

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, August 25, 2025

The City Commission met in formal session Monday, August 25, 2025, at 5:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Mayor Nancy Sikes-Kline, and the following were present:

1. Roll Call: Nancy Sikes-Kline, Mayor/City Commissioner
Barbara Blonder, Vice Mayor/City Commissioner
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner
Jon DePreter, City Commissioner

Also Present: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Stephen Slaughter, Director, Public Works & Utilities
Amy Skinner, Director, Planning and Building
Melissa Wissel, Director, Communications
Jessica Beach, Chief Resilience Officer/Utilities and Public Works Deputy
Director
Richard "Buddy" Schauland, City Building Official
Anthony Cuthbert, Assistant 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, announced there were two modifications to the agenda, which were the addition of the Community Rating Score (CRS) under item 7.B. Items of Great Public Importance and Resolution 2025-30 under item 9.B., which authorized a joint workshop for Nights of

Lights with the St. Johns County Board of County Commissioners.

MOTION

Commissioner Jon DePreter MOVED to approve the Regular Agenda as amended. The motion was SECONDED by Mayor Sikes-Kline and APPROVED BY UNANIMOUS VOICE VOTE.

3. Special Presentations, Recognitions and Proclamations

3.A. Certificate of Recognition: Celebrates the retirement of Gordie J. Wilson and recognizes his many years of service and dedication to the National Park Service. (N. Sikes-Kline, Mayor)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Heather Wilson
- Nelson France
- Lauren Giber
- Jon Hodgins
- Catherine Zoda
- Susan Hill
- Robin Thomas
- Nancy Murphy
- Jennifer Cushion
- Philip Anthony Smith
- 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: NONE.

CA.3. Reminder of Upcoming Meetings:

- August 28, 2025 9:00AM–Community Redevelopment Agency (CRA) Budget Workshop Meeting
- August 28, 2025 (immediately following the CRA Budget meeting)–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: NONE.

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

CA.6. PROPOSED PROCLAMATIONS, CERTIFICATES OF

APPRECIATION/RECOGNITION.
(COMMISSION APPROVAL REQUIRED).
(TO BE READ AT A
SUBSEQUENT MEETING):

- Proclamation 2025-27: Proclaims September 16, 2025, as the 460th Anniversary of the First Muster of Florida's Militia. (N. Sikes-Kline, Mayor)
- Proclamation 2025-28: Proclaims September 2025 as Spinal Cord Injury Awareness Month. (N. Sikes-Kline, Mayor)

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

CA.8. Eminent Domain: Lake Maria Sanchez-Invoice for Professional Services. (I. Lopez, City Attorney)

CA.9. Authorization for the City Manager to execute the Subdivision Settlement Participation Form regarding the Opioid Litigation settlement between the State of Florida and Purdue Sackler. (I. Lopez, City Attorney)

End Consent Agenda

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

(None)

5.B. Approval of Consent Agenda

MOTION

Commissioner Jim Springfield MOVED to approve the Consent Agenda. The motion was SECONDED by Commissioner Blonder and APPROVED BY UNANIMOUS VOICE VOTE.¹

6. Appeals

(None)

¹ Commissioner Jon DePreter not present for vote.

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

7.B.1. Community Rating System Presentation (Richard Schauland, City Building Official)

Richard Schauland, City Building Official, said that a few months prior he spoke to the Commission about the Community Rating System (CRS). He said at that meeting, he advised the City would undergo their three-year verification visit. He announced the results came back last week and the score had improved by almost 200 points and Federal Emergency Management Agency (FEMA) accepted the studies that were completed under the Watershed Master Plan. He said the City was now a Class 4 Community, which meant by Floodplain Management standards, it was an honor to be a Class 4 or higher as there were only 1,800 communities in the nation that participated, and the City of St. Augustine would be one of twenty-five that was class 4 or higher. He added the community would receive a 30% discount on new or renewed flood insurance policy as of April 1, 2026, which was an additional 5%. He said over the past ten years the City staff had improved the CRS from class seven to class four, providing a 15% discount. He thanked Ramond Deschler, Floodplain Coordinator, who was responsible for most of the work. He said they planned to continue moving forward and work towards obtaining a class three rating.

Mayor Sikes-Kline said this was very good news for the community. She said this was a great benefit for residents that had flood insurance. She encouraged everyone to have a flood insurance policy even if they were not required. She asked if everyone

in the City was required to have flood insurance.

Mr. Schauland replied there were several places in flood zone 'x', which mortgage companies did not require homeowners to have flood insurance; however, it was encouraged as those areas could potentially flood.

Mayor Sikes-Kline thanked Mr. Schauland for his work and dedication as it was a big priority for the City.

Commissioner Springfield confirmed that this CRS was good for the next three years and did not have to be renewed yearly.

Mr. Schauland replied that was correct; however, they did have to send documents that proved the City was maintaining what was required of them.

Commissioner Springfield encouraged homeowners to confirm what type of insurance they had because if your home was paid off, insurance was not required.

Commissioner Blonder thanked Mr. Schauland for working diligently. She noted that Raymond Deschler was a Flagler alumnus, and one of her previous students. She was proud of the work he was doing in the City.

Commissioner DePreter echoed the gratitude of his fellow Commissioners. He said this was one of the main issues he ran upon during his campaign. He said he wanted to continue to strive for a class three CRS as it was very important for the community. He said he was proud that St. Augustine was a leader in this effort.

Commissioner Garriss thanked everyone involved. She said she appreciated the report.

Mr. Birchim said this was based on a tremendous amount of work from staff and he felt they were the most professional staff in Northeast Florida when it came to

Resiliency and Floodplain Management. He said all the credit went to them and he congratulated them.

7.C. Other Items Requiring Public Hearing

(None)

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

8.A.1. Ordinance 2025-17: Designates Bannan Avenue southbound from Court Edna to Court Louise as one-way traffic only. (J. Beach, Chief Resilience Officer/Utilities and Public Works Deputy Director)

Jessica Beach, Chief Resilience Officer/Utilities and Public Works Deputy Director reviewed Ordinance 2025-17.

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

Commissioner Springfield thanked Ms. Beach for consideration of the neighborhood and felt the solution proposed was great.

Commissioner Blonder said she was excited about this happening, as this would help with sustainability.

Commissioner Garris thanked Ms. Beach for listening to the neighborhood's needs and concerns. She thanked her for doing an excellent job.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2025-17 on second reading. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

8.A.2. 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, Assistance City Manager, reviewed Ordinance 2025-22. He advised additional signage would be added and the historic area yellow curb paint would be refreshed prior to implantation.

Mayor Sikes-Kline asked for clarification. She said this was specifically for illegal parking only which meant in front of fire hydrants, sidewalks, grass, yellow curbs, loading zones or rideshare zones in the downtown area.

Mr. Franklin replied in the affirmative. He said it was specifically in downtown area and between Old Mission Avenue, South Street the Matanzas River and the San Sebastian River and the neighborhoods incorporated were North City and Abbott

Tract. He said parking in a residential parking permitted space or on yellow curb would result in the fine.

Mayor Sikes-Kline thanked Mr. Franklin for the clarification as there had been a lot of confusion within the community. She said if parked at an expired meter, the fine would remain at \$25, not the elevated fine for illegal parking.

Mr. Franklin confirmed that was accurate. He said they only wanted people to come and be compliant when parking.

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

- Lauren Giber
- Philip Anthony Smith

Commissioner DePreter was in support of the ordinance. He said the yellow curbs were established for sight lines when and were for public safety, which was an advantage. He said he was happy that the permitted spaces for the residential parking program were included as it was a concern. He said having the appeals process in the County was good in case there were grievances. He pointed out the program was being implemented in Lincolnville as the zone included South Street.

Commissioner Garriss thanked Mr. Franklin for acknowledging that the yellow curbs would be addressed as it was very important, and for adding signage. She said a fine for blocking a resident's driveway should be implemented City wide. She felt handicapped parking fines should be enforced as that was a disservice to those who needed those spaces. She said if the ordinance passed, the question was if there was a way to make sure it was enforced, and this made the City seem unfriendly as a community. She understood the fines needed to be increased but she thought the fines could be lowered as this was tripling the cost of

the ticket. She said St. Augustine was a beautiful City and she felt this would create more traffic as many would not park to avoid receiving a ticket of any sort. She said she agreed to the \$100 fine for parking in front of a driveway but felt it should be lowered for the other issues.

Commissioner Springfield thanked Melissa Wissel and Jaime Perkins for reminding everyone that the Parknow Cards would expire as of September 1, 2025; however, it could be traded in for cash at the City. He noted the Parknow application was fantastic, and it could be added to mobile phones for discounted parking. He said this discount for parking was allowed for all St. Johns County residents, and he asked that this discount be passed onto employees that worked in the City if even they lived outside the county. He said the \$35 was not substantial and he felt the fine needed to remain \$100 at minimum. He said he was in support of the ordinance.

Commissioner Blonder said she was in support of the ordinance and if there were some adjustments needed in the future, those could be made.

Mayor Sikes-Kline asked how this would be communicated to the community and was there a plan for enforcement.

Mr. Franklin replied this was aimed at Nights of Lights, but first, warnings would be given and then fines would be issued starting in November.

MOTION

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

Ms. Lopez read the title as follows:

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: Blonder DePreter, Springfield, Sikes-Kline

NAYES: Garris

MOTION APPROVED 4/1

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 2025-23: Amends the Future Land Use Designation of approximately 11.39 Acres at Florida Avenue and Theodore Street East of Nesmith Avenue. (A. Skinner, Planning and Building Director)

Amy Skinner, Planning and Building Director, reviewed Ordinance 2025-23.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2025-23 on first reading and moved to second reading. The motion was SECONDED by Commissioner Springfield.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2025-23

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 11.39 ACRES; LOCATED AT FLORIDA AVENUE AND 3 THEODORE STREET; EAST OF NESMITH AVENUE BETWEEN THEODORE STREET TO THE NORTH AND JOSIAH STREET TO THE SOUTH AS PORTIONS OF WHITNEYS SUBDIVISION - PART OF RAVENSWOOD IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; CHANGING APPROXIMATELY 2.97 UPLAND ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL MEDIUM DENSITY TO RECREATION AND OPEN SPACE AND CHANGING APPROXIMATELY 8.42 WATERWARD ACRES OF PROPERTY FROM ITS CURRENT DESIGNATION OF OPEN LAND (VERY LOW DENSITY) TO OPEN LAND (CONSERVATION); 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, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY²

9.A.2. Ordinance 2025-24: Amends the Zoning of approximately 11.39 acres at Florida Avenue and 3 Theodore Street East of Nesmith Avenue. (A. Skinner, Planning and Building Director)

Item heard during Item 9.A.1

Amy Skinner, Planning and Building Director, reviewed Ordinance 2025-24.

Ex Parte Communication :

(None)

MOTION

Commissioner DePreter MOVED to pass Ordinance 2025-24 on first reading and moved to second reading. The motion was SECONDED by Commissioner Blonder.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2025-24

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 11.39 ACRES; LOCATED AT FLORIDA AVENUE AND 3 THEODORE STREET; EAST OF NESMITH AVENUE BETWEEN THEODORE STREET TO THE NORTH AND JOSIAH STREET TO THE SOUTH AS PORTIONS OF WHITNEYS SUBDIVISION - PART OF RAVENSWOOD IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING

² Commissioner Garriss was not present for vote.

APPROXIMATELY 2.97 UPLAND ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL GENERAL-ONE (RG-1) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU) AND REZONING APPROXIMATELY 8.42 WATERWARD ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL GENERAL-ONE (RG-1) TO THE CITY CLASSIFICATION OF OPEN LAND (OL); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: DePreter, Blonder, Springfield, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY³

9.A.3. Ordinance 2025-25: Amends the Future Land Use Designation of approximately 6.57 acres at Florida Avenue and Julia Street East of Florida Avenue. (A. Skinner, Planning and Building Director)

Amy Skinner, Planning and Building Director, reviewed Ordinance 2025-25.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2025-25 on first reading and moved to second reading. The motion was SECONDED by Commissioner DePreter.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2025-25

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 6.57 ACRES;

³ Commissioner Garriss was not present for vote.

LOCATED AT FLORIDA AVENUE AND JULIA STREET; EAST OF FLORIDA AVENUE BETWEEN JULIA STREET TO THE NORTH AND EVERGREEN AVENUE TO THE SOUTH AS PORTIONS OF RAVENSWOOD SUBDIVISION IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; CHANGING APPROXIMATELY 4.26 UPLAND ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL MEDIUM DENSITY TO RECREATION AND OPEN SPACE AND CHANGING APPROXIMATELY 2.31 WATERWARD ACRES OF PROPERTY FROM ITS CURRENT DESIGNATION OF OPEN LAND (VERY LOW DENSITY) TO OPEN LAND (CONSERVATION); 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

9.A.4. Ordinance 2025-26: Amends the Zoning of approximately 6.57 acres at Florida Avenue and Julia Street East of Florida Avenue. (A. Skinner, Planning and Building Director)

Item heard during item 9.A.3.

Amy Skinner, Planning and Building Director, reviewed Ordinance 2025-26.

Ex Parte Communication :

(NONE)

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2025-26 on first reading and moved to second reading. The motion

was SECONDED by Commissioner DePreter.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2025-26

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 6.57 ACRES; LOCATED AT FLORIDA AVENUE AND JULIA STREET; EAST OF FLORIDA AVENUE BETWEEN JULIA STREET TO THE NORTH AND EVERGREEN AVENUE TO THE SOUTH AS PORTIONS OF THE RAVENSWOOD SUBDIVISION IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 2.53 ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL GENERAL-TWO (RG-2) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU), REZONING APPROXIMATELY 1.28 ACRES FROM ITS CURRENT CLASSIFICATION OF OPEN LAND (OL) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU), REZONING APPROXIMATELY 0.33 ACRES OF FORMER CITY RIGHT-OF-WAY FROM UNDESIGNATED TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU), AND REZONING APPROXIMATELY 0.12 ACRES OF FORMER CITY RIGHT-OF-WAY FROM UNDESIGNATED TO THE CITY CLASSIFICATION OF OPEN LAND (OL); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.5. Ordinance 2025-27: Amends the Future Land Use Designation of approximately 2.47 acres at 10, 14, and 18 Smith Street and Evergreen Avenue East of Nesbit Avenue. (A. Skinner, Planning and Building Director)

Amy Skinner, Planning and Building Director, reviewed Ordinance 2025-27.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2025-27 on first reading and moved to second reading. The motion was SECONDED by Commissioner DePreter.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2025-27

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 2.47 ACRES; LOCATED AT 10, 14, AND 18 SMITH STREET AND EVERGREEN AVENUE; EAST OF NESBIT AVENUE BETWEEN EVERGREEN AVENUE TO THE NORTH AND SMITH STREET TO THE SOUTH AS PORTIONS OF THE BOVEE PLAT SHOWING SUBDIVISION OF PROPE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; CHANGING APPROXIMATELY 1.4 UPLAND ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL MEDIUM DENSITY TO RECREATION AND OPEN SPACE AND CHANGING APPROXIMATELY 1.07 WATERWARD ACRES OF PROPERTY FROM ITS CURRENT DESIGNATION OF OPEN LAND (VERY LOW DENSITY) TO OPEN LAND (CONSERVATION); 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, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY⁴

9.A.6. Ordinance 2025-28: Amends the Zoning of approximately 2.47 acres at 10, 14, and 18 Smith Street and Evergreen Avenue East of Nesbit Avenue. (A. Skinner, Planning and Building Director)

Item heard during item 9.A.5.

Amy Skinner, Planning and Building Director, reviewed Ordinance 2025- 28.

Ex Parte Communication:

(None)

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2025-28 on first reading and moved to second reading. The motion was SECONDED by Commissioner Blonder.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2025-28

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 2.47 ACRES; LOCATED AT 10, 14, AND 18 SMITH STREET AND EVERGREEN AVENUE; EAST OF NESBIT AVENUE BETWEEN EVERGREEN AVENUE TO THE NORTH AND SMITH STREET TO THE SOUTH AS PORTIONS OF THE BOVEE PLAT SHOWING SUBDIVISION OF PROPE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY

⁴ Commissioner Springfield was not present for vote.

DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 1.4 UPLAND ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL GENERAL-ONE (RG-1) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU), AND REZONING APPROXIMATELY 1.07 WATERWARD ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL GENERAL-ONE (RG-1) TO THE CITY CLASSIFICATION OF OPEN LAND (OL); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

9.B.1. Resolution 2025-30: Establishing a Joint Meeting between the City Commission of St. Augustine and the County Commission of St. Johns County for a Nights of Light Planning Workshop.

Mayor Sikes-Kline asked for an overview of the Resolution, based on the earlier conversation at the beginning of the meeting.

David Birchim, City Manager, reviewed Resolution 2025-30. He explained that this Resolution would allow the City Commissioners and the County Commissioners to attend a joint meeting that would be held on August 27, 2025, to discuss Nights of Lights. He said if the County chose not to advertise this meeting as a joint meeting, then the City Commission as a whole would not be able to attend and could appoint a single Commissioner to serve as a liaison.

Mayor Sikes-Kline said this should be a joint meeting and by Florida Statute, the

Resolution had to be approved to allow the Commission to attend.

Isabelle Lopez, City Attorney, advised that this had to be approved for them to attend; however, that was assuming the County would advertise the meeting as a joint meeting. She said once the Resolution was adopted, a discussion could take place to determine what would happen if the meeting was not a joint meeting.

Mayor Sikes-Kline explained she understood that the Commission had been invited to a workshop. She said the City Manager, David Birchim, and herself had been trying to meet with each County Commissioner to update them on the Nights of Lights program.

Ms. Lopez said the liaison would be able to attend and speak on factual matters but would not be able to bind the Commission.

Commissioner Springfield advised that a Board of County Commissioners Workshop would take place at 3:00p.m. on Wednesday, August 27, 2025; however, it had not been advertised as a joint workshop between the County and the City.

Mr. Birchim replied that it had not been advertised as a joint workshop as of yet.

Commissioner Blonder added that the workshop had not been advertised beyond the County's website.

Commissioner Springfield asked what the requirements were for advertising a meeting.

Ms. Lopez explained there was not a statutory minimum notice, but they had to provide 'reasonable notice'. She said if the resolution were passed, it could encourage the County to advertise the workshop as a joint meeting in the hope that the City could participate.

Commissioner DePreter said the determination that needed to be made was if the Commission wanted to attend, as they were unable to force the issue. He said the discussion should include if it were more beneficial to attend. He thanked Mayor Sikes-Kline for her hard work as she had put in a lot of time and effort. He asked if everyone was interested in attending.

Commissioner Springfield said it felt odd for the County to hold a workshop on Nights of Lights and not allow the City to be represented.

Commissioner Garris felt there were several variables as the City was requesting more money from the County than they had in past as there was normally a standard amount from them, and out of respect, County Commissioner Ann Taylor and County Commissioner Clay Murphy attended a City meeting explaining they wanted to be of assistance to the City. She said she was contacted by County Commissioner Sarah Arnold who felt everyone needed to meet to discuss Nights of Lights. She stated this year needed to be successful as last year was difficult. She felt the City and County should work together, as we were all the same community. She said after meeting with City Manager, David Birchim, County Commissioner Sarah Arnold, County Administrator Joy Andrews, Susan Philips, and Karen Zander, she felt they were able to come up with a plan to help the City obtain the funds they were requesting. She said the workshop was vital to having a successful Nights of Lights.

Commissioner Blonder clarified that Mayor Sikes-Kline met with County Commissioners not the City Commissioners. She said staff spent a tremendous amount of time addressing the concerns that the County had, which was confusing as the plan had been vetted by community members, the business association, and residents. She said she advocated for the residents with shortening Nights of Lights. She said the concerns

from last year's Nights of Lights had been addressed since January 2025, and she felt this was a last-minute request for a workshop and did not understand the purpose. She said the timeline for public notification was even shorter than what had been provided to them, which caused great concern. She pointed out the St. Augustine Record had published information about the workshop and in the article, there was a proposal to have three teams comprised of fourteen people each that would address the issues that had already been addressed by the City. She encouraged residents to attend the workshop to provide feedback and input.

Mayor Sikes-Kline felt strongly that the entire Commission should attend and participate in a joint meeting. She appreciated that Commissioner Blonder had been a champion for the residents and appreciated her support.

MOTION

Commissioner Springfield MOVED to pass Resolution 2025-30. The motion was SECONDED by Mayor Sikes-Kline.

Mayor Sikes-Kline requested the resolution be read in totality.

Isabelle Lopez, City Attorney read Resolution.

RESOLUTION NO. 2025-30

A RESOLUTION OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, ESTABLISHING A JOINT MEETING BETWEEN THE CITY COMMISSION OF ST. AUGUSTINE AND THE COUNTY COMMISSION OF ST. JOHNS COUNTY TO DISCUSS PLANNING FOR THE 2025 NIGHTS OF LIGHTS AT THE COUNTY ADMINISTRATION BUILDING.

WHEREAS, Florida Statutes §166.0213(2) stipulates that the governing body of a municipality may hold joint meetings to

receive, discuss, and act upon matters of mutual interest with the governing body of the county within which the municipality is located or the governing body of another municipality at such time and place as shall be prescribed by ordinance or resolution; and

WHEREAS, the City Commission, at its meeting on August 25, 2025, elected to participate in a joint meeting with the County Commission of St. Johns County to discuss planning for the 2025 Nights of Lights; and

WHEREAS, the City Commission has concurred that the meeting is to take place at the County Administration Building at a date and time agreed to by all parties.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. A joint meeting between the City Commission of St. Augustine, Florida and the County Commission of St. Johns County to discuss planning for the 2025 Nights of Lights shall be scheduled for: August 27, 2025, at 3:00pm, or at some other mutually agreed upon and noticed date and time, consistent with §125.001(2) and §166.0213(2).

Section 2. The joint meeting between the City Commission of St. Augustine, Florida and the County Commission of St. Johns County shall take place at the County Administration Building located at: 500 San Sebastian View, St. Augustine, Florida 32084, or some other mutually agreed upon and noticed location.

ADOPTED in Regular Session of the City Commission of St. Augustine, Florida this 25th day of August 2025.

Commission Blonder asked since this was a workshop, were decisions allowed to made.

Ms. Lopez replied that no decisions were allowed to be made during the workshop.

Commissioner Springfield asked if a joint meeting was not advertised or chosen by the County, and the City Commission chose a liaison, could they attend as an audience member.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

Ms. Lopez explained that there were other options if this was not a joint meeting as the resolution assumed. She said under Florida Law, the Commission was not allowed to meet outside the boundaries of the City of St. Augustine and the only way that could be done would be through a joint meeting, which was the reason for the resolution. She suggested selecting a liaison from the Commission to participate and have key City staff available to answer questions.

Commissioner DePreter said that Mr. Birchim had been discussing options with the County. He asked if there were any indications of what the workshop would be about, because the requests made were clearly stated.

Mr. Birchim replied that he was unsure as he had prepared a presentation for the workshop, which had been sent to County staff. He said the County Commissioners would have the most updated version for them, which included everything related to parking, restrooms, security, transportation and a traffic plan. He said he felt the County may want to have a better understanding of the plan. He said the plan had been presented to the Tourist Development Council (TDC), the community, and at five stakeholder meetings; however, it was not presented to the County Commissioners.

Commissioner DePreter questioned if the workshop was to negotiate some of the items the City was requesting assistance with or whether it was to gain political

support for the plan that had been offered by the Mayor and Mr. Birchim, City Manager.

Mr. Birchim said he felt it originated from the recommendation made by the TDC that was forwarded to the County Commissioners during their budget period. He stated the TDC recommended \$850,000 be appropriated for NOL, and the County wanted clarity, and a deeper understanding of how those funds would be used, which were expanded shuttle services, restrooms, and security.

Commissioner DePreter pointed out these were items that had been discussed.

Mayor Sikes-Kline stated that the TDC made the recommendation to the County unanimously. She said a letter was provided to her and Mr. Birchim, noting that \$777,929 that could be appropriated, and the rest of the letter explained what categories it could come from. She had met and provided the presentation to Christian Whitehurst and Ann Taylor and had plans to speak with Clay Murphy, and Sarah Arnold, and Joy Andrews, County Administrator. She stated that the City Commission worked well together and should continue to serve the people who elected them. She thought it was vital to participate but understood she was unable to represent the City due to Sunshine Laws and being on the Board with Krista Joseph. She said if they wanted to select a liaison, she would be in support of that as well.

Commissioner Springfield felt Mayor Sikes-Kline should participate as she had the largest background with the other organizations. He asked if there would be an advertisement that the TDC would be involved, allowing the Mayor and County Commissioner Joseph to be there at the same time.

Ms. Lopez replied she thought both could attend as this was a workshop by the County and not a joint workshop with the TDC. She said she would contact the

County again and advise them that Mayor Sikes-Kline was the first choice as liaison if this was not a joint workshop.

Commissioner DePreter questioned if he was able to attend, as he was the liaison of the Visitors and Convention Bureau (VCB) for the City and County Commissioner Ann Taylor was the liaison for the County.

Ms. Lopez explained the main topic was NOL and if the VCB did not make decisions regarding NOL, then it should not be an issue.

Mr. Birchim stated the VCB could have a part in NOL decisions.

Commissioner DePreter felt this workshop would be beneficial and since this was the only chance for them to strategize, it should be discussed. He asked if the County reach out to any of the other City Commissioners.

Mayor Sikes-Kline, Commissioner Springfield, and Commissioner Blonder replied they were not contacted; however, Commissioner Garris was contacted.

Commissioner Springfield questioned if they were invited to participate by the County and if not, they could be in the audience.

Ms. Lopez advised in the past she and the County Attorney would work out the details, and it would be noticed and advertised as a joint meeting. She said as of today, this was not a joint meeting according to the County; however, the City Commissioners were encouraged to attend and participate. She advised the only legal way for the City Commission to participate was with the joint meeting concept, hence the reason for the resolution.

Mayor Sikes-Kline suggested that the whole Commission attend.

Commissioner DePreter agreed; however, suggested that if it was not a joint meeting,

he felt either Commissioner Springfield or Vice-Mayor Blonder could be the liaison since they spoke to Commissioner Garris already.

Commissioner Blonder agreed, but advised she was unavailable until 3:15p.m.

Commissioner Garris disagreed and stated she should be the liaison for the Commission, as she was up to date on the NOL issues. She said the County wanted to have different points of view on the issues and she had spoken to Sarah Arnold, and Joy Andrews, along with several others multiple times, with Mr. Birchim. She said the details about the workshop were provided and the concern was the documents provided were not detailed enough for the amount of money requested.

Commissioner Blonder agreed that the entire commission should attend. She said she wanted the best for this NOL season and the City had great ideas and there had been a lot of work done.

MOTION

Commissioner Blonder MOVED that the entire Commission be in attendance and not have a liaison selected that may or may not be allowed to speak. Mayor Sikes-Kline SECONDED the motion.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

10. Staff Reports and Presentations

10.A. Street Tree Advisory Committee Yard of the Year Award. (S. Slaughter, Utilities and Public Works Director)

Stephen Slaughter, Utilities and Public Works Director, reviewed the Street Tree Advisory Committee Yard of the Year Award website, application, and scoring

sheet. He said with approval they would move forward with the first award of the year.

Commissioner DePreter questioned exactly how it would work. He asked if there would be a list of native plants.

Mr. Slaughter replied that a specific list of native plants would not be provided.

Commissioner Blonder commented that there was a website that was easily accessible online that had information about native, Florida friendly, and pollinator plants.

Commissioner DePreter asked if the Street Tree Advisory Committee would be selecting the award. He asked if this would be annual.

Mr. Slaughter replied that this would be advertised through the Utility and Public Works Department and then work with the Street Tree Advisory Committee and provide a recommendation for the winner. He confirmed this would take place annually.

Commissioner Springfield thanked Mr. Slaughter for starting this again as it had been done in the past. He said this was to help encourage native landscaping and he felt that it was done exceptionally well with the score sheet created. He said in discussions with Gina Burrell, there were talks about having multiple categories, and he thought that could happen in the future with a bit of a twist to indicate which one you were applying for. He said the more the better and this would encourage others to do better and keep up with the commitment. He thanked Ms. Burrell as she had been on the Street Tree Committee for numerous years and this was a passion for her.

Mr. Slaughter commented that Ms. Burrell had been instrumental with this project.

Commissioner Blonder said everything she had requested was incorporated. She thanked Commissioner Springfield for the support of the project and for being a past winner. She thanked staff and Ms. Burrell for advocating and remaining persistent.

Mr. Slaughter said he hoped to present the award in springtime.

MOTION

Commissioner Blonder MOVED to ACCEPT staff's recommendation on the Street Tree Advisory Committee Award process and move forward expediently. The motion was SECONDED by Commissioner Springfield.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

11. ITEMS BY CITY ATTORNEY

(None)

12. ITEMS BY CITY CLERK

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

Darlene Galambos, City Clerk, advised that applications for the Planning and Zoning Board were being accepted as the current terms would expire at the end of September.

13. ITEMS BY CITY MANAGER

David Birchim, City Manager, had a request from the St. Johns County Sheriff's Department, to use the City of St. Augustine Police and City Fire Department logos on the Sheriff's Command Vehicle. He said with permission, they wanted to display them on the vehicle.

There was consensus to allow the St. Johns County Sheriff's Department, to use the City of St. Augustine Police and City

Fire Department logos on the Sheriff's Command Vehicle.

14. Items by Mayor and Commissioners

Mayor Sikes-Kline clarified that no tax dollars were spent by the City for her to travel to Israel. She said she appreciated the speaker during public comments that spoke about the traffic blocking King Street. She said the City was in control of King Street and believed that the City could add a solution to not block the street at intersections as it was a big problem.

Mr. Birchim replied that there was a solution for that and once King Street was redesigned, a dedicated turn lane would be added. He said in the meantime he would speak to the mobility department about adding the 'Don't Block the Box' to the intersection.

Mayor Sikes-Kline said the speaker who spoke regarding Fish Island had written an email and she discussed it with the Cultural Council was she as aggrieved about the history that was omitted. She said the Cultural Council advised that history could be added to the website and the next time the Black History Trail was reproduced, the information would be added. She said that information was relayed to Ms. Hill; however, she wanted more to be done. She said she would be speaking to JB Miller, Fish Island Land Development, about what could be done. She felt it was a worthy project and appreciated the time invested.

Commissioner DePreter said he liked that something would be added to the intersections to help with traffic. He asked when that part of King Street would be complete.

Mr. Birchim replied that the King Street project would begin around 2028-2029.

Commissioner Garris asked if a loading zone could be added as a designated location along Cathedral Place.

Mr. Birchim replied that he thought it may already be allowed as there was a loading zone for customers to pick up purchases. He said he would verify that no changes were needed.

Commissioner Garris asked if there was an update on the Day Center opening.

Mr. Birchim said it was very close to opening for Dining with Dignity, but they were waiting on Florida Power and Light and the grand opening should take place in September.

Commissioner Garris said the Elks Lodge opening was fantastic compared to what it had looked like after the past storm. She was pleased to see all the people who came to the ribbon cutting ceremony and thanked staff for their hard work.

Commissioner Springfield acknowledged the County Commission as they were concerned about their residents and growth but felt they were moving in the right direction. He asked for employee parking to be investigated. He welcomed the students back to Flagler College as school was back in session and St. Johns County.

Commissioner Blonder emphasized that the staff had worked diligently on many complicated issues and was able to respond very quickly. She said the staff was always very professional and she could not be more pleased. She said a few years prior there had been a discussion about e-bikes as they were now more prevalent. She asked for that to be followed up on as it was an important topic. She reminded everyone to keep flooding in the forefronts of their minds as we were in the hurricane season.

Mayor Sikes-Kline said the County and other Cities were developing Ordinances for e-bikes, as it was a big topic. She asked if that was the request.

Commissioner Blonder said previously it had been investigated but had stopped. She asked if that could be done.

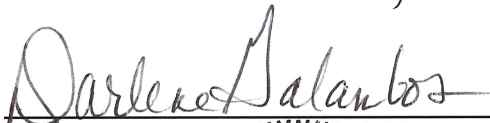
Mayor Sikes-Kline and Commissioner DePreter said they were in support of an ordinance as it was part of the multimodal message.

15. Adjournment

There being no further business, the meeting was adjourned at 7:45 P.M.⁵



Nancy Sikes-Kline, MAYOR



Darlene Galambos, CITY CLERK



⁵ Transcribed by Elyse Wiemann