

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, July 28, 2025

The City Commission met in formal session Monday, July 28, 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
Jaime D. Perkins, Director, Community Services
Amy Skinner, Director, Planning and Building
Anthony Cuthbert, Assistant Police Chief
Jessica Beach, Deputy Director, Chief Resilience /Utilities & Public
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 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:

- Katie Deeter
- Denise DeClair
- Judy Glazebrook
- Scott York
- Brenda Deeter

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 11, 2025:

- Ordinance 2025-17: Designates Bannan Avenue Southbound from Court Edna to Hildreth Drive as one-way traffic only.

CA.3. Reminder of Upcoming Meetings:

- August 11, 2025 5:00PM–Regular City Commission Meeting
- 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)

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

CA.5. RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S):

- 213 West King Street–Paper Root Industries, LLC
- 873 Bruen Street–Mae Ollie Bell

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:

- Certificate of Recognition in honor of Ethel B. McNeil for her life, legacy and contributions to the residents of St. Johns County. (C. Garriss, City Commissioner)

CA.8. Approval of a temporary easement at 1 South Castillo Drive for the National Park Service (NPS) Seawall Repair Project. (I. Lopez, City Attorney)

CA.9. Approval of a permanent easement at 1 South Castillo Drive for the National Park Service (NPS) Seawall Repair Project. (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 Springfield 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 2025-11: Amends an existing Planned Unit Development (PUD) at 1500 Arapaho Avenue. (A. Skinner, Planning and Building Director)

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

The Commission provided their ex parte communication.

Commissioner Blonder asked for the newly clustered tree growth that would be planted to be pointed out and any of the other changes that had been requested by the Commission at the June 14th meeting.

Ms. Skinner replied that this was the same plan that had been presented at the last meeting. She said no changes had been made to the presentation or the PUD text or plan.

Justin Scarbrough and Mark Shelton applicants were sworn in.

James Whitehouse, Esq., attorney for the applicant, reviewed the amendments to the Planned Unit Development (PUD) at 1500 Arapaho Avenue. He advised the tree mitigation was recommended by the Planning and Zoning Board (PZB), and a review of the development agreement was discussed at the prior meeting.

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

- BJ Kalaidi

Commissioner Springfield asked for further explanation of section III under Transportation.

Mr. Whitehouse replied that it was not relevant to his client, as it pertained to the development agreement, which was discussed during the prior Commission meeting. He said it was clearly noted that it would be a subjective decision by the Commission in the future.

Mayor Sikes-Kline asked for clarification regarding the PUD and the progress of the intersection and development agreement.

Isabelle Lopez, City Attorney, explained that at the prior meeting Reuben Franklin, Assistant City Manager, provided a

detailed outline. She said the development agreement was a creature of statute that had its own process with set densities and intensities allowed by City Code and Comprehensive Plan for a property, and any improvements agreed upon were reviewed annually, which was done at the prior meeting. She said the development agreement meant anyone who owned "dirt" in the original geographical area and were legally bound. She noted the City would be contributing a specific amount of funds for the intersection and pointed out there was not a strict timeline for when this would be completed, due to the nature of the road. She said the road was owned by the Florida Department of Transportation (FDOT) and plans would have to be submitted with bonding and permits secured. She noted the bonding requirement was not only for FDOT but for the City, which provided a guarantee the project would be completed. She said if the City were to develop a mobility fee or a proportionate share situation with the public improvement, because it was a public improvement, the developer had a right to ask for credits. She said this reflected the growth management laws in the state.

Commissioner Blonder said she reviewed the meeting, and the Board had an extensive discussion about the PUD and the purpose, which was the trees and mitigation for the trees. She said at that meeting, the consensus was that an arborist report needed to be provided for the Cedar trees, and that it was suggested that the developer review the points discussed and address the large Oak trees that were no longer viable. She said the development agreement was part of the conversation but was not included as part of the motion for the PUD to be passed to second reading. She stated nothing had addressed the concerns of the Commission nor was the arborist report provided as requested. She said transfer of ownership did not absolve an applicant from the responsibility of previous owners.

Ms. Lopez replied that when a developer or an individual purchased a lot, you were bound by the terms of the PUD. She said the challenge was that some of the commitments were offsite and the moving of certain trees were no longer controlled by this PUD thus trying to make those requirements binding where the trees were located.

Commissioner Blonder said there had been plenty of discussion on the PUD. She said there were no changes, no arborist report provided, and the trees were not clustered together as recommended.

Commissioner DePreter said as far as the development agreement it was understood that an applicant could apply for mobility fee for this, which was why he requested a mobility project list be provided for the Commission to review. He pointed out the vast majority of the mobility projects were multimodal. He said he supported moving the item forward as he thought they had made progress at the last meeting. He felt the Planning and Zoning Board (PZB) had made respectable decisions, and the trees died. He noted the applicant made a good faith effort to move the trees and there were guarantees to replant trees even though they would not be as large as the others. He said Commissioner Blonder had requested tree clustering and felt that should be addressed. He stated the cedar trees on the adjacent property looked dead, and he knew he requested an arborist report but asked when the time came to mitigate these specific trees, would there be some language or action noting the trees would need to be replaced. Ms. Skinner replied that when the townhome development immediately to the north was developed, the status of those trees would be confirmed, and those developers would be responsible. She said once that project began development, an arborist report would be required and at that would be when those trees would be either replaced or addressed to meet the intent.

Commissioner Springfield explained he thought the applicant was planting more trees than what was required, which was what the PZB agreed with. He said he was disappointed that the trees used to replace the larger trees were eight-inch diameter at breast height (dbh); however, he was not opposed to the plan as presented. He felt the applicant had made a good-faith effort in adding trees and the replacement of trees.

Commissioner DePreter asked for clarification on the size of the trees.

Mr. Scarbrough said for the trees added to Windward's property in the modified development agreement, there were five, eighteen-inch dbh trees. He said they were planting nineteen, eight-inch dbh trees around the site plus when the homes were built, each lot would have an additional tree per lot.

Mayor Sikes-Kline felt the clustering was more of a mitigation factor in lieu of larger trees. She said the clustering would represent more of a natural environment. She asked what type of trees would be planted.

Mr. Scarbrough replied the trees being planted were Live Oak trees.

Mayor Sikes-Kline asked if the five, eighteen-inch dbh trees were Live Oak trees or Cedar trees.

Mr. Scarbrough replied that those were Live Oaks as well.

Ms. Lopez clarified that the Cedar trees were a part of a different property, and these large replacement trees were added by the PZB. She said they were not part of this PUD, but the Cedar trees were part of a different development permit.

Mayor Sikes-Kline asked if any consideration had been given to the clustering idea.

Mr. Whitehouse explained that the application had been heard three times by the PZB, and each time the applicant added additional trees. He said this would be a residential street with large Live Oak trees, and the clustering was only in one area prior to being cleared as approved by the original plan of the PUD. He said this improved the plan which was why the PZB unanimously recommended it. He said there would be other landscaping and not just trees as this would be a community.

Commissioner Garris clarified the size of the trees being used would be eight inches.

Mr. Scarbrough replied that the trees being planted at the minimum would be eight inches dbh and normally they would plant larger. He said the adjacent buffering area would be screened in as much as possible. He said they would have much more landscaping, and trees added after-the-fact, but this was being used as a minimum.

Commissioner Garris asked where the individual trees would be located.

Mr. Scarbrough said once paving was complete and water was onsite for irrigation, each individual tree per lot would be planted as the single-family home was built and the lot was landscaped.

Mr. Birchim felt there was some confusion about the sizing of the trees. He clarified that eight inches was measured by the dbh. He said the dbh referred to the diameter of a tree trunk measured at four and half feet above the ground. He said an eight-inch dbh tree was around ten feet tall.

Commissioner Blonder expressed her disappointment with not having at least a response to the request asked for on first reading. She said the PZB did a wonderful job, but the Commission was not there to just approve an amendment to a PUD without asking questions. She pointed out there was a total dbh of 188 inches with

the old large trees and with the proposed new trees there was a total dbh of 152 inches, which was a loss. She said as an ecologist and scientist, she felt the clustering of trees was ecologically important and it was not addressed.

Mayor Sikes-Kline said there was a thirty-six-inch deficit in trees. She questioned how that could be added back to the PUD. She understood that they noted this was the minimum that would be planted; however, that did not provide certainty.

Commissioner Springfield asked if that included all the six-and-eight-inch trees onsite.

Commissioner Blonder replied that it included the eight-inch trees and the eighteen-inch trees.

Commissioner Springfield pointed out there were a lot of six-inch trees being added to the site.

Mr. Whitehouse said they wanted everyone to be satisfied and at each PZB hearing an additional number of trees were added. He said they were willing to add more if needed. He said the issue was that the cluster of trees had been approved by the Commission previously to be moved and would be replaced under a separate agreement.

Commissioner DePreter asked if Commissioner Blonder wanted the clustering of trees in the outside buffering areas or along the sidewalks in front of the yards.

Commissioner Blonder reiterated she did not want to discuss this any further as the applicant had plenty of time to request a meeting with her or an arborist to develop a plan for the Commission to assess; however, that was not done and the moving of the large Oak trees failed, which was a big loss to the ecosystem. She said she was very disappointed, and she

expected the applicant to present something that addressed their concerns.

Mayor Sikes-Kline stated looking at the site plan it was unimaginative, and she would have liked to have seen some modifications. She suggested adding more trees to the site plan because she did not want to approve the request unless the loss of tree inches could be added back to the project.

Mr. Whitehouse said they spoke with staff and that was why Ms. Skinner pointed out there were clusters of trees throughout the site. He said if more clusters of trees were requested, they would be amenable. He said this was not a reconsideration of the PUD but was an amendment to the PUD for tree mitigation.

Commissioner DePreter noted the applicant was willing to add more trees.

Mayor Sikes-Kline agreed. She said would prefer that more trees be added to the already clustered areas instead of the linear design shown, as it did not feel natural.

MOTION

Commissioner Blonder MOVED to send the item to the applicant for a revision listening to the points made by the Commission.

The motion failed for lack of second.

Commissioner DePreter asked if there was a quantitative analysis of whether there was a tree deficit.

Commissioner Springfield commented there were 53 four-inch dbh Live Oaks, 19 eight-inch ddb Live Oaks, along with Bald Cypress, Palmettos, Hollies, Magnolias trees and other that were listed. He said he felt the applicant was adding more trees than what was required in the original plan. He said he was in support of the amendment.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2025-11 on second reading with the contingency that proof of increase in dbh would be provided to staff, and staff would determine the difference, and the applicant would meet that requirement. The motion was SECONDED by Commissioner DePreter.

Ms. Lopez read the title as follows:

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.

VOTE ON MOTION:

AYES: Springfield, DePreter, Garris, Sikes-Kline

NAYES: Blonder

MOTION APPROVED 4/1

8.A.2. Ordinance 2025-12: Amends the Future Land Use Designation of 241 West King Street from Commercial Medium Intensity to Public. (A. Skinner, Planning and Building Director)

Amy Skinner, Planning and Building Director, presented Ordinance 2025-12.

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

- BJ Kalaidi

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2025-12 on second reading. The motion was SECONDED by Commissioner Garris.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2025-12

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.14 ACRES OF PROPERTY LOCATED AT 241 WEST KING STREET; SOUTH OF WEST KING STREET AND EAST OF MADISON STREET AS PORTIONS OF THE DANCY TRACT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF CITY OF ST. AUGUSTINE COMMERCIAL MEDIUM INTENSITY TO A CITY DESIGNATION OF PUBLIC; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE).

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

8.A.3. Ordinance 2025-13: Amends the zoning of 241 West King Street from Commercial Medium-Two (CM-2) to Government Use (GU). (A. Skinner, Planning and Building Director)

The Commission had no ex parte communication.

Amy Skinner, Planning and Building Director, presented Ordinance 2025-13.

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

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2025-13 on second reading. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2025-13

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.14 ACRES OF PROPERTY LOCATED AT 241 WEST KING STREET IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU); 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

8.A.4. Ordinance 2025-14: Amends the Future Land Use Designation of 500 Anastasia Boulevard from Commercial Low Intensity to Public. (A. Skinner, Planning and Building Director)

The Commission had no ex parte communication.

Amy Skinner, Planning and Building Director, presented Ordinance 2025-14.

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

MOTION

Commissioner Springfield MOVED to pass Ordinance 2025-14 on second reading. The motion was SECONDED by Commissioner DePreter.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2025-14

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 1.27 ACRES OF PROPERTY LOCATED AT 500 ANASTASIA BOULEVARD; BETWEEN MOULTRIE PLACE AND COMARES AVENUE AS PORTIONS OF DAVIS SHORES IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF CITY OF ST. AUGUSTINE COMMERCIAL LOW INTENSITY TO A CITY DESIGNATION OF PUBLIC; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

8.A.5. Ordinance 2025-15: Amends the Zoning of 500 Anastasia Boulevard from Commercial Low-Two (CL-2) to Government Use (GU). (A. Skinner, Planning and Building Director)

The Commission had no ex parte communication.

Amy Skinner, Planning and Building Director, presented Ordinance 2025-15

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

MOTION

Commissioner Springfield MOVED to pass Ordinance 2025-15 on second reading. The motion was SECONDED by Commissioner DePreter.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2025-15

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 1.27 ACRES OF PROPERTY LOCATED AT 500 ANASTASIA BOULEVARD IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL LOW-TWO (CL-2) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

8.A.6. Ordinance 2025-16: Amends the City Code to designate an Administrative Authority for plat and replat submissions to conform to state law. (I. Lopez, City Attorney)

Isabelle Lopez, City Attorney, reviewed Ordinance 2025-16.

Mayor Sikes-Kline asked when this would go into effect.

Ms. Lopez replied that the statute was effective as of July 1, 2025; however, for the Ordinance, it was usually ten days from the date it was passed unless stated otherwise.

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

MOTION

Commissioner DePreter MOVED to pass Ordinance 2025-16 on second reading. The motion was SECONDED by Mayor Sikes-Kline.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2025-16

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING SECTION 23-36 OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING FOR AN ADMINISTRATIVE AUTHORITY FOR PLAT AND REPLAT SUBMISSIONS; REPEALING SECTIONS 23-37 THROUGH 23-46; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: DePreter, Sikes-Kline, Springfield, Garriss, 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. (A. Owen, Assistant City Attorney)

Isabelle Lopez, City Attorney, presented Resolution 2025-27. She said this required two public hearings and the next would take place on August 11, 2025, at the City Commission meeting.

Christina Nelson, representative of the applicant, explained that the resolution was to designate 400 and 404 Riberia Street as a Brownfield area. She said she was available for any questions.

Commissioner Springfield confirmed the chemicals being removed were a result of the operations that took place on the property.

Ms. Nelson replied that it was correct, and it was historical legacy contamination.

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

- BJ Kalaidi

Commissioner Blonder said in response to the public comment, in a lot of these cases the applicant did not know what was in the soil until testing was completed. She said she was in favor of this and felt if all the contaminated soil in the City could be removed properly, would be a huge win for the environment. She said those chemicals did not need to continue to leach into the waterways and into the ground water.

MOTION

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

VOTE ON MOTION:

AYES: DePreter, Blonder, Garriss, 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 2025-17: Designates Bannan Avenue southbound from Court Edna to Hildreth Drive as one-way traffic only. (J. Beach, Chief Resilience

**Officer/Utilities and Public Works
Deputy Director)**

Jessica Beach, Chief Resilience Officer and Utilities and Public Works Deputy Director, reviewed Ordinance 2025-17. She provided a brief presentation about why Bannon Street needed to be a one-way street and the benefits of the project.

Commissioner Blonder questioned how much maintenance was required for the baffle boxes and how often.

Ms. Beach replied that they were inspected quarterly and then depending on how much material was collected it may require an excavation by the Stormwater Operations team, which could take place once a year.

Commissioner Springfield suggested for Bannon Avenue to be one way as recommended from Court Edna to Court Louise and have it go opposite from Hildreth Drive. He said the reason was that the Fullerwood Association worked hard to obtain a parking lot, lease the property for the park, and for the garden. He said most of the people that tend to the garden were from the Fullerwood neighborhood, and this could make it difficult for them, as they had to travel a bit further.

Ms. Beach understood the suggestion. She said another option could be to leave Bannon Avenue as a two-way to allow the neighborhood to move in both directions. She said it would need to be vetted by the design team to make sure there were no other implications or check with them for the suggestion made.

Commissioner Springfield said the reason he was in favor of the one-way option was it narrowed the street, and added a curb, which would protect the trees that were next to the garden and the park. He said right now there were people parking on the grass and it was damaging the area. Ms. Beach said the way the design was currently, between the sidewalk and the

street there would be a swale that would collect the drainage off the street, and that would be there regardless, if the street was north or south bound. She said this could be considered if the Commission was in favor of it.

Ms. Lopez said from a short title perspective, it notes that Bannon Avenue would be one way only. She said if Bannon Avenue were one way just in a different direction that would be fine and first reading would not need to be done over; however, if there were any changes such as the suggestion for two ways in one area and one way in another then the first hearing would have to be done again.

Commissioner Springfield felt that the experts should weigh in and that was why he asked for it to be reviewed.

Mayor Sikes-Kline said she supported the suggestion made by Commissioner Springfield as he lived in the neighborhood but questioned the understanding of the neighborhood now. She pointed out they were expecting what had been presented and she did not want to change it without having input from them. She felt the item should be tabled for Ms. Beach to have an opportunity to discuss this more with the neighborhood before proceeding.

Ms. Beach agreed and said this would give them the opportunity to research the two-way street versus the one-way street. She said what was shown to the neighborhood was what had been presented, and she wanted the neighborhood to be aware of any potential changes.

Commissioner Garris said she attended the community meeting in December, and it was well attended. She said they seemed to be excited about the changes, and she hoped this would not derail the project or postpone it.

Ms. Beach said they were on a grant deadline, and they would be discussing this quickly with them to get this moving forward.

Mayor Sikes-Kline said this was very exciting as this area had no drainage for a long time. She noted this was not the only area that suffered from flooding.

Commissioner Blonder said the bioretention or nature-based ways of dealing with flooding issues were cutting edge, proactive, and attractive. She said this helped the City gain better sense of community and better streets. She commended the staff and consultants for their hard work.

Commissioner Springfield clarified that Ms. Lopez, City Attorney, advised that the ordinance could be approved and passed to second reading.

Ms. Lopez explained that as the ordinance title remained the same for one way traffic, first reading would not need to be redone; however, if there were changes, there would be a need for another first reading.

MOTION

Commissioner Springfield MOVED to APPROVE Ordinance 2025-17 on first reading and moved to second reading. The motion was SECONDED by Commissioner Garris.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2025-17

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING CHAPTER 24, ARTICLE I, SECTION 24-13 OF THE CODE OF THE CITY OF ST. AUGUSTINE DESIGNATING BANNAN AVENUE AS ONE-WAY TRAFFIC ONLY; 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: Springfield, Garris, DePreter, Blonder, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.2. Ordinance 2025-21: Amends Chapter 28 of the Zoning Code to include a new section in supplementary regulations related to lot grading, updates definitions, and Amends 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.

Commissioner DePreter commended the work that had been done and said it was one of the reasons he ran for election. He asked for clarification on the following items:

- Date for platted subdivisions and why on or before July 22, 1991, had been chosen
- Further explanation on protective swales directed towards the proposed building
- Questioned if a requirement that the lot line would be the center line of the protective side lot drainage swale

Ms. Skinner replied that the existing Stormwater Code in chapter 29 was passed in 1991, and after 1991 subdivisions addressed stormwater requirements more formally than those prior to 1991. She advised that the text could be revised if needed; she explained that the Flood Mitigation Assistance (FMA) drainage plans were protective stormwater tools and there were conveyance swales. She said the protective swales collect the water protecting the structure then convey the water to then the conveyance swales to disburse the water elsewhere. She noted it was referred to in the graphic. She pointed out that the lot line would be the centerline of the protective side lot drainage swale as

noted in larger subdivisions and would require property owners to work together if adjacent properties were being developed and share a common swale.

Commissioner DePreter said he was very excited about the proposed changes and thought it offered many benefits. He agreed with the Planning and Zoning Board (PZB) that it was not burdensome, especially with the new law in place. He said as a former PZB member, he felt this would make it easier for people by providing options and not prohibiting things. He asked if this would help upgrade the City to a category 4 Federal Emergency Management Agency (FEMA) rating.

Ms. Skinner replied in the affirmative. She said the Building Official/Floodplain Manager and the Floodplain Coordinator reviewed the grading plans participated in the meetings and agreed that the higher techniques that were incorporated in the proposed ordinance would assist the City in the rating increase. She thanked Jessica Beach, Deputy Director, Chief Resilience/Utilities & Public Works, as she had helped them understand the different implications and options available.

Commissioner DePreter thanked them for holding the workshop where many contractors attended. He said there was a lot of feedback received, and he felt that a lot of good advice was received.

Commissioner Blonder said in the summary of the ordinance, there were incentives for shoreline modifications to include bulkhead and seawalls but asked if it was specified as she felt it was vague.

Ms. Skinner replied it was specified in the ordinance, for existing armored areas. She said there were certain minimum design standards to where the applicant would not have to attend PZB but if the applicant chose to exceed the standards, they could attend PZB or go through the civil site review by Public Works. She noted some

of the data from the Resilient Shoreline Study showed 75% of the City was a natural shoreline and the next step was to establish natural shoreline areas without a bulkhead.

Commissioner Blonder stated that it would include using more mangroves and oyster beds, which was wonderful.

MOTION

Commissioner DePreter MOVED to pass Ordinance 2025-21 on first reading and moved to second reading. The motion was SECONDED by Commissioner Blonder.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2025-21

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY¹

9.B. Resolutions

9.B.1. Resolution 2025-28: Creates an archaeology repository fee. (I. Lopez, City Attorney)

¹ Break from 7:00p.m.-7:11p.m.

Isabelle Lopez, City Attorney, reviewed Resolution 2025-28.

Andrea White, City Archologist, explained the need for the repository fee. She said the fee was for archeological investigations not conducted by the City's program. She said this would not apply to most of the program under the archeology review. She said the fee was for other professional archologist who did projects beyond City property or locations and in return, the staff would take in the artifacts, which took a substantial amount of time.

Mayor Sikes-Kline asked if this addressed specifically only the work that was done by consultants.

Ms. White replied in the affirmative.

Commissioner Springfield questioned the size of a box.

Ms. White replied that it would be a standard records box, which was about 1 cubic foot, more specifically, the size was 15x12x10 box.

Commissioner Springfield felt the size of the box should be included in the resolution.

Ms. Lopez agreed that it could be incorporated into the resolution.

Mayor Sikes-Kline felt the fee was reasonable with the amount of time and effort put into storing the artifacts and rehousing after twenty years.

MOTION

Mayor Sikes-Kline MOVED to pass Resolution 2025-28 as amended. The motion was SECONDED by Commissioner Garris and APPROVED BY UNANIMOUS VOICE VOTE.

10. Staff Reports and Presentations

10.A. 2024 Floodplain Management Plan Annual Progress Report. (J. Beach,

Chief Resilience Officer/Utilities and Public Works Deputy Director).

Jessica Beach, Chief Resilience Officer/Utilities and Public Works Deputy Director, provided a brief overview and highlighted the following areas of the 2024 Floodplain Management Plan Annual Progress report:

- Drainage System Maintenance
- Stormwater Operation Maintenance

Ms. Beach said there were three meetings regarding elevating your home with a Federal Emergency Management Agency (FEMA) grant scheduled August 13th and August 14th.

Mayor Sikes-Kline commended the work that had been done and noted the report identified the status of many projects and it would be a great resource for residents.

Commissioner DePreter said he had requested a status report on the ditches, and the intent was just to understand the maintenance as he had heard a lot about that while he was campaigning. He said Coquina ditch was one and another located in the Ravenswood neighborhood. He said if the ditch was not piped, there was a contractor working to maximize the system and asked for further explanation.

Ms. Beach replied the City had a contract with Lake Management Systems, which took care of the maintenance of some areas that were unable to be handled by in-house staff. She said the maintenance included education but was more of a physical removal of debris and clearing and it depended on the system as there were a variety of stormwater ponds, ditches, or swales as they were not all the same.

Commissioner DePreter asked for a status update on the Coquina ditch.

Ms. Beach replied that there was a study done for the South Davis Shore

neighborhood, and mitigation strategies were identified. She said specific to rain fall flooding, they were looking at the Coquina ditch, and after much discussion on whether to close it or leave it open, the outcome was to leave it open as it would be more beneficial and cost effective. She noted that the ditch also helped provide water quality. She said they were at the early stages of design to know what the final improvements would be and then those would be provided to the neighborhood for input.

Commissioner Blonder thanked staff for continuing to obtain funds for the West Augustine conversion from septic to sewer.

11. ITEMS BY CITY ATTORNEY

11.A. Options for Conservation Land Maintenance and Control. (I. Lopez, City Attorney)

Isabelle Lopez, City Attorney, provided a brief overview of the different options for conservation land maintenance and control. She identified several options, noting the first three were more restrictive and would be recorded in the public record as a formal document against the property, which were as follows:

- Easement
- Covenant and Restriction
- Reverter

Ms. Lopez said the other three options were more flexible and less restrictive, which were:

- Management Plan
- Resolution/Ordinance
- Lease/Management Agreement

Ms. Lopez pointed out that Fish Island was managed by a lease/management agreement. She said each of the options she identified had pros and cons and could be used.

Commissioner Blonder noted several of the Conservation Land Acquisitions properties purchased by the City had an easement over several of them because of the grants used to help purchase them. She said having worked for a non-profit, it was standard practice to have another organization oversee the property as a check and balance. She said recently, there had been lands that were thought to be protected but were in jeopardy of being used in other ways. She said she wanted to give the residents long term assurance that the land purchased now would be kept in conservation and future commissions would have limits.

Mayor Sikes-Kline added she wanted a catalog of the properties and the classifications for each. She suggested having a resolution to outline the spirit and intent of why each piece was purchased. She said that would help future commissions understand the reasoning behind each purchase.

Commissioner Springfield said he felt there were ways to make it more restrictive for the future or even a more formal way to change the designation. He said he did not want to limit future commissions as we could not predict the needs, but he felt it should be difficult. He asked if land could be given to the State and the City lease it back with a reverter.

Ms. Lopez said in theory it could be done. She said the goal was to have some direction on how to proceed. She said the feedback thus far was a resolution, ordinance, or an easement with third party management. She asked Commissioner Springfield if he meant for the most restrictive to allow the City to make decisions without having the third-party management agree.

Commission Springfield replied not necessarily, he said each property needed its own way because each property was different and could be used in different ways.

Mayor Sikes-Kline said she was flexible to having either an ordinance or resolution. She stated whichever was chosen needed to be a very clearly defined public process for making any changes. She said she agreed that future commissions should not be limited to what they could do in the future.

Commissioner DePreter stated he was in the middle; he wanted this to be left for the City as there was no certainty of what the future held. He agreed that each parcel should be clearly defined as to why it was purchased. He said his experience with conversation land planning was to do an analysis of the natural resources on the land and decide what needed to be protected. He said the management plan should be run by the city with each parcel being separate and a management plan backed by an ordinance with some flexibility in the future.

Commissioner Garris clarified this plan was specific to conservation only and the parcels that were purchased recently.

Ms. Lopez replied in the affirmative. She asked if there was consensus to bring each property separately with a basic management plan that provided steps on how to move forward either with a management group or self-manage.

Mayor Sikes-Kline felt that having an analysis of each property would guide them on how to proceed.

Commissioner Blonder felt there was no mechanism of an ordinance and suggested having a draft ordinance to enable the commission in their decision.

Ms. Lopez advised she could provide that or provide individual management plans with history and how the property would be managed.

Commissioner Blonder felt an ordinance could be incorporated with this process and wanted to see what a draft would look

like to see if this would be how they wanted to move forward.

11.B. Review of new reorganization plan for Purdue Pharmaceuticals in opioid litigation. (I. Lopez, City Attorney)

Isabelle Lopez, City Attorney, said the City was member of the multi-party litigation involving Opioid Pharmaceuticals. She said one of the groups who proposed settlement was Purdue, who asked the federal court to reorganize their corporation through various rulings and filings under bankruptcy. She said the City's trial attorneys recommended supporting the reorganization to keep Purdue financially viable for them to pay out the final settlement due to the City and the other local and state governments that had made claims against them. She said the request was to have approval of the reorganization of Purdue Pharmaceuticals as part of the opioid litigation.

There was consensus to approve the reorganization of Purdue Pharmaceuticals as part of the opioid litigation.

12. ITEMS BY CITY CLERK

12.A. Notification of three (3) upcoming term expirations—Planning and Zoning Board (PZB). (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, notified the Commission of three (3) upcoming term expirations for the Planning and Zoning Board (PZB) on September 30, 2025, which were held by Mr. Davis, Ms. Barnes and Mr. Shaffer. She said Mr. Davis was not eligible for reappointment as he had served two full consecutive terms; however, Ms. Barnes and Mr. Shaffer could reapply. She noted the positions were being advertised and applications were being accepted.

12.B. Request for one (1) appointment to the St. Augustine Audit Review Committee. (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, requested one appointment to the Audit Review Committee. She advised that one application had been received from Thomas Gilboy, a current Board member, who was eligible for reappointment.

Mayor Sikes-Kline said Mr. Gilboy was great and an asset to the committee.

MOTION

Commissioner Springfield MOVED to reappoint Mr. Gilboy to the Audit Review Committee. Mayor Sikes-Kline SECONDED the motion and APPROVED BY UNANIMOUS VOICE VOTE.

Commissioner DePreter thanked Mike Davis for his term on the Planning and Zoning Board as he had been a very valuable asset to the City and to the Board.

Mayor Sikes-Kline asked for a letter to be sent to Mr. Davis thanking him for his service on behalf of the Commission.

12.C. Reminder of Open Positions on Boards and Committees. (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, reminded the Commission of the available positions on the different Boards and Committees.

13. ITEMS BY CITY MANAGER

(None)

14. Items by Mayor and Commissioners

Commissioner Garris said she was concerned with parking on Rohde Avenue. She said it was brought to her attention that a property owner on the street had signed multiple times to create the 60% needed to move forward with the parking because he owned several properties. She

felt that even though a person owned multiple properties they should only be allowed to have one vote. She understood that the fees were being increased for illegal parking for Nights of Lights (NOL) and speed bumps had been requested, which she felt would deter more people from going in the residential neighborhoods for parking. She asked for clarification regarding the correspondence received from the outside attorney about the parking percentage and how the poll was based.

Ms. Lopez replied that she had received it and City Code was not very detailed. She said the main argument was who was allowed to be considered a resident or not and how the poll was conducted. She said Reuben Franklin, Assistant City Manager, would have more information on the poll and who filled out the form. She said the procedures were in a manual, which could be amended by the City Manager if there were concerns.

Commissioner Garris said she had seen the designs for the new archeology building but she agreed with BJ Kalaidi that the building should have a brick frontage to align with the other City buildings in the area.

Commissioner Blonder asked for an update on the Davenport Park carousel.

David Birchim, City Manager, replied that the contract with J.W. Brinkley was no longer valid as he had health problems and was unable to commit to the contract. He said at this time there was no one who would install or commit to managing a carousel at Davenport Park. He said the electrical service was installed and the site was ready for the attraction. He said a request for proposals (RFP) could be sent regarding having someone to install and manage one, but at this time the City did not have the staff to do so.

Commissioner Blonder requested for RFPs to be sent out as this had been part of the community for quite some time. She

said Ordinance 2025-21 included green solutions but did not want it to be codified; however, she wanted to recognize yards that had native landscaping and were fertilizer friendly. She said this was a low-cost way and could educate the community. She said she wanted to see the ordinance on horse carriages strengthened as the weather was only going to increase in temperatures and thought that safety for everyone as well as the horses, should be fair. She said Marineland, the dolphin attraction, had filed bankruptcy and asked for a letter to be sent, even though it was outside the City's jurisdiction, to show that the City cared and wanted the best for the dolphins.

Commissioner Springfield was in support of letter being sent to Marineland regarding the dolphin's care. He said he completely related to the need for strengthening the ordinance for the horses as the rising temperatures were rising. He said in relation to the Florida Friendly Lawn, the Street Tree Advisory Board was working on this and would be meeting Wednesday to establish a committee for award section under Gina Burrell's guidance. He said Ms. Burrell was developing a process for the application, scoring mechanism, and committee. He asked if parking on Rohde Avenue was approved, could a trial period of six months be arranged to see how the area and surrounding areas were affected. He said there was discussion about having a park in Francis Field and there were suggestions about reserving a space there for a carousel. He said even though the carousel was historically at Davenport Park and many miss it, it could be a distraction at the intersection since it was a circle and thought it could be better elsewhere where parking was available.

Commissioner Garriss said she was concerned about the citizen that was attacked by a dog and had requested advancement dog parks. She suggested that the Community Redevelopment Agency (CRA) could enhance that quicker. She asked Code Enforcement to

investigate the dog attack that took place on Twine Street.

Ms. Lopez advised that dangerous dog matters were handled by St. Johns County Animal Control, and this information could be forwarded to them for better service, as they were the ones who covered the City.

Commissioner Blonder advised that Code Enforcement had replied to the compliant.

Mayor Sikes-Kline thanked Scott York for arranging two neighborhood walks; one in Nelmar Terrace and the other on Rohde Avenue. She said she was able to walk thought the area and listen to the concerns. She agreed there should be a pilot program for parking, which was what had been suggested. She questioned the new survey and asked if the parking standards that had been used for all the residential parking programs were no longer adequate.

Mr. Birchim commented that the reason for the new survey was to find out if residents wanted to have parking on both sides of the street instead of only the north side of the street. He said some people that replied to the first survey could have a different opinion now, which could change the outcome.

Mayor Sikes-Kline felt that if an owner had multiple properties they should be given multiple votes. She said she did not feel that it was manipulation or deception as that person owned the parcels and they were responsible for them. She said this neighborhood was very divided and that was not the intent. She said after receiving an email, she reached out to the previous carousel owner who was trying to give it to the City of Fort Myers, Florida. She felt it would be great to have one and knew purchasing one was not the issue, but it was the maintenance. She said she was approached by St. Augustine Historical Society Board member asking for the City to donate \$10,000 a year to the research library. She said this was a service used in

the City and was important to the Historic Preservation and Archeology departments and she requested for that to be included in the budget. She said the process for workorders was vital as it allowed residents to submit workorders without having to contact staff. She suggested it be added to the home page of the website for user friendly access and the complaint hotline for short-term rentals should be featured too. She agreed that something needed to be done at 46 Spanish Street and requested the property manager be contacted. She said where Dos Gatos and Scarlet O'Hara's were located was now a night club. She said she had received several disturbing videos from closing, which were concerning and asked to be kept up to date on the situation.

Mr. Birchim replied that the situation there had calmed down from his understanding. He said they had been in contact with them, and they had made changes specifically, regarding verifying age of the customer to ensure they were not underage.

Mayor Sikes-Kline asked if there was support for donating to the Historical Society.

There was consensus to include the donation to the Historical Society in the budget.

15. Adjournment

There being no further business, the meeting was adjourned at 8:16 P.M.²



Nancy Sikes-Kline, MAYOR



Darlene Galambos, CITY CLERK

² Transcribed by Elyse Wiemann