

## CITY OF ST. AUGUSTINE

Regular City Commission Meeting  
Monday, August 11, 2025

The City Commission met in formal session Monday, August 11, 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  
John P. Steinmetz, Outside Counsel for the City of St. Augustine  
Darlene Galambos, City Clerk  
Meredith Breidenstein, Assistant City Manager  
Reuben Franklin, Assistant City Manager  
Amy Skinner, Director, Planning and Building  
Melissa Wissel, Director, Communications  
Jennifer Michaux, Police Chief  
Elyse Wiemann, Senior Recording Secretary

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### **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 Commissioner Jim Springfield 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:

- Chris Fuller
- Vicki Pepper
- Heather Wilson
- Shannon Sapp
- Aaron Jockers
- Patricia Ramos
- Katherine Zoda
- Carla Wilson
- Bryan Wilson
- Lee Mecina
- Amanda Gerber
- 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 AUGUST 25, 2025:

- Ordinance 2025-22: Amends the City Code to increase illegal parking fines and to include franchise stops, transportation network company stops and controlled parking residential areas as unlawful places to stand, park in, or stop.

CA.3. Reminder of Upcoming Meetings:

- August 25, 2025 5:00PM–Regular City Commission Meeting
- August 28, 2025 9:00AM–City Commission Budget Workshop Meeting
- August 29, 2025 9:00 AM–City Commission Budget Workshop Meeting (if necessary)
- September 8, 2025 5:00PM–Regular City Commission Meeting

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

- June 23, 2025-Regular City Commission Meeting
- July 14, 2025-Special City Commission Meeting

CA.5. RELEASE OF LIEN FOR UNIT CONNECTION FEE MORTGAGE:

- 2717 Usina Street–Stephen McAloon

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

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

CA.8. Quarterly Report: 3rd Quarter FY 2024-2025. (I. Lopez, City Attorney)

CA.9. Approval for Jacksonville Iceman to use the City Crest for a government employee appreciation event. (M. Wissel, Communications Director)

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 DePreter 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 2025-21: Amends Chapter 28 of the Zoning Code to include a new section in Supplementary

**Regulations related to Lot Grading and amends definitions and Chapter 11 Conservation Overlay Zone Development to be consistent with the new section. (A. Skinner, Planning and Building Director)**

Amy Skinner, Planning and Building Director, reviewed Ordinance 2025-21. She advised that the suggestion from July 28, 2025, City Commission meeting was added.

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

**Board Discussion:**

- Felt this was a positive decision and very encouraging
- Liked that the maps provided the elevations around the City and showed areas that were in fear of flooding
- Thanked staff and Planning and Zoning Board (PZB) for it not being burdensome and exceeded expectations
- Very positive for the Planning Department
- Big step to help build a more resilient community

**MOTION**

**Mayor Sikes-Kline MOVED to pass Ordinance 2025-21 on second reading. The motion was SECONDED by Commissioner DePreter.**

Ms. Lopez read the title as follows:

**ORDINANCE NO. 2025-21**

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING AND UPDATING THE CODE OF ORDINANCES CHAPTER 28, ARTICLE I IN GENERAL, DEFINITIONS; ARTICLE IV SUPPLEMENTARY REGULATIONS, DIVISION I GENERALLY; CREATING SECTION 28-357 RESIDENTIAL LOT GRADING; AND AMENDING CHAPTER

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

**VOTE ON MOTION:**

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

**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)**

**8.C.1. Resolution 2025-27: Designates the 400 and 404 Riberia Street parcels as a Brownfield Area. (J.P. Steinmetz, Outside Counsel for the City of St. Augustine)**

Mayor Sikes-Kline announced John Steinmetz, Outside Council for the City of St. Augustine, was filling in for Isabelle Lopez, City Attorney.

John Steinmetz reviewed Resolution 2025-27.

Christina Nelson, Attorney for the applicant, was present and was available for questions.

The Commission heard from the following member of the public:

- BJ Kalaidi

Commissioner Blonder said she clearly stated at the prior hearing that this designation was positive, as pollutants would be removed from the soil, and keep them from leaching into the waterways. She said this was a classic environmental justice issue where communities of colors were, in large part, targeted for practices,

which resulted in long term pollutants, and this was a start to correcting that.

## **MOTION**

**Commissioner Blonder MOVED to pass Resolution 2025-27. The motion was SECONDED by Commissioner DePreter.**

Commissioner DePreter added the City had a working waterfront at one time and the town was in transition and part of that was cleaning up. He felt this was a positive contribution.

### **VOTE ON MOTION:**

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

**NAYES: NONE**

**MOTION APPROVED UNANIMOUSLY**

## **9. Ordinances and Resolutions - No Public Hearing Required**

### **9.A. Ordinances – First Reading**

**9.A.1. Ordinance 2025-22: Amends Sections 24-31 of the City Code to increase illegal parking fines and Sections 24-46 to include franchise stops, transportation network company stops and controlled parking residential areas as unlawful places to stand, park in, or stop. (R. Franklin, Assistant City Manager)**

Reuben Franklin, Assistant City Manager, reviewed Ordinance 2025-22. He explained this would increase parking fines, which was in line with the plan for Nights of Lights. He said if parked at a yellow curb, a no parking zone, or commercial loading zone, the fine would increase from \$35 to \$100 within the defined boundary, which was Old Mission Avenue to the north, South Street to the south, Matanzas River to the east, and San Sebastian River to the west. He said anything within that area would be \$100 year-round. He said if parked in a metered parking space and time expired that would remain \$25 a violation. He said one section

remained, which was if parked within six inches of a curb that fine would be left at \$35.

Commissioner Garris said she noticed the yellow paint on the curbs had faded in the areas where the proposed fee increase would be implemented. She asked if the curbs would be repainted because if they were left as they were it could cause an issue. She said parking tickets were \$35 not \$25.

Mr. Franklin clarified that there were two different violations. He said illegal parking was a \$35 fine and then a separate section for the expired meter time had a fee of \$25.

Commissioner Garris said she understood the reason for the increase; however, she was not in support of it. She said the \$100 fine was too high and it discouraged people from visiting the community. She said she agreed with the fine for blocking driveways, creating parking spaces like in the grass, or for parking in ride share areas but was not in support of the areas with the yellow curbing. She said unless those areas were repainted, it could cause trouble.

Commissioner Blonder advised if this was passed it needed to be heavily messaged. She questioned if signage would be posted and how the information would be passed on to the public. She said the fine increase was a substantial jump and she wanted to make sure the City was doing everything possible to communicate.

Mr. Franklin stated the restricted parking areas would have signs posted noting 'no parking', yellow curbing was a traffic device used to indicate 'no parking', and the streets and grounds crew would be tasked to refresh the paint as it did fade overtime. He said the intent was to add no parking signs with a smaller sign below advising of the fine amount. He said the intent was compliance, not a way to generate money. He said this was supposed to be more of a deterrent for the Historic District and for

having people park within the neighborhoods. He said there was an appeal process, which was heard by the County if a person felt they were issued a ticket unlawfully.

Commissioner Springfield felt there were many loopholes. He asked what the cost was for parking at a metered location.

Mr. Franklin replied that the cost for an hour was \$2.50.

Commissioner Springfield pointed out that the cost for a half hour would be \$1.75 and then if he were to stay the entire day in the same location, the total with the fine for the day would be \$26.75. He felt a lot of people were using that loophole and with that in mind, he felt all parking fines should be \$100 inside that zone. He said he did not feel \$100 was an absorbent amount but it could be a deterrent.

Commissioner DePreter said he was not opposed to the \$100 fine, but while on his neighborhood walks, it had been pointed out that the yellow curbing was faded and needed to be addressed. He suggested making the zoning area a priority and signage should be added. He said he understood the issues with the parking fines and the meter fines but before that could be addressed, he would want a more comprehensive study. He said most of this was based on the Nights of Lights (NOL), plus what was being done for NOL was included in the City's Mobility Plan.

Commissioner Garris responded to the comments made by Commissioner Springfield regarding the metered parking and said many downtown employees used the metered spaces for work and she felt it was unfair to issue a \$100 fine if someone was unable to add additional money to the meter.

Mayor Sikes-Kline clarified this would not affect parking fees if parked at a meter. She said the meter parking fine was still \$25. She felt there had been a lot of

confusion in the community; however, this was specific to illegal parking or creating parking in places where vehicles did not belong nor were they safe. She said the parking prices in the City were very fair as many other cities charged a higher amount. She felt a \$100 fine could be a way to modify behavior and she supported the ordinance moving to second reading. She did not believe the intent was for the City to increase revenue but it was to discourage illegal parking.

Mr. Birchim agreed. He said the City was trying to prevent illegal parking and not monetize it.

Commissioner DePreter added that during his neighborhood walks, many residents complained that there were a lot of people parking on the yellow curb. He said after speaking to residents he thought this was something they would support.

Mayor Sikes-Kline reiterated that the yellow curbing needed to be cleaned up and highlighted with the penalties posted for clarity.

Commissioner Springfield asked for clarification that during NOL Rohde Avenue and Cincinnati Avenue would be blocked for only resident use. He asked if that would be considered illegal parking if used by a non-resident.

Mr. Birchim replied that those would be parking zones for residents only and would be illegal parking.

## MOTION

**Commissioner DePreter MOVED to pass Ordinance 2025-22 on first reading and moved to second reading. The motion was SECONDED by Commissioner Blonder.**

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2025-22

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA AMENDING SECTION 24-31 OF THE CODE OF THE CITY OF ST. AUGUSTINE INCREASING THE FINE FOR PARKING TICKET CITATIONS FROM THIRTY-FIVE TO ONE HUNDRED DOLLARS FOR VIOLATIONS OF SECTIONS 24-39, 24-45, 24-46 AND 24-47 WITHIN THE BOUNDARY DEFINED BY OLD MISSION AVENUE, MATANZAS RIVER, SOUTH STREET AND SAN SEBASTIAN RIVER; AMENDING SECTION 24-46 TO INCLUDE DESIGNATED RESTRICTED PARKING STANDS MARKED TO IDENTIFY THE CLASS OF USER ALLOWED TO STOP, STAND, OR PARK IN THAT STAND; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

**VOTE ON MOTION:**

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

**NAYES:** Garris

**MOTION APPROVED 4/1**

**9.B. Resolutions**

**9.B.1. Resolution 2025-29: Modifies and updates Resolution 2025-06 by establishing policies and procedures for the creation of the Environmental Impact Award. (M. Wissel, Communications Director)**

Melissa Wissel, Communications Director, reviewed the Resolution 2025-29.

Commissioner Blonder thanked staff for their hard work and expressed her excitement for the award program. She said it was clear this type of award was needed because of the circumstances regarding the City's sustainability efforts,

resiliency efforts, land acquisition program, and the citizens in the community with this same goal. She said there were a lot of people in the community doing great work. She added August was the same month that the City passed a Resolution identifying the Roseate Spoonbill as the City bird in 2007. She stated the resolution notes: "The Roseate Spoonbill be named as the Official City Bird in recognition of its shared characteristics with the Nation's Oldest City; its exceptional beauty, its rich history and its uncommon ability to survive in the face of seemingly overwhelming odds". She thanked Ms. Wissel for working diligently and for selecting as the first award a photo of the City's Bird, the Roseate Spoonbill.

Commissioner Springfield said he was in full support of the award; however, questioned why organizations and individuals within St. Johns County could be considered since they were not in the City limits. He understood the River Keepers, as they had done phenomenal work over the years and technically, they were not located in the City limits, but the river was.

Mayor Sikes-Kline said when the award for Historic Preservation was created and the membership for the Historic Preservation Review Board (HARB), and similar things, the experts were not just in the City as others lived outside the City and who had made many profound contributions to the City. She said Herschel Shepard, Historic Preservation Architect, was a prime example of someone who had donated his lifetime helping the City with its historic properties, emergency demolitions, and advising the City. She understood he may not live within the City limits but he should not be excluded.

Commissioner Springfield said he was not talking about living in the City but it should have been a benefit to the City, like Mr. Shepard. He felt locations outside the City limits would be nominated if not made specific.

Ms. Wissel said the intent of the language was that the nomination be significant to St. Augustine and if that was not clearly stated it could be revised. She said the language included would allow individual(s) or organization(s) being from St. Johns County, but the work or contribution had to be impactful on to the City.

Commissioner Blonder said that was a observation.

Mr. Birchim commented that the discrepancy was with the memo as it noted the individual or organization could be from St. Johns County but in the Resolution, it specified "to our community", which was the City of St. Augustine.

Mr. Steinmetz pointed out that if the intent was for the contribution to be specific to St. Augustine under; Section D Environmental Impact paragraph 2, removing the phrase 'or St. Johns County', should accomplish the goal.

There was consensus to remove 'or St. Johns County' from paragraph two in Section D, Environmental Impact.

Mayor Sikes-Kline commented that all the awards given had a specific name and this was more generic. She asked if special name should be given to this award.

Ms. Wissel supported the idea of giving the award a special name. She said the first nomination would be made in January and the award would be presented in April during Earth Month.

Ms. Wissel showed the five different photos available for the Commission to choose from to be presented to the first award recipient.

After a brief discussion, there was consensus to use photo three of the Roseate Spoonbill<sup>1</sup>

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<sup>1</sup> Copy of photos shown in original packet

Ms. Wissel said she would bring back options of different names for the title of the award.

## **MOTION**

**Commissioner Blonder MOVED to TABLE Resolution 2025-29 and bring it back at the first meeting in September. The motion was SECONDED by Commissioner Springfield and APPROVED BY UNANIMOUS VOICE VOTE.**

## **10. Staff Reports and Presentations**

(None)

## **11. ITEMS BY CITY ATTORNEY**

(NONE)

## **12. ITEMS BY CITY CLERK**

### **12.A. The Ancient Olive Request for Use of the City Seal. (D. Galambos, City Clerk)**

Darlene Galambos, City Clerk, said there was a request to use the City Seal by The Ancient Olive. She said it was brought to their attention that kitchen towels had been produced with the City's Crest, and they were unaware of the rules and regulations. She said a letter was sent for them to cease and desist. She said The Ancient Olive replied with a letter suggesting the ability to sell the rest of the already produced towels and then make an additional \$300 donation in addition to what they already provide to the St. Augustine Salvation Army Food Bank. She said the request from them was to allow them to sell the rest of the towels and then make the donation. She advised they would no longer use the City Seal without permission.

Mayor Sikes-Kline said it was a generous offer; however, selling of the logo was prohibited. She said she was willing to make the donation herself to the St.

Augustine Salvation Army Food Bank, but she was not in support of having the logo sold. She said if the logo was not attached to the City, it should not be done.

Commissioner Blonder said there seemed to be no ill intent; however, she agreed that it should not be sold. She suggested donating the extra towels and agreed it was a generous offer for them to make.

Mayor Sikes-Kline said she was willing to make the donation.

#### **MOTION**

**Mayor Sikes-Kline MOVED to DENY the use of City Seal for the purpose of sales and in lieu of the donation to the St. Augustine Salvation Army Food Bank the Mayor would make that contribution on their behalf. 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)**

Darlene Galambos, City Clerk, advised there were three (3) terms expiring on the Planning and Zoning Board (PZB), and applications were being accepted at this time.

#### **13. ITEMS BY CITY MANAGER**

David Birchim, City Manager, stated there was a storm in the Atlantic Ocean, invest 97, which was being monitored. He advised the Commission and community that the local lead agency was City Fire Department, which oversees storms during the season. He said the City had gone through their annual hurricane exercise and Fire Chief Carlos Avilés conducted a City wide hurricane exercise. He said they were as prepared as possible, and the storm was being monitored.

#### **14. Items by Mayor and Commissioners**

Commissioner Garris thanked residents, Vicki Pepper and Scott York, for participating in and providing information regularly about things taking place in the City. She asked staff to find out if the public records were provided to the lady who stated she had paid for them. She thanked Police Chief Jennifer Michaux and Fire Chief Carlos Avilés as they represented the City well in their appearance on 904 News, a social media outlet.

Commissioner DePreter said he received a few emails from residents in North City questioning the San Marco Shared Use Path budget request. He said he asked Reuben Franklin, Assistant City Manager, to provide an update. He said he understood there was a north and south element to the path and wanted to get as much information out to the public as possible.

Reuben Franklin, Assistant City Manager, provided an update and said there were many projects in progress, and Sun Trail funding was basically funding most of it. He said there was a trail from Vilano Beach, a trail on King Street, Anastasia Boulevard that the City was actively working on, and an unfunded gap that was identified on San Marco that would be programed in with funds, which would tie into the City's plan with an inbound multiuse lane for potential shuttles in the future. He said it was a good plan that had been adopted but funding was needed for the area.

Commissioner DePreter asked if there was anything he could assist with.

Mr. Franklin said from staff's perspective, the long-range mobility plan had been adopted, which had all the projects identified and was up to staff to follow through.

Commissioner DePreter said he took a water tour with City Harbor Master, Eric

Mauldin, and he recommended everyone to take the tour. He said during their discussion, pump out stations should be at all marina facilities. He said as a small business owner, he never wanted to add another restriction, but he was told about a grant from the Florida Department of Environmental Protection (FDEP) that would pay 75% of the expenses for the marina owner. He asked if this could be investigated and brought back with more information.

Mr. Birchim replied that they could see which marina had pump out stations and that data could be provided and an ordinance could be drafted for the Boards consideration to require pump out stations at new marinas.

Mayor Sikes-Kline confirmed that it was a service provided at the City Marina; however, it was not mandatory for other marinas.

Mr. Birchim replied in the affirmative. He said the City did not require private marinas to have pump out stations.

Commissioner Springfield had spoken to the City Manager about the horse regulations and felt it was necessary to have a horse and carriage discussion before Nights of Lights so everyone could share their opinions. He thanked Jessica Beach and Reuben Franklin for attending North City Neighborhood Association meeting and felt everyone understood and was more comfortable with the Court Theophilia Stormwater Improvements.

Commissioner Blonder was in support of having a discussion regarding horses and carriages. She said she liked that those who spoke in favor of the horses acknowledged they could improve, and she felt it was important for everyone to work together. She was concerned about the short lead lines were if the horses were in the sun and unable to get to water and hoped there would be more attention to that. She asked for a work time limit to be

added to updated ordinance and temperatures should be considered. She said the July 28<sup>th</sup> discussion about land holding mechanisms, if staff could catalog the types of land and prioritize the land purchased under the land acquisition program and add in the others as time permitted.

Mayor Sikes-Kline pointed out that the horse and carriage discussion would need to take place as Mr. Birchim advised they would have to be rerouted and moved during construction on the Bayfront.

Mr. Birchim commented that when the Seawall construction took place by the Department of Transportation (DOT) the horse and carriages would have to be moved from the bayfront.

Mayor Sikes-Kline said she knew the horse and carriages were being monitored closely and encouraged Mr. Birchim to continue to monitor them for their break periods, and the condition of the stables. She noted on Wednesday that the Florida League of Cities was holding the annual conference, and she would be attending. She stated she needed approval from the commission to allow her to be the City's voting delegate.

## MOTION

**Commissioner Blonder MOVED to allow Mayor Nancy Sikes-Kline to attend the Florida League of Cities Conference and participate as the City's voting delegate. The motion was SECONDED by Commissioner Springfield and APPROVED BY UNANIMOUS VOICE VOTE.**

Mayor Sikes-Kline said she received a letter from the Mayor of Hiroshima who was requesting for the City to join in a resolution or at least join a resolution with the United State League of Mayors, standing up for peace. She said it was related to prohibiting nuclear weapons in the future. She said she was not asking for

support tonight, but she wanted the information to be added to an agenda in the future for each of them to review.

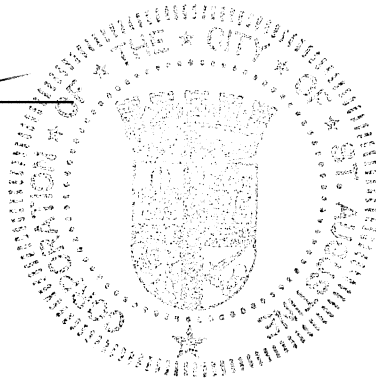
Commissioner Garris thanked the City's Flood Mitigation Team for speaking at the Rotary meeting as they did an excellent job.

### 15. Adjournment

There being no further business, the meeting was adjourned at 6:50 P.M.<sup>2</sup>

  
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Nancy Sikes-Kline, MAYOR

  
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Darlene Galambos, CITY CLERK



<sup>2</sup> Transcribed by Elyse Wiemann