

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, June 23, 2025

The City Commission met in formal session Monday, June 23, 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
Jaime D. Perkins, Neighborhood Services & CRA Manager
Jill Collins, Administrative Coordinator, Neighborhood Services & CRA
Barry Fox, Code Enforcement and Vacation Rental Manager
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

David Birchim, City Manager, stated there had been a request to hear Resolution 2025-24 during a subsequent meeting.

Mayor Sikes-Kline confirmed.

MOTION

Mayor Sikes-Kline MOVED to APPROVE the regular agenda with the modification. The motion was SECONDED by Commissioner Jim Springfield and APPROVED BY UNANIMOUS VOICE VOTE.

3. Special Presentations, Recognitions and Proclamations

3.A. Certificate of Recognition 2025-05CR: to William "Bill" Lennon in celebration of his Inspiration, Vision, and Leadership in the creation of Nights of Lights. (N. Sikes-Kline, Mayor)

3.B. Certificate of Recognition 2025-06CR: to Len Weeks in celebration of his Inspiration, Vision, and Leadership

in the creation of Nights of Lights. (N. Sikes-Kline, Mayor)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Ally Burchfield
- 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 JULY 14, 2025:

- Ordinance 2025-11: Amends an existing Planned Unit Development (PUD) at 1500 Arapaho Avenue

CA.3. Reminder of Upcoming Meetings:

- July 14, 2025, 3:00PM–Special City Commission Meeting (Budget Assumptions)
- July 14, 2025, 5:00PM–Regular City Commission Meeting
- July 28, 2025, 3:00PM–Community Redevelopment Agency Meeting
- July 28, 2025, 5:00PM–Regular City Commission Meeting

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

- May 12, 2025-Special 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).

- Proclamation 2025-19: Recognizes the 250th Anniversary of American Independence in 2026. (N. Sikes-Kline, Mayor)

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

- Certificate of Recognition for the Redeemed Christian Church of God Pavilion of Power in celebration of 15 years of service to the Greater St. Augustine Community. (C. Garriss, Commissioner)

CA.8. Eminent Domain: Lake Maria Sanchez–Invoice for professional services. (I. Lopez, City Attorney)

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 Cynthia Garriss 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 2025-07: Adoption of the City of St. Augustine West City Community Redevelopment Area (WCCRA) plan. (J. Perkins, Neighborhood Services & CRA Manager

Jaime D. Perkins Neighborhood Services and CRA Manager, presented Ordinance 2025-07.

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

- Kenneth McCalin
- BJ Kalaidi

Commissioner Garris questioned if there was anything in the plan regarding the police and code enforcement.

Ms. Perkins replied that there was language in the plan that noted community policing could be added at the discretion of the Community Redevelopment Agency (CRA). She pointed out that Code Enforcement was a City wide effort and the policies were established by Code.

Commissioner Garris asked if Chief Michaux or Assistant Chief Cuthbert could confirm if there were designated police officers for each part of the City.

Anthony Cuthbert, City of St. Augustine, Assistant Police Chief, advised that the City was broken up into patrol zones and officers would be assigned to those zones.

Commissioner DePreter said he was very supportive of the plan.

Commissioner Blonder felt the plan had been vetted thoroughly and staff had done a tremendous job at listening to the West City Steering Committee, and she was in favor of the plan. She said she was happy to be a part of the Commission during this momentous time.

Commissioner Springfield felt the police notation in the plan was to hold the CRA accountable. He commended staff and the community for doing a great job with the plan and pointed out the plan had been completed swiftly due to the leadership of Ms. Perkins.

Mayor Sikes- Kline thought history was being made and she thanked Ms. Perkins for being so welcoming of everyone's input either positive or negative. She urged the community to stay involved as that was how the plan would improve, adapt, and be executed. She said a CRA was about addressing blight, and she felt this plan, along with the community, would do that.

MOTION

Commissioner Garris MOVED to pass Ordinance 2025-07 on second reading. The motion was SECONDED by Commissioner Blonder.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2025-07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, PERTAINING TO THE CITY OF ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE WEST CITY COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

8.A.2. Ordinance 2025-08: Amendment to Noise Control Regulations. (I. Lopez, City Attorney)

Anthony Cuthbert, City of St. Augustine Assistant Police Chief, presented Ordinance 2025-08.

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

- Scott Mayner
- Mark Alexander
- Scott York

Commissioner Garris thanked the City of St. Augustine Police Department, Chief Jennifer Michaux, and Assistant Chief Cuthbert for moving the noise ordinance forward and complete.

Commissioner Springfield concurred that the noise ordinance had been in progress over the past two years as it was a delicate ordinance which needed to be crafted carefully. He said with the help of the City Attorney, the consultant, and the business communities support it was able to be developed. He felt this could be modified as needed and should be as time elapsed.

Commissioner Blonder emphasized that quality of life was very important to her, her fellow commissioner, and the business community. She said she thought the residents had been heard and it was time this was supported as there was a lot of time devoted to it. She thanked Chief Cuthbert for spearheading the effort.

Commissioner DePreter said the ordinance was based on facts, studies, findings, multiple meetings, and was well vetted. He felt this was an exciting moment for the

residents and thanked them for working on it.

Mayor Sikes-Kline said the ordinance was not overly restrictive and provided for working residents who lived downtown. She said she was happy this came to fruition and thanked everyone who worked on the ordinance.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2025-08 on second reading. The motion was SECONDED by Commissioner Blonder.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 11, ARTICLE IV OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING FOR REGULATIONS REGARDING NOISE CONTROL; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Springfield, Blonder, DePreter, Garris, 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 2025-10: Amends and Adopts the City's Required Water Supply Plan. (A. Skinner, Planning and Building Director)

Amy Skinner, Director, Planning and Building, reviewed Ordinance 2025-10.

Commissioner Blonder highlighted sections related to water conservation and emphasized that it could help save money for those in the City with how much water was used when landscaping. She said the Street Tree Committee was trying to reinvigorate an incentive program. She said we should encourage each other to be more careful when we irrigate.

MOTION

Commissioner Blonder MOVED to pass Ordinance 2025-10 on first reading and moved to second reading. The motion was SECONDED by Commissioner Springfield.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2025-10

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN TO INCORPORATE CHANGES REQUIRED BY THE 2023 NORTH FLORIDA REGIONAL WATER SUPPLY PLAN; AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE INFRASTRUCTURE ELEMENT; INCLUDING AMENDING GOALS, OBJECTIVES AND POLICIES AND UPDATING APPENDIX A OF THE INFRASTRUCTURE ELEMENT THE CITY OF ST. AUGUSTINE WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR

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

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.2. Ordinance 2025-11: Amends an existing Planned Unit Development (PUD) at 1500 Arapaho Avenue. (A. Skinner, Planning and Building Director)

Amy Skinner, Director, Planning and Building, reviewed Ordinance 2025-11.

The Commission provided their ex parte communication.

Commissioner DePreter said he recalled the Cedar trees were a separate request from the PUD and were a Conservation Overlay Development. He asked if there was any documentation regarding that. He said there was an attempt to relocate the Oak trees, which failed; however, he was in support of moving this to the next hearing regarding the Oak tree issue. He said there were Cedar trees that appeared to be dead, which he thought were part of the PUD requirement but was under the impression they were mitigated in the new proposed plan.

Ms. Skinner showed a graphic, which identified different sections of the Shipyard project with the intersection notated. She pointed out five Oak trees that were part of the relocation plan, which was approved to be relocated to the town center area; however, that failed and that was why the PUD was being amended. She said the developer had presented a mitigation plan, which exceeded the credits required to move forward with their portion of the project. She said the five Oak trees would be planted in a companion application in

the town center area. She said prior to the southern portion of the property being annexed into the City there were cedar trees moved on to the property boundary and it was questionable the success of the move and they could be dying. She said those were in the county at the time and if the trees died, action would be taken to ensure viability of the trees before the phase of development was finalized.

Commissioner DePreter asked when the permits were received for that, would they be required to have those trees.

Ms. Skinner replied in the affirmative and said it was part of the conservation zone approval to develop this section of property.

Commissioner Springfield asked if the developer made an effort to obtain any large trees in effort to replace the large trees that were destroyed. He said he was unsure how large a tree could be bought and moved.

Ms. Skinner said the specific language in the revised PUD noted nineteen (19) new Southern Live Oak trees in the common areas at a minimum of eight caliper inches at planting.

Commissioner Springfield said the Live Oak trees available for purchase now were hybrid trees. He said his other concern was the intersection. He asked if this development was included in the development agreement to help with the intersection on US1.

Ms. Skinner replied that the proposed PUD single-family section was not included in the development agreement.

Commissioner Springfield asked if there was a penalty from Florida Department of Transportation (FDOT) if the intersection was not built and if the City had any recourse if new developers, who bought parcels, did not participate.

Ms. Lopez explained that in the development agreement it bound all successors and assigns, meaning anyone who owned land in the original geography, would be responsible for the improvement and the City was participating by adding an additional \$500,000.

Commissioner Springfield questioned what the recourse would be if the landowners responsible for helping with the intersection decided not to participate. He asked who required the intersection FDOT or the City .

Ms. Lopez said that would be an injunctive relief through the court. She said the City was requiring the intersection to be completed as part of the development agreement.

Mayor Sikes-Kline said she understood the reason for the concern about the intersection and who was responsible for it. She said it was approved years prior, and the intersection still had not been improved. She did not think it was unreasonable to have clarification about the agreement.

Commissioner Blonder felt the trees and the intersection were two related issues and she wanted to have clarity on both. She said people in the County cared a lot about trees, which had influenced County elections and things that had happened within the State. She pointed out in the narrative, the amended proposal noted the trees had fallen during a storm; however, that was incorrect as the trees had a diameter at breast height (dbh) of fifty inches. She said there was an attempt to relocate the trees, which failed and that language in the PUD had to be corrected. She pointed out that the original Oak trees were clustered and provided a different ecological arrangement versus disbursed trees that were aesthetically pleasing for a subdivision. She pointed out the Cedar trees were between nine to twenty-one inches dbh, and the Oak trees averaged between forty-one to fifty inches dbh, and if replacement was approved, the

nineteen trees with an eight-inch dbh there would be a significant difference. She said the development agreement needed to be reviewed adequately in how it related to the PUD.

Commissioner Garris agreed with Commissioner Blonder regarding the trees and thought more research needed to be done before the PUD was passed. She said the trees were disappearing rapidly and green space was needed. She said in relation to the intersection, the City needed to understand exactly what was in the development agreement to ensure it would be developed accurately.

Commissioner DePreter asked if the five Oak trees that were no longer viable were being replaced with four large trees costing roughly \$40,000 each or were those replaced with nineteen eight-inch trees.

Ms. Skinner replied that the nineteen eight-inch trees were specific to the mitigation plan for this PUD. She said there was a discussion regarding planting five larger trees in the town center area that was in the companion application, and those trees were larger; however, that was a separate issue and a different application.

Ms. Lopez advised those requirements were in the Conservation Overlay Zone Development permit approval and not a part of this PUD. She said the larger trees were on a separate parcel, which was approved by the Planning and Zoning Board (PZB) at its last meeting.

Commissioner DePreter clarified the intent was to move the five large trees off this site and move them to the town square area. He said his understanding was to have the larger trees that were originally added to the land plus the nineteen trees.

Ms. Skinner said that was correct.

Mayor Sikes-Kline explained that the trees that were supposed to be moved in the cluster which were on the south end of the parcel were supposed to be moved to the

town center, would now be replaced with new trees of a comparable size, in addition to that, there would be nineteen trees at eight inches in caliber.

Ms. Skinner noted that those nineteen trees would be in the common area of the PUD.

Commissioner Blonder said it was clear this was difficult to understand and felt it should be clarified by the applicant.

Ms. Skinner reviewed the plan recommended by PZB that showed the trees, which were indicated to be Live Oaks.

Commissioner Blonder said she was concerned with the applicants' attempts to relocate trees and keep them viable, as the applicant had tried with both species and failed. She asked what recourse the City had, who would monitor it, who would cover the expenses of the monitoring, and who would pay for the continuous replacement of trees.

Commissioner DePreter requested an arborist report on the Cedar trees to understand the condition of them. He said the condition of the Oak trees had been confirmed.

James Whitehouse, the attorney for the applicant, reviewed the application. He clarified the modification to this PUD was to add language regarding the additional trees that would be added to the property along with the replacement of the Oak trees. He said the current owners bought the property about a year ago and those trees died prior to being purchased by them. He said this property was not included in the development agreement as it was addressed with mobility fees that would be paid when building permits were pulled.

Justin Scarbrough, applicant, advised that the modification called for nineteen eight-inch Oak trees around the common area.

He said one Live Oak trees would be added per lot, which would add more trees than required for a total of seventy-four trees along with other species of plants. He said they had an arborist that was trying to save as many trees as possible and the ones that were unable to be saved would be mitigated. He said the intent was to make this right with the City. He said after the purchase of the property, the Oak trees that were supposed to be moved were evaluated by their arborist and were unable to be moved. He stated that City staff was notified, and they were instructed that a PUD modification would be necessary. He said they were in support of having larger trees as they understand the value and ecological value large trees provide.

Mayor Sikes-Kline noted the language in the text about the credit regarding mobility fees and asked for clarification.

Mr. Whitehouse replied that the credit for the mobility fees was in the agreement for the other properties not this one. He said it was in the development agreement and specifically noted on page five.

Mayor Sikes-Kline explained she understood that the Commission was who decided how the mobility fees were used.

Mr. Whitehouse clarified the development agreement was not associated with this PUD. He said he was only noting they would have to pay mobility fees, and every PUD required traffic impacts, and part of that was they would have to pay for their traffic impact of fifty-five homes.

Commissioner DePreter asked if the applicant owned the townhome section of the Windward PUD.

Mr. Whitehouse replied in the affirmative.

Commissioner DePreter pointed out that the applicant had bought into the development agreement.

Mr. Whitehouse replied that it was a different owner but the same business entity.

Commissioner DePreter confirmed that the ingress and egress for the single-family home project was Arapahoe Avenue and the Iroquois Avenue intersection, except for emergency vehicles.

Mr. Whitehouse confirmed.

Commissioner Springfield confirmed if by buying the PUD, they also purchased the responsibility of moving the five dead trees.

Mr. Whitehouse replied in the affirmative. He explained the proposed PUD amendment was being made since the five trees were unable to be moved and they were putting back the five large Live Oak trees plus an additional nineteen smaller Live Oaks trees.

Mayor Sikes-Kline said the development agreement was very important as the City wanted the intersection completed and questioned their participation in the agreement.

Mr. Whitehouse said this was the same owner in the development agreement who owned the other property and was willing to move forward with the agreement. He said there was an existing agreement and adding the PUD property into the agreement would not be appropriate as they had to pay mobility fees.

Commissioner DePreter requested a status update on the development agreement.

Reuben Franklin, Assistant City Manager, provided a status update on the intersection at Arapahoe Avenue, and Iroquois Avenue, which was represented in the development agreement. He said the City, the Developers' representative, Mr. Masters the Senior project manager for Windward, and FDOT would know how to move the project forward. He said to date an Intersection Control Evaluation (ICE) and FDOT had approved that; however,

permit applications to the City nor FDOT have been submitted which could be a nine-month process. He said once permitted; a bond would be required by FDOT to ensure construction. He said it was estimated to be a one or two million dollar project.

Mayor Sikes-Kline said the City would contribute \$500,000 and there would be approximately \$400,000 in mobility fees collected for the project.

Mr. Franklin said the contribution was correct; however, he did not have the exact amount that would be collected in mobility fees.

Commissioner DePreter asked about the latest study on the intersection when the PUD was approved originally and noted the fifty-five homes would not change the character of the intersection in terms of capacity. He asked when the bonding money was collected for the project.

Mr. Franklin replied that he did not have that information. He said the developer had to obtain two permits; one from FDOT and one from the City, and once that was done, a bond was set. He said the permits from the City would be more extensive as this would be the entrance feature to the development.

Mayor Sikes-Kline expressed her disappointment in the outcome of the trees. She said she did not feel Commissioner Blonder was comfortable with not being able to replace the clustering of trees which created an ecosystem. She said it was not an even trade compared to what the City was receiving back and thought the developers should come back with additional mitigation measures for trees and she was completely dissatisfied with the response with the development agreement.

Commissioner DePreter explained he was fine with the trees as the relocation attempt was unsuccessful, and they were willing to

plant more trees. He said he had two concerns; the burden of the development agreement would be placed on whoever owned the property and secondly the public safety issue as the traffic increased. He asked for clarification on how the agreement would work. He had requested an arborist report on the Cedar trees. He had several questions about the agreement as he had worked on the mobility plan and thought the plan was to help build alternative ways of travelling and did not want to use mobility fees for that. He asked for further explanation of section D. Transportation System, ii, in the development agreement, which stated, "full payment of this cost shall be a binding requirement of development for all development orders or permits for the Property".

Ms. Lopez explained that anyone who owned dirt within the development agreement, which excluded the applicant, it meant the "owner" was required to do the improvement to the intersection and if not, any development improvements or permits would be on hold. She said it was a binding requirement for that dirt.

Commissioner DePreter said the confusion was that the traffic from this parcel would be using this intersection and they were not legally bound by the development agreement. He said he felt it would be in the applicant's best interest to find a safe and easy way for their residents to enter and exit.

Commissioner Springfield said, in reference to the trees, they would not have what they previously had; however, they were getting nineteen trees, in addition to the five along with the replacement of the Cedar trees.

Mayor SikesKline asked if he wanted the five trees that were dying to still be moved.

Commissioner Springfield replied that he thought the trees would be replaced by the

owner of the property where they were supposed to be planted.

Ms. Lopez advised the new trees would be large from a nursery.

Commissioner Blonder asked what the options were for amending the development agreement with consideration in particular with this PUD as it would add more traffic to the area.

Ms. Lopez said the development agreement had its own path of adoption and amendment; however, it was a contractual agreement. She said this particular PUD had to provide the traffic impact at the time it was approved, which was reviewed by planning staff and engineers, who determined that a separate share agreement or development agreement was not needed. She said that information could be provided at the next meeting. She said if the applicant was willing, the commission could ask them to prepay the mobility fees that were required.

Commissioner Blonder asked if the applicant could be added to the development agreement.

Ms. Lopez replied that it could only happen if the applicant agreed.

Commissioner Blonder requested that the development agreement be brought back for review.

Ms. Lopez advised that the development agreement was supposed to be reviewed by the commission once a year. She said the agreement was completed in May 2021.

Commissioner Garris felt it was imperative that the commission review the agreement since not all sitting commissioners were on the commission when it approved. She said this would help everyone understand the terms of the agreement. She thought what happened to the trees was

unfortunate but felt everyone should move forward.

Mr. Birchim agreed. He summarized the Commissions concerns, which were as follows:

- Wanted assurance that the property owners within the development agreement geography were committed to paying their proportionate fair share of the intersection improvements
- City obligated itself for \$500,000
- Concerned if developer sold pieces of the real estate that new owners would not have the same level of commitment to pay for the improvements

There was a consensus that those were the concerns of the Commissioners.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2025-11 on first reading read and approved by title only.

Commissioner Blonder felt it would be advisable for the applicant to make changes based on the feedback provided.

MOTION

Commissioner Springfield AMENDED the motion to include that the developer bring back information on the number of trees they were willing to add and expressing the Commissions concern about the intersection and what they could propose as an option in how they could participate other than mobility fees and provide an arborist report. The motion was SECONDED by Commissioner DePreter.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2025-11

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE

ZONING FOR APPROXIMATELY 15.71 ACRES OF PROPERTY LOCATED AT 1500 ARAPAHO AVENUE (PID# 134780-0000), AS MORE PARTICULARLY DESCRIBED HEREINAFTER, TO AMEND ITS CURRENT PLANNED UNIT DEVELOPMENT (PUD) CLASSIFICATION ADOPTING A NEW PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

Commissioner DePreter said there was a list of mobility projects and thought the list should be provided with projects identified. He said that would help when moving forward with discussions.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

Mr. Birchim announced that on the consent agenda this ordinance was noticed to be heard on second reading at the July 14, 2025, meeting. He said given the conditions placed upon the PUD, that deadline may not be the correct date.¹

9.B. Resolutions

9.B.1. Resolution 2025-20: Approves an FDOT Landscaping Maintenance Agreement for State Highways. (S. Slaughter, Utilities & Public Works Director)

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

MOTION

Mayor Sikes-Kline MOVED to pass Resolution 2025-20. The motion was SECONDED by Commissioner DePreter.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B.2. Resolution 2025-24: Supports the state definition of antisemitism. (A. Owen, Assistant City Attorney)

Resolution 2025-24 was moved to July 14, 2025, City Commission meeting see MOTION under item 2.A.

10. Staff Reports and Presentations

10.A. Status Update 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)

Barry Fox, Code Enforcement and Vacation Rental Manager, provided a brief update about the City's Drop-In Day Center.

At the request of Mr. Fox, Commissioner Springfield explained that Kiwana's Club, he was a member of, wanted to donate a health monitoring kiosk, which was provided by Mayo Clinic. He said it was a simple self-serve kiosk similar to those at grocery stores. He said they had to speak more with City staff to make sure it was possible.

Mayor Sikes-Kline asked when Dining with Dignity would be moved to the site.

Mr. Fox replied that it should be around mid-August. He said he hoped that to take place for two weeks and then phase in other services two weeks later and so on, in order to work out any possible setbacks.

Mayor Sikes-Kline commended him for the work and thought the building looked beautiful. She said the dignity factor was definitely brought into the building.

¹ Break from 7:24p.m.-7:35p.m.

Commissioner Springfield said Mr. Fox gave a wonderful presentation to the Continuum of Care, which was the different organizations that aid the homeless, and some of the organizations would be participating years from now at the site. He said a concern mentioned by Mr. Fox was mailboxes, which were a goal. He said it was needed in the community, but it may not be able to happen.

Mr. Fox said he thought it could happen; however, there were some issues that had to be worked through before proceeding.

Commissioner Garris commented that she did not feel that mailboxes should be attached to the center and thought the City had to be careful how those were handled. She suggested paying for several at the post office. She said she spoke with many churches, businesses, and organizations who had voiced their support and wanted to volunteer. She said many had mentioned providing a continental breakfast to help sustain them until dinner. She thanked him for providing the pictures of the building and thanked his staff for working diligently.

Commissioner Blonder thanked Mr. Fox and said this was something to be very proud of.

Commissioner DePreter said he was in full support of this and expressed his excitement.

Mayor Sikes-Kline thanked Mr. Fox and acknowledged his enthusiasm for the project. She said he was the right man for the job.

11. ITEMS BY CITY ATTORNEY

11.A. Notification of Statutory Permit Extension for the Vault-Big Oak Project– for informational purposes only. (I. Lopez, City Attorney)

Isabelle Lopez, City Attorney, informed the Commission of a developer in the County

who requested a statutory extension to the maximum which was forty-eight months, in order to put the water and sewer into the project.

11.B. 2025 Legislative Session Update Three–for informational purposes only. (A. Owen, Assistant City Attorney)

Isabelle Lopez, City Attorney, reviewed the bills which had been signed into law.

12. ITEMS BY CITY CLERK

12.A. Request for two (2) appointments–1977 City Employees' Retirement System of the City of St. Augustine, Florida, Board of Trustees (GERB). (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, requested two appointments to the 1977 City Employees' Retirement System Board of Trustees. She said the two applications received were from the current Board members who were in good standing and eligible for a second term. She recommended both be reappointed to the Board.

MOTION

Commissioner DePreter MOVED that Tyler Corn and Jeffrey Helms be reappointed to the 1977 City Employees' Retirement System of the City of St. Augustine Board of Trustees. The motion was SECONDED by Commissioner Springfield and APPROVED BY UNANIMOUS VOICE VOTE.

12.B. Open Positions on Boards and Committees. (D. Galambos, City Clerk)

For information purposes only.

13. ITEMS BY CITY MANAGER

David Birchim, City Manager, invited everyone in the community to come out

and watch the fireworks on the Fourth of July.

14. Items by Mayor and Commissioners

Commissioner Garris questioned the parking mentioned by residents, Ally Burchfield, during public comments. She said Ms. Burchfield said the parking on her street had been reduced from twenty spaces down to seven and only half of the street had been surveyed. She felt this could cause a problem and asked if that was accurate.

Mr. Birchim said he was unsure but would follow up and a staff report could be provided at the upcoming commission meeting.

Commissioner Garris pointed out how narrow the streets were in the city. She said people should not be given tickets for being parked the wrong way for visiting friends or family. She thanked everyone involved with the Drop-In Center. She was very pleased that it was coming into the final stages and thought it would be a blessing to the community.

Commissioner DePreter requested a status report on the open ditches and culverts. He said, during his campaign, he noticed some were clogged or not operating well and the Planning and Zoning Board had many discussions regarding the same issue when he was a Board member. He said the Neighborhood Council had been sponsoring walks with Commissioners, and he had done four. He said during these walks, he had learned a lot from the residents and was trying to catalog their concerns and he thanked Scott York for organizing them.

Commissioner Blonder commented that she would be participating in the Ravenswood neighborhood Walk with a Commissioner on Wednesday. She stated she spoke to Mr. Birchim, City Manager, regarding a deadline that would take place by legislation on January 1, 2032, which

would no longer allow wastewater to be discharged into an open basin, which was how it was done currently. She said City staff were looking at alternatives and suggested hiring a consultant to help with the process. She wanted the City to be proactive.

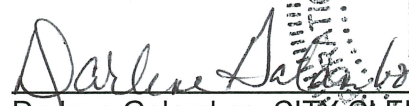
Commissioner Springfield thanked Ms. Kalaidi, a resident, for speaking during public comments about the parking fees. He felt the parking fees needed to be reviewed as \$35 for some was advantageous. He said he had been following the Short-Term Rental (STR) Facebook rental page and there had been complaints about business being down. He commented that the number one homeless issue that was on the rise was elderly, or elderly couples that lose a spouse and could no longer live on their own. He said he appreciated the organizations that helped like the Continuum of Care.

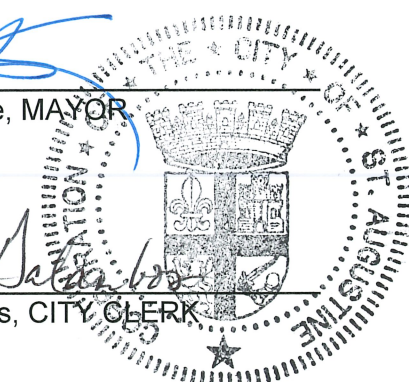
Mayor Sikes-Kline congratulated the St. Augustine Amphitheatre for achieving the rank of #2 Amphitheatre in the United States for ticket sales and Anastasia State Park for ranking in the top ten for beaches. She agreed that the residential parking program mentioned for Rohde Avenue was essential to mobility and looked forward to the report at an upcoming meeting.

15. Adjournment

There being no further business, the meeting was adjourned at 8:10 P.M.²


Nancy Sikes-Kline, MAYOR


Darlene Galambos, CITY CLERK



² Transcribed by Elyse Wiemann