item	Cost
Trim tree limbs on one tree that are too close to the left side of the house.	\$300.00
Replace the vanity light in the master bath.	\$200.00
Repair all damaged walls in the bath and paint walls once surround is installed	\$1400.00
Replace/repair approximately 10 boards at the railing on the front and side porches.	\$500.00
Replace the flooring in the master bath with vinyl plank flooring.	\$500.00
Install approximately 30 linear feet of landscape timbers on the left side of the property to help with the erosion.	\$1400.00
Total Cost	\$4300.00

Trash	
Item	Cost
Remove all the trash and dispose of properly	\$250.00
Total Cost	250.00
Total COSA Lien	\$13,000.00

This instrument was prepared under the direction and supervision of Isabelle C. Lopez, City Attorney, P.O. Box 210, St. Augustine, Florida 32085

Public Records of St. Johns County, FL
Clerk number: 2024045580
BK: 5966 PG: 90
6/11/2024 11:47 AM
Recording \$61.00

**UNDER THE CITY OF ST. AUGUSTINE
EMERGENCY ASSISTANCE
REHABILITATION PROGRAM
EXEMPT PER F.S. 201.24**

SECURITY AGREEMENT / MORTGAGE LIEN

THIS INDENTURE, made this 23rd day of May, 2024 between Malorie Shannon, whose mailing address is 110 Cerro Street, St. Augustine, Florida 32084 and whose street address of the property described below is

Lots 18 and 19, Block 13, BUENA ESPERANZA SUBDIVISION, according to the plat thereof in the public records of St. Johns County, Florida

hereinafter referred to as "OWNER" (OWNER refers to singular or plural as the context requires), and the **CITY OF ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY** (hereinafter referred to as "CRA") and the **CITY OF ST. AUGUSTINE, FLORIDA** (hereinafter referred to as "CITY").

W I T N E S S E T H:

WHEREAS, the CITY through its St. Augustine Community Redevelopment Agency (CRA) has made available to OWNER under its Emergency Assistance Rehabilitation Program, funds to be used for housing repair, primarily to encourage continued homeownership for very-low, low, or moderate-income participants within the Lincolnville Community Redevelopment Area; and

WHEREAS, the parties hereto wish to preclude speculation and windfall profits from the sales of properties assisted with such funds.

NOW, THEREFORE, in consideration of the provision of financial assistance to the OWNER for housing repairs and/or rehabilitation assistance on the property hereinafter described subject to the terms and conditions hereinafter provided, the OWNER has mortgaged, granted, and conveyed to CITY the land situate, lying and being in the County of St. Johns, City of St. Augustine, State of Florida, described in **EXHIBIT "A"** attached hereto and incorporated herein, hereinafter referred to as "PROPERTY", together with all improvements, replacements, and additions now or hereafter erected on the PROPERTY, and all easements, appurtenances, and fixtures now or hereafter a part of the PROPERTY, the said OWNER does hereby fully warrant the title to said PROPERTY and will defend the same against the lawful claims of all persons whomsoever.

SUBJECT, HOWEVER, to the following terms and conditions each of which the OWNER hereby accepts and agrees to: CRA/CITY Emergency Assistance Rehabilitation Program funds, described in **EXHIBIT "B"** attached hereto and incorporated herein, have been provided to or for the benefit of the OWNER to assist in the rehabilitation of the PROPERTY, the receipt whereof is hereby acknowledged by OWNER.

1. OWNER agrees that OWNER occupies and shall occupy the PROPERTY as his or her principal and primary place of residence for a period of at least eight (8) years from the date of this document to run concurrent with and in addition to the current lien recorded in Official Records Book 5461, Page 291.
2. For a period of eight (8) years from the date of this document, if the PROPERTY shall be sold, refinanced, or transferred, or in the event of the owner's death, the OWNER, or OWNER'S estate, shall repay to the CRA/CITY the financial assistance provided to OWNER under the CRA/CITY Emergency Assistance Rehabilitation Program immediately upon the sale, refinance, or transfer of the PROPERTY.
3. Paragraph 3 of this agreement regarding transfer of the subject PROPERTY shall not apply to a transfer from the OWNER to the OWNER'S spouse or ex-spouse pursuant to a court order as part of a divorce action; but if transferred to an OWNER'S spouse or ex-spouse, the agreements contained herein shall run with title to the land and, thereafter, be applicable to any transfer made by the OWNER'S said spouse or ex-spouse.
4. OWNER understands and agrees that this agreement shall be recorded in the office of the Clerk of the Circuit Court in and for St. Johns County, Florida, and its obligations thereof shall run with title to the PROPERTY and shall encumber and burden title to the PROPERTY.
5. THE OWNER UNDERSTANDS AND AGREES THAT THIS INSTRUMENT SHALL PLACE A MORTGAGE LIEN UPON OWNER PROPERTY DESCRIBED HEREIN ABOVE AND THIS AGREEMENT SHALL BE BINDING UPON THE HEIRS, DEVISEES, SUCCESSORS, AND ASSIGNS OF THE OWNER.
6. In any instance where OWNER endeavors to refinance existing or obtain new mortgage(s) that are being secured by the PROPERTY, this Security Agreement may NOT be subordinated, unless agreed to in writing by the CRA/CITY.
7. The OWNER further understands and agrees that any benefit received by OWNER as a result of false or misleading information submitted to CRA/CITY or its independent contractors shall be paid back to the CRA/CITY by the OWNER immediately upon discovery of same.
8. All obligations and conditions herein that are applicable to OWNER are secured by this mortgage lien PROVIDED that if the OWNER shall meet or pay all obligations described herein and, in the COVENANT, and shall comply with all conditions and perform all agreements set forth herein, then this mortgage lien and the estate hereby created shall cease and be null and void after a period of eight (8) years from the date of this document.

IN WITNESS WHEREOF, OWNER has executed this instrument under seal on the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

Print: Don Eugene Shannon

[Signature]
Witness
Print: Jill Collins

"OWNER"

Signature

Print:

Title:

STATE OF FLORIDA
COUNTY OF St. Johns

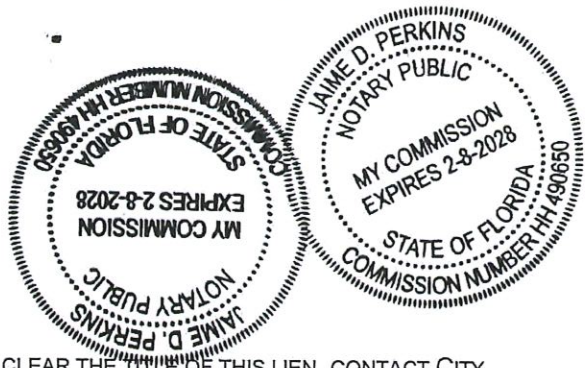
I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Malorie Shannon, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced N/A as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 23rd day of May, 2024

[Signature]
Notary Public, State of Florida

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

[Signature]
CITY ATTORNEY



TO REIMBURSE THE CRA/CITY FOR THE NO-INTEREST LOAN AND TO CLEAR THE TITLE OF THIS LIEN, CONTACT CITY OF ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY. CASHIER'S CHECK OR MONEY ORDER SHOULD BE MADE PAYABLE TO CITY OF ST. AUGUSTINE, FLORIDA FOR REPAYMENT OF THE CITY OF ST. AUGUSTINE CRA EMERGENCY ASSISTANCE REHABILITATION PROGRAM LIEN.

EXHIBIT "A"

Lots 18 and 19, Block 13, BUENA ESPERANZA SUBDIVISION, according to the plat thereof in the public records of St. Johns County, Florida



EXHIBIT "B"

Post Office Box 1086
Saint Augustine, FL 32085
Tel: 904-824-0902 Fax: 904-824-9635
info@sjhp.org or www.sjhp.org
License# CRC1329155

Date: 04/16/2024

Client Name: Mallorie Shannon

Address: 110 Cerro St, St. Augustine, FL 32084

Phone: 904-217-2145

Client #: 3725

Funding: 850

Fix It Up LCRA Grant Program-Scope of Work

Plumbing/Electrical/HVAC	
Item	Cost
Service and clean HVAC and put the Condenser on a 36" stand due to flood area.	\$895.00
Move electrical from the left of the sink over to the right side of the sink so the half wall can be built.	\$1,200.00
Move water lines for the sink over in the wall behind the sink so the half wall can be built.	\$350.00
Total Cost	\$2,445.00

Carpentry	
Item	Cost
Demo all existing baseboards. Install approximately 700 SQFT of LVP flooring in the living room, dining room, kitchen, hallway, and hall bath. Install approximately 100 LF of new primed and painted baseboard where new flooring was installed and caulk.	\$6,500.00
Demo kitchen wall to the left of the sink to bar height and frame in for new half wall/ bar counter space. Install new countertop(approx. 10LF), drywall, repair any damaged drywall from moving the electrical and plumbing, prime, and paint.	\$3,500.00
Install 2 grab bars in the master bathroom. Owner to choose location.	\$250.00
Replace and install new 3' chain link gate at the front left side of the property.	\$750.00
Pressure wash the exterior of house.	\$525.00
Seal the old vent hole at the foundation to the left of the air condenser.	\$200.00
Demo front porch and rebuild to match existing. Include 2 new screen doors, mail access, and all new screens. Approximately 65 LF.	\$6,000.00
Install approximately 3' of vinyl soffit that is missing from the left of the house on the porch.	\$200.00
Demo the rear wooden fence and install new panels and posts to match existing.	\$4,000.00
Total Cost	\$21,925.00

Trash



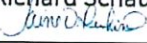
Post Office Box 1086
Saint Augustine, FL 32085
Tel: 904-824-0902 Fax: 904-824-9635
info@sjhp.org or www.sjhp.org
License# CRC1329155

Item		Cost
Dispose of all trash to legal dump.		\$450.00
Total Cost		\$450.00
Total COSA Lien		\$24,820.00

Note: If cost estimate changes or is inaccurate, causing monies to be remaining or needing to be added (not to exceed \$20,000.00) following repairs, the COSA lien will be updated to reflect accurate cost and/or the scope of work will be updated by way of change order to complete additional property repairs. All changes will be reviewed and approved or denied by COSA staff.


Susan Giddens
Susan Giddens (May 9, 2024 09:58 EDT)

Susan Gidden- SJHP
Richard Schauland

Richard Schauland


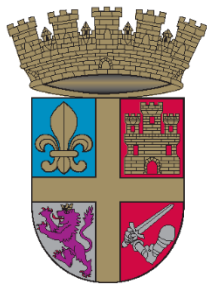
Jaime D. Perkins

5/9/2024
Date
05/09/24

Date
05/09/24

Date
05/09/24

Date



City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

Est. 1565

PROCLAMATION

***WHEREAS**, the City of St. Augustine is committed to the protection of scenic beauty, preservation of history and culture, enhancement of motor vehicle, bicycle, and pedestrian safety, and the promotion of nature through outdoor recreation; and*

***WHEREAS**, the A1A Scenic & Historic Coastal Byway was created by the U.S. Department of Transportation's Federal Highway Administration through the partnership of three established Florida Scenic Highways under the Florida Department of Transportation's Florida Scenic Highway Program, and Scenic and Historic A1A; and*

***WHEREAS**, the A1A Scenic & Historic Coastal Byway served since 2002 as a designated National Scenic Byway by the U.S. Department of Transportation for 19 years before becoming an All-American Road; and*

***WHEREAS**, the A1A Scenic & Historic Coastal Byway was designated by the U.S. Department of Transportation's Federal Highway Administration as an All-American Road on February 16, 2021, the highest designation within the National Scenic Byway Program; and*

***WHEREAS**, the All-American Road designation is one of two in the entire State of Florida to have earned this distinction, and one of 58 in the entire United States of America with this designation; and*

***WHEREAS**, the Friends of A1A Scenic & Historic Coastal Byway, Inc. will recognize the 100th anniversary of State Road A1A in 2027 as part of the A1A Centennial Commission.*

***NOW, THEREFORE**, the City Commission of the City of Saint Augustine, does hereby proclaim **February 16, 2025**, as "**A1A ALL-AMERICAN ROAD DAY**" and applaud the efforts of the volunteers who serve as stewards of this iconic roadway and A1A Scenic Byway communities.*

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

2025-05

Nancy Sikes-Kline, Mayor

"Most Loyal and Valorous"

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

CITY OF ST. AUGUSTINE

M E M O R A N D U M

TO: David Birchim
City Manager

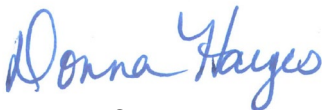
DATE: January 29, 2025

RE: Memorandum of Understanding

The attached is the memorandum of understanding (MOU) agreement between the City of St. Augustine and the Professional Firefighters of St. Augustine. This MOU modifies the distribution of the additional premium tax revenues as defined by Florida Statute 175.351 from the current fifty-fifty basis to a sixty-forty basis with sixty percent going to the union. This revised distribution was agreed to during the negotiations for the current collective bargaining agreement. The MOU needs to be ratified by the Commission.

Please add this to the consent agenda for the City Commission meeting on February 10th for approval.

As always, please do not hesitate to contact me if you have any questions.



Donna S. Hayes
Human Resources Director

MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF ST. AUGUSTINE AND
THE PROFESSIONAL FIREFIGHTERS OF ST. AUGUSTINE, LOCAL 2282

During negotiations for the October 1, 2024 through September 30, 2025 collective bargaining agreement between the City of St. Augustine (hereinafter "City") and the Professional Firefighters of St. Augustine, Local 2282 (hereinafter "the Union"), the City and the Union agreed to change the distribution of the additional premium tax revenues that are in excess as defined by Florida Statute 175.351, which are not required to reduce the unfunded liability of the defined benefit plan and the benefits currently in place from the current fifty-fifty basis to a sixty-forty basis with sixty percent going to the Union to fund the established defined contribution "share plan" beginning in fiscal year 2025.

The City and Union further agree that this distribution may be discussed during contract negotiations for collective bargaining agreements effective on or after October 1, 2025. No other provision of the current collective bargaining agreement will be affected by this Memorandum of Understanding.

CITY OF ST. AUGUSTINE

PROFESSIONAL FIREFIGHTERS OF
ST. AUGUSTINE, LOCAL 2282

David Birchim, City Manager
for the City

Joshua McKenzie, President, Local 2282
for the Union

Date

Date

Subject to ratification by the City of St. Augustine City Commission

RATIFIED BY THE CITY COMMISSION

City Clerk

Date: _____