

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, February 24, 2025

The City Commission met in formal session Monday, February 24, 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
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner
Jon DePreter, 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
Jessica Beach, Chief Resiliency Officer and Deputy Director of Public Works & Utilities
Jennifer Michaux, Police 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 Jon DePreter **MOVED** to approve the Regular Agenda. The motion was **SECONDED** by Mayor Sikes-Kline and **APPROVED BY UNANIMOUS VOICE VOTE.**

3. Special Presentations, Recognitions and Proclamations

(None)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Trevor Dumas
- Kristi Hamilton
- Nancy Murphy
- Scott York
- Shannon Sapp
- Patrick Crocetta
- Paul Andelis
- Pam Gray
- Fred Hathorn
- Tara Owen
- Eileen Reeve

- Deborah Myers
- Joseph Finnegan
- Pat Sullivan
- Jeff Milhorn
- John Valdes
- Eric Smith
- Tom Reynolds
- Pat Debose
- 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 MARCH 24, 2025:

•Ordinance 2025-03: Amends the Future Land Use Designation of approximately 0.08 acres of property from City of St. Augustine Residential Low Density to City Commercial Low Intensity at 4 Locust Street.

•Ordinance 2025-04: Establishes the Zoning Designation of approximately 4.39 acres of property from undesignated to City Open Land (OL) at 179 State Road 16.

CA.3. Reminder of Upcoming Meetings:

- 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
- April 28, 2025 3:30PM–Community Redevelopment Agency Meeting
- April 28, 2025 5:00PM–Regular City Commission Meeting

CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS: NONE.

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

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

Proclamation 2025-09: Proclaims 2025 as New Mt Moriah Christian Ministries 100th Anniversary. (C. Garis, City Commissioner)

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

Proclamation 2025-08: Proclaims the month of March as Irish American Heritage Month in the City of St. Augustine. (N. Sikes-Kline, Mayor)

CA.8. Request for expenditure from the State Confiscation Fund for purchase of a recruitment website. (A. Cuthbert, Assistant Chief of Police)

CA.9. License Agreement for installation of an archaeological interpretive panel in the City's ROW. (I. Lopez, City Attorney)

CA.10. Nomination of Sisters of St. Joseph for the 2025 Adelaide Sanchez Award for Historic Preservation and Restoration. (N. Sikes-Kline, Mayor)

CA.11. Nomination of Cyndi Stevenson for the 2025 Adelaide Sanchez Award for Historic Preservation and Restoration. (N. Sikes-Kline, Mayor)

End Consent Agenda

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

Mayor Sikes-Kline asked for Item C.A. 9 to be pulled for further explanation.

Katherine Sims, Research and Collections Archeologist for the City's Archeology program and President of the St. Augustine Archaeological Association (SAAA), provided additional information on the installation of an historical panel to be

installed on the City's right-of-way across from the Alligator Farm.

Mayor Sikes-Kline thanked the SAAA for their hard work and for recognizing the City's authentic history.

5.B. Approval of Consent Agenda

MOTION

Mayor Sikes-Kline MOVED to approve the Consent Agenda. The motion was SECONDED by Commissioner Jim Springfield and APPROVED BY UNANIMOUS VOICE VOTE.

Mayor Sikes-Kline said the Adelaide Sanchez Award for the Sisters of St. Joseph and for Cyndi Stevenson. She said the Sisters of St. Joseph would be scheduled for the April 28th meeting at 4:30p.m. and on May 12th Cyndi Stevenson would receive her award, which would take place at 4:30p.m. She noted there was a Special Budget meeting on May 12th and asked if that could be moved to 3:00p.m.

Darlene Galambos, City Clerk, said the Special budget meeting on May 12th was originally scheduled for 3:30p.m. it was to discuss the Strategic Plan and the Capital Improvement Projects (CIP). She suggested moving the meeting to an earlier time to allow time for discussion.

Mr. Birchim stated 3:00p.m. was sufficient.

Commissioner Springfield said on April 28th there was a Community Redevelopment Agency (CRA) meeting at 3:30. He said with the award presentation at 4:30 would an hour be enough time since there were now three CRA's.

Ms. Galambos replied she would speak to Jaime D. Perkins, Neighborhood Services and CRA Manager, and see if an hour was sufficient.

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

Isabelle Lopez, City Attorney, presented Ordinance 2025-01.

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

- John Valdes

Mayor Sikes-Kline said she was in support of the ordinance, and thought it was alarming that the State House of Representatives would be entertaining an expansion of the zoning category for the Live Local Act to include Planned Unit Developments (PUDs).

Ms. Lopez said the Live Local Act was enacted to expedite affordable housing developments in certain areas. She said if the development met certain guidelines, it could be administratively approved with the highest intensity and

density benefit. She said commercial, industrial or mixed-use zoned properties could be used for residential without having to be rezoned or go through the typical process. She said having a residential development in a commercial or industrial zone property was not necessarily an issue but if it were to include PUDs, it would be a substantial change to the Live Local Act.

Mayor Sikes-Kline said PUDs were a contract negotiation that began with the Planning and Zoning Board (PZB) and then that continued with the Commission. She felt there was not a high standard set for PUDs compared to the county. She said the City was very unique and it was hard to set minimum standards. She stated she was not opposed to growth or PUDs as PUDs were great tools when used correctly. She said that was the reason she was in support of the ordinance change. She said she wanted the City to have all the best tools to work with for zoning changes before the Commission.

Commissioner Springfield agreed with the mayor; however, was not in support of the change since the Commission only had five members. He said other municipalities had done this type of thing, but those Commission were larger and the ones that were smaller did not seem to pass PUDs. He said it could allow a commission to have more of a strategic agenda, thus making it more difficult for developers. He said at this time he was not in favor of passing the ordinance.

Commissioner DePreter said he did not see any evidence-based determination for a need or justification to suggest the change. He said it could steer developments towards nonnegotiable avenues and did not feel that by passing this the intent would change. He said PUDs were a valuable tool. He felt that the supermajority would conflict with the City's goals, because PUDs allowed for creative uses for land. He said the PZB was unanimous in their decision, and he agreed with the reasoning. He said he could not

support the ordinance even though it felt it was well intended.

Commissioner Garris stated that the members on the PZB had specific guidelines as to who could be on the board and were selected by the Commission. She said they were all professionals in their field and had the ability to navigate a PUD. She said since she had been on the Commission there had been only a few issues with the PUDs and those were able to be addressed. She did not see a reason for a majority vote, as she felt the PZB was more than capable of making a decision on a PUD and working with the Planning and Zoning Department.

Commissioner Blonder said the San Sebastian Harbor PUD was denied by the Commission but ultimately approved by the courts. She asked if the PZB voted in favor of the PUD.

Ms. Lopez said she recalled the amendment to the PUD was supported by the PZB and voted down by the Commission and then appealed.

Commissioner Blonder said she valued the hard work done by the PZB as they spend hours negotiating the project. She said this PZB, since she had been serving on the Commission, kept improving. She said that more than 90% of the city's buildable land was built out. She said every time a PUD was reviewed, they should do their best to obtain as much as could for the public benefit, as that had not always been done. She said as elected officials they had an obligation to defend the public benefit. She said there had to be checks and balances, which was why there were multiple boards. She felt the supermajority was a value tool with the preemptions that were already a challenge from the state and those that would come.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2025-01 on second reading.

The motion was SECONDED by Commissioner Blonder.

Ms. Lopez read the title as follows:

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, Blonder

NAYES: DePreter, Garris, Springfield

MOTION FAILED 2/3

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 2025-03: Amends the Future Land Use Designation of approximately 0.08 acres of property from City of St. Augustine Residential Low Density to City Commercial Low Intensity at 4 Locust Street. (A. Skinner, Director Planning and Building)

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

Commissioner DePreter said he watched the PZB meetings regarding this and it was clear that the Future Land Use Designation did not correspond with the Zoning.

Commissioner Garris asked how the land would be used.

Ms. Skinner said there was an existing residential structure on the property and there would be a short-term rental upstairs with a retail store below.

MOTION

Commissioner DePreter MOVED to pass Ordinance 2025-03 on first reading and moved to second reading. The motion was SECONDED by Commissioner Blonder.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2025-03

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.08 ACRES OF PROPERTY LOCATED AT 4 LOCUST STREET; NORTH OF LOCUST STREET AND EAST OF SAN MARCO AVENUE AS PORTIONS OF THE ABBOTT TRACT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF CITY OF ST. AUGUSTINE RESIDENTIAL LOW DENSITY TO A CITY DESIGNATION OF COMMERCIAL LOW INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.2. Ordinance 2025-04: Establishes the Zoning Designation of approximately 4.39 acres of property from undesignated to City Open Land (OL) at 179 State Road 16. (A. Skinner, Director Planning and Building)

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

Commissioner Garris confirmed that nothing would be built, and it would remain Open Land (OL).

Ms. Skinner replied in the affirmative. She said the problem was identified because they wanted to upgrade the substation and wanted to build a bulkhead to armor the property.

Commissioner DePreter thought that this property being zoned OL was the least intensive category.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2025-04 on first reading and moved to second reading. The motion was SECONDED by Commissioner Springfield.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 4.39 ACRES OF PROPERTY LOCATED AT 179 STATE ROAD 16 IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT UNDESIGNATED CLASSIFICATION 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: Sikes-Kline, Springfield, DePreter, Garris, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

9.B.1. Resolution 2025-07: Approves the procurement of easements through negotiated conveyance or eminent domain for Lake Maria Sanchez flood mitigation and drainage improvement projects. (J. Beach, Chief Resilience Officer and Deputy Director of Utilities & Public Works)

Jessica Beach, Chief Resilience Officer and Deputy Director of Utilities & Public Works, reviewed the Resolution and provided a presentation.

Commissioner Blonder asked if the easement exhibits were owned by private owners and were the ones who had not signed to allow the improvements.

Ms. Beach replied in the affirmative.

Commissioner Blonder asked what the benefit was for the flood protection with rainfall and coastal flooding.

Ms. Beach said it was a ten-year level of service. She said if there was a foot of rainfall without the protection, it could be reduced to inches with it. She noted that the coastal benefit was largest as it could help keep the storm surge out of the larger parts of the City.

Michael Cavendish, attorney provided a brief overview of Resolution 2025-07.

Commissioner Springfield asked if he had done this type of work before and what the typical time period would be if there were appeals, court cases and delays; however, he said he knew the project was not scheduled until 2026.

Mr. Cavendish replied that he had in 1999. He said the proceedings were to start with

the initial hearing, which was requested, considered, and almost always given and title passed then, and construction could begin immediately. He said the rest of the proceeding was if there were a settlement, or a trial on valuation.

Ms. Beach added that the design was far along for the north phase of the project, but the southern portion had been held up by easements, and this was part of the quick take process as it would allow them to spend the resources and focus on the design. She said construction was further out on phase two.

Commissioner Blonder stated she had been through the eminent domain for her home in Nelmar Terrace and there was not a public benefit; however, she pointed out this was not the same situation. She said this was the complete opposite of that as these individuals would be allowed to stay in the home but would gain fifteen feet of yard, protection from flooding at no cost and better setbacks. She said she was in support of this as this was nothing similar to what she had experienced. She said the flooding had to be addressed.

Commissioner Springfield said eminent domain was not something he would normally support, at least 95% of the time; however, the City had taken the time in this situation speaking to the land owners. He said as much as it went against his property rights opinion and government oversight, he was in support of the project.

Commissioner DePreter said what he was looking at was the determination, the need, and the benefit. He said the flood projection benefit map showed that clearly. He said the public testimony was overwhelming and he thanked the neighborhood leadership and homeowners for having a consensus around the project. He said a lot of the flooding issues were a win-win situation for the City.

Commissioner Garris said much had been done to help take care of this neighborhood and she thanked everyone for expressing their concerns as she felt this was long overdue.

Commissioner Blonder thanked staff for their hard work and dedication.

MOTION

Mayor Sikes-Kline MOVED to pass Resolution 2025-07. The motion was SECONDED by Commissioner Blonder.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

10. Staff Reports and Presentations

10.A. Town Plan Historic District Lighting Study. (R. Franklin, Assistant City Manager)

Reuben Franklin, Assistance City Manager, reviewed the Town Plan Historic District Lighting Study. He discussed the following with the Commission:

- Study Limits
- Data Collection
- Results
- Proposed Improvements: Short Term and Long Term

Commissioner DePreter agreed that the Kelvin or lighting temperature was very important for the atmosphere. He asked if there were different bulbs or would filter be used.

Mr. Franklin replied that currently there were frosted panes used to help with the warmth. He said in the past and currently in the plaza, there were high sodium pressure lamps, which were in the warmer range just under 2000 Kelvin, but with Light Emitting Diode (LED), that temperature level was unable to be reached. He said the Historic Architectural Review Board

(HARB) approved the 2700/2800 Kelvin, the lowest with frosted pane panels for Charlotte Street and Treasury Street. He said Spanish Street was brightly lit and they were looking at ways to dim it to bring it into the optimal range.

Commissioner Garris noted that Cordova Street was very dark. She asked how the lighting plan would be implemented.

Mr. Franklin replied that the short-term plan would be to focus on pedestrian crossing locations. He said there were thirteen power poles on Cordova Street, and most had lights on them. He said an option would be to add a second light to help illuminate the sidewalk better. He said what would really help Cordova Street would be a complete redesign and rebuilding it with pedestrian scale lighting along the corridor, which would be a long-term goal within the next five to ten years.

Commissioner Garris asked in the meantime would the sidewalk light be added.

Mr. Franklin said Cordova Street specifically, since there were power poles, they were trying to improve the lighting with adding the shorter light for the sidewalk.

Commissioner Springfield said he was concerned with the timeline as the plaza was very dark except during Nights Of Lights!. He felt something had to be done temporarily to light up some of those areas. He agreed the pedestrian crosswalks needed to be lit but one concern when this lighting study was requested, where employees leaving work between 2:00 a.m. and 3:00 a.m. He said this was the time when the lights on the homes were turned off and it was even darker outside.

Commissioner Blonder asked if the lights installed would be downward facing to help eliminate glare and not ruin the night sky.

Mr. Franklin replied that for the overhanging lights that were much higher up, shields could be installed.

Mayor Sikes-Kline asked for further clarification about Cordova Street and the Florida Power and Light (FPL) overhead lighting.

Mr. Franklin said the short-term solutions were to work with FPL on Cordova Street to install overhead lighting. He said this would allow more lights to be added to the poles to illuminate the sidewalk without having to do a full roadway construction project. He said if pedestrian scale lighting were installed, it would have to be removed in the next few years. He said the lighting for the plaza had to be presented to HARB to keep with the historic lighting.

Mayor Sikes-Kline commented that she wanted to leave the City better than it was and she was willing to hold out for pedestrian scale lighting that was appropriate. She said this lighting study originated from the discussion regarding the nightlife downtown. She said the Responsibility Hospitality Institute (RHI) conducted an assessment and improving lighting in the dead zones was one of the outcomes. She said it was supported by the public safety round table, the women's focus group, and multiple interviews with venues in the downtown area. She understood the need to make downtown safer, but she did not want to tarnish the area.

Mr. Franklin suggested focusing on a corridor for the business community.

Mayor Sikes-Kline recalled that most of the complaints were on Charlotte Street.

Mr. Franklin said Spanish Street was well lit and it could be connected to the small section of St. George Street and that way at least one corridor was within optimal range, while lighting the pedestrian crossings, and then being able to achieve

the long-term goals of a complete street redesign.

Commissioner Springfield noted that if there were pedestrians going to the parking garage, they could then use the lit streets. He said he thought this was a good solution.

Commissioner DePreter agreed with the kelvin temperature concerns mentioned by the mayor.

Mr. Franklin asked for consensus on the following steps to move forward:

- Short-term goals
 - Focus on a corridor that was in the optimal range which was 10-20 lux
 - Focus on pedestrian crosswalks to be well lit
- Long-term goals
 - Redevelopment of Cordova Street and Charlottee Street
 - Redevelopment of all the streets overtime

There was consensus to move forward as outlined.

10.B. Proposed 2025 Citizens' Academy. (R. Franklin, Assistant City Manager)

Reuben Franklin, Assistance City Manager, discussed the Proposed 2025 Citizens' Academy as this would be the first for the City.

Commissioner Springfield said he was in support of the academy; however, cautioned not to create too much of a burden on staff. He said he wanted to have an online component as that was part of city government 101, as many people did not understand all the different roles. He said if the program was successful, it could be done more than once a year by limiting the program to twenty people.

Commissioner Blonder agreed, and thought it was well overdue. She said she

liked having this information available online for it to be more accessible. She said this would be a great resource. She asked how people could apply.

Mr. Franklin said there would be an application, which could be emailed or dropped off to the City Mangers office. He said there would be a press release with the application and would be advertised in News and Notes.

Commissioner Garris suggested moving the mobility and parking discussion up then taking them to the parking garage so that they could better understand the process.

Commissioner DePreter felt it was a great idea.

Mayor Sikes-Kline said she was excited about the program. She said to make the community and country better you had to engage in democracy. She said this was one way to learn more about the City. She said the County had a similar program and it was very successful.

There was consensus to move forward with the 2025 Citizens' Academy.

11. ITEMS BY CITY ATTORNEY

11.A. 2025C Special Legislative Session Update—for informational purposes only. (A. Owen, Assistant City Attorney)

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

12. ITEMS BY CITY CLERK

12.A. Notification of three (3) term expirations on the Lincolnville Community Redevelopment Area Steering Committee. (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, notified the Commission of three term expirations on

the Lincolnville Community Redevelopment Area Steering Committee (LCRA). She said the terms expire on April 30, 2025, and outreach and advertisement would be done accordingly. She said all three members were eligible to reapply.

13. ITEMS BY CITY MANAGER

(None)

14. Items by Mayor and Commissioners

Mayor Sikes-Kline acknowledged the gentlemen with mold issues in his rental apartment, she asked if the city could explore if there was anything that could be done locally in these situations to protect tenants.

Ms. Lopez said the ordinance was specific to federally protected classes. She said they were limited through preemptions on landlord/tenant rent control issues. She said she could look into other options if advised by the Commission. She said the challenge was these were private contracts and normally the City did not get involved in private matters.

Commissioner Garris said he had tenant rights just like landlords had specific rights. She suggested that he speak to the Family Service Department in the County.

Ms. Lopez stated there was a self-help desk at the County Clerk's office.

Commissioner Blonder said mold was a serious health condition especially with the storms we get. She suggested lobbying for a bill to be supported by a legislator to help address this at the state level.

Mayor Sikes-Kline asked if the commission agreed to have the City Attorney, Ms. Lopez, investigate this further and make any suggestion if there were any.

Ms. Lopez said the suggestions could be provided to the Commission only.

Mayor Sikes-Kline said there was an accusation of public records being deleted. She was concerned by this, and they were asked to have an investigation done by the Florida Department of Law Enforcement (FDLE). She said she understood this was a sensitive topic but thought it needed to be addressed.

Mr. Birchim said this matter was being investigated and had been investigated by our local police department through several internal investigations, by the FDLE, by Clay County Sheriff's Department, and another investigation was being opened on other matters, some of what was mentioned and there was warning of civil litigation.

Mayor Sikes-Kline said there was a request from BJ Kalaidi about a wall plaque on what use to be the Monson Hotel, now known as the Hilton Hotel. She said that the owner, Mr. Patel, had agreed to add a plaque on the steps where Martin Luther King, Jr., was arrested, and the original pool could not be kept; however, he recreated the pool in the same location. She said a plaque noting the significance of the pool was added to the inside of the pool enclosure. She felt the intention was not to hide the plaque about the pool, she suggested asking Mr. Patel to add another plaque on the outside for everyone.

Mr. Birchim replied that he thought there were two plaques in the pool area, and one part of the story was on the outside wall plaque with tiles that led into the pool area with the rest of the story.

Commissioner Garris thanked the Old City Neighborhood chairperson for reaching out to their neighbors with the correspondence letter regarding the easements for the property. She thanked Scott York for the heartwarming story about the family that visited St. Augustine. She said this just proved that the City's impact stretched far past Nights of Lights! and more towards the history of the City.

Commissioner Springfield asked for clarification regarding the tenant research request and pointed out there might not be a way for them to assist.

Ms. Lopez replied that there were preemptions on "controls regarding rent", so that could not be done. She said she had not explored other avenues. She said she could provide more information at a future meeting. She said there were laws for tenants; however, understanding them and being able to implement them usually required litigation.

Commissioner Springfield said he attended the St. Augustine Business Coalition meeting along with Melissa Wissel, Communications Director, and Mr. Birchim, and they asked questions regarding the Nights of Lights! and the noise ordinance. He said there were lots of opinions; however, they were very positive. He asked if the dates for Nights of Lights! had been set for this year.

Ms. Lopez replied there were two options, traditional dates adopted by resolution or there was a boundary set by the City Code. She said the time could be changed annually by resolution.

Mayor Sikes-Kline asked if the Coalition had suggested different dates.

Commissioner Springfield replied they had suggested eliminating most of January and moving it to start earlier in November.

Commissioner DePreter said he had been following the 'fill' ordinance and commended the City for addressing this topic. He said this would be beneficial to the community. He said there would be a workshop in March and encouraged those to attend.

Commissioner Blonder said she attended an open house at the Homeless Coalition and commended them for all the work they do for the community. She said she had received an email from a citizen about the

Coastal Retreat buyout. She said she was unsure if this was something the City wanted to explore, but thought it was an option for people who wanted to move from their home after repetitive losses. She said there was a program called Elevate Florida Program, which was a residential mitigation program. She commended Ms. Beach for being proactive with these types of programs.

15. Adjournment

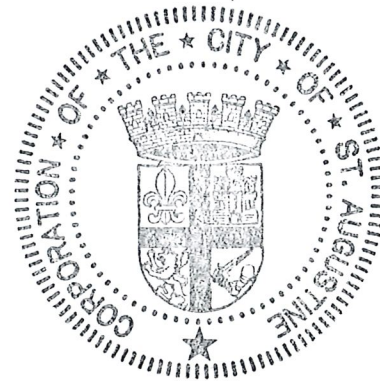
There being no further business, the meeting was adjourned at 7:47 P.M.¹



Nancy Sikes-Kline, MAYOR



Darlene Galambos, CITY CLERK



¹ Transcribed by Elyse Wiemann