

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, October 13, 2025

The City Commission met in formal session Monday, October 13, 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
Corey Sakryd, Director, General Services
Richard Schauland, Building Official, Planning and Building
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Elyse Wiemann, Senior 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

Mayor Sikes-Kline requested to add public comment to item 10.A., Animal Drawn Vehicle Franchise and Lease Agreements, Code Review, and Carriage relocation during bayfront construction. She said this was staff presentation and public comment was not typically held; however, felt it best to hear from the public regarding this item

MOTION

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

3. Special Presentations, Recognitions and Proclamations

3.A. Proclamation 2025-31: Proclaims October 13th as Indigenous Peoples Day (N. Sikes- Kline, Mayor)

3.B. Proclamation 2025-33: Declares October 20-26, 2025, as Florida City Week (N. Sikes-Kline, Mayor)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Bruno DiFabio
- Richard Hardy
- BJ Kalaidi

5. Consent Agenda

David Birchim, City Manager, read the Consent Agenda.

CA.1 Preview of upcoming Commission meetings.

CA.2 THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON OCTOBER 27, 2025:

- Ordinance 2025-30: Provides minor editorial changes to the city's parking regulations
- Ordinance 2025-31: Creating Section 8-117, Repair timeline for milestone inspections
- Ordinance 2025-23: Amends the Future Land Use Designation of approximately 11.39 Acres at Florida Avenue and 3 Theodore Street East of Nesmith Avenue
- Ordinance 2025-24: Amends the Zoning of approximately 11.39 acres at Florida Avenue and 3 Theodore Street East of Nesmith Avenue
- Ordinance 2025-25: Amends the Future Land Use Designation of approximately 6.57 acres at Florida Avenue and Julia Street East of Florida Avenue
- Ordinance 2025-26: Amends the Zoning of approximately 6.57 acres at Florida Avenue and Julia Street East of Florida Avenue
- 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
- 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

CA.3 Reminder of Upcoming Meetings:

- October 27, 2025, 3:00PM - Community Redevelopment Agency Meeting
- October 27, 2025, 5:00PM - Regular City Commission Meeting
- November 10, 2025, 5:00PM - Regular City Commission Meeting
- December 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:

- 856 Hamilton Avenue- Cornell and Gladys McMillon

CA.7 PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING). NONE.

CA.8 NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED:

Proclamation 2025-32: Proclaims 2025 as the 150th Anniversary of Greater St. Mary Baptist Church (C. Garris, City Commissioner)

CA.9 Eminent Domain: Lake Maria Sanchez - Invoice for Professional Services (I. Lopez, City Attorney)

End Consent Agenda

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

(None)

5.B. Approval of Consent Agenda

MOTION

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

6. Appeals

(None)

7. General Public Presentations, Items of Great Public Importance, and Other Items Requiring Public Hearings

7.A. General Public Presentations

(None)

7.B. Items of Great Public Importance

(None)

7.C. Other Items Requiring Public Hearing

(None)

8. Ordinances and Resolutions – Public Hearing Required.

(None)

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 2025-30: Provides minor editorial changes to the city's parking regulations (I. Lopez, City Attorney)

Isabelle Lopez, City Attorney reviewed Ordinance 2025-30.

MOTION

Mayor Sikes-Kline **MOVED** to pass Ordinance 2025-30 on first reading and moved to second reading. The motion was **SECONDED** by Commissioner Springfield.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2025-30

AN ORDINANCE OF THE COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 24, ARTICLE II OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING FOR DEFINITIONS; PROVIDING FOR GENDER NEUTRAL LANGUAGE; PROVIDING FOR PARKING PROHIBITIONS CONSISTENT WITH STATE STATUTE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.2. Ordinance 2025-31: Creating Section 8-117, Repair timeline for milestone inspections (R. Schauland, Building Official, Planning and Building)

Richard Schauland, Building Official reviewed Ordinance 2025-31.

Commissioner Springfield was concerned that the ordinance would require the City to determine if the building was livable or not.

Mr. Schauland replied in the affirmative.

Commissioner Springfield questioned if that would make the City liable if the building were to collapse.

Mr. Schauland said he would have an engineer look at the building before making any decision.

Isabelle Lopez, City Attorney, advised that was required per state statute.

Mayor Sikes-Kline said she was unsure if it was more of an unfunded mandate or a preemption.

Commissioner Springfield stated he thought it was a passing of liability, so the City would be at fault instead of the State, as they would not be approving the inspections, the City would be.

Commissioner Cynthia Garris said there was nothing that could be done; however, she recommended monitoring it closely to help limit liability.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2025-31 on first reading and moved to second reading. The motion was SECONDED by Commissioner Springfield.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2025-31

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, CREATING SECTION 8-117 OF THE CODE OF THE CITY OF ST. AUGUSTINE TO CONFORM WITH STATE STATUTE REGARDING A TIMEFRAME FOR REPAIRS OF SUBSTANTIAL STRUCTURAL

DETERIORATION TO A CONDOMINIUM OR COOPERATIVE ASSOCIATION; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

(None)

10. Staff Reports and Presentations

10.A. Animal Drawn Vehicle Franchise and Lease Agreements, Code Review, and Carriage relocation during bayfront construction (C. Sakryd, General Services Director)

Corey Sakryd, General Services Director, provided a brief presentation regarding the animal drawn vehicle franchise and lease agreements, City Code review, and possible carriage relocation during bayfront construction.

Commissioner DePreter questioned where the proposed new staging area would be located.

Mr. Sakryd replied the two proposed locations were the Clock Tower circle at the Visitors Information Center and the other was on King Street off Cathedral Place. He said the second location was a commercial loading zone during the day and that could be used temporarily.

Commissioner Garris asked what the proposed new route would be.

Mr. Sakryd replied that the route would remain the same; they would only depart from a different location.

Commissioner Springfield noted the franchise fees were quoted at \$1,000 per medallion. He asked if the fee was \$1,000 each or 2.5% of the gross income, which ever was higher was what they were to pay.

Mr. Sakryd replied in the affirmative.

Public Comment was open and the Commission heard from the following members of the public:

- Patricia Ramos
- Carla Wilson
- Bryan Wilson
- Lena Russell
- Katherine Zoda
- Alexander Milina
- Heather Wilson
- Scott York
- Charles Bailey
- William Cushion
- Mark Frazier
- Jennifer Cushion
- Rebecca Foible

Mr. Sakryd told the Commission that he received an email Friday afternoon, informing him of activity taking place at the one-acre stable, which was in violation of the lease agreement. He contacted the lessee, Jennifer Cushion, and informed her of the violation and a letter was issued requesting unauthorized horses be removed from the stable.

Mayor Sikes-Kline asked for clarification between the one-acre property and the transfer station.

Mr. Sakryd replied that the transfer station had four medallions, and those horses were brought in in the morning or afternoon to do tours, leaving in the evening and not staying overnight. He said the one-acre property was a stabling facility. He said horses stayed on site at this location and were operated by Country Carriages.

Mayor Sikes-Kline recalled that the transfer station was built after the ordinance was

written. She felt that was an area that should be addressed.

Commissioner Garris remembered that the transfer station when built was needed and the one-acre property that was leased out by Country Carriages, and the City had not done much to the property.

Mr. Sakryd replied that the City did not place any facilities on the property, and all the buildings had been constructed by operator.

Commissioner Garris asked if the transfer station had been kept up to code. She questioned what the grounds at the transfer station looked like.

Mr. Sakryd replied in the affirmative. He said in addition to the franchise agreement, there was a lease agreement for the transfer station, and in that agreement was a monthly contribution to a sinking fund, which helped maintain the facility. He stated at the transfer station, there was no pasture for the horses; however, it was fenced in with stables and a wash rack located in the back.

Mayor Sikes-Kline said she appreciated the flexibility in the route changes for when the carriages had to be moved off the bayfront. She asked when the changes were to take place.

David Birchim, City Manager, replied that the timeline for the changes was unknown, but it would depend on when the Department of Transportation (DOT) started staging for the seawall replacement.

Mayor Sikes-Kline reiterated that section 27-146 Monitoring & Compliance should be reviewed and enforced. She said she understood the reasoning and agreed that horses needed pasture time but felt it could be rethought out. She said she with section 27-132 Loading and Unloading, establishing the cost of the rides, which had been done previously with cab fares

and recalled that this was missing during the first ordinance update but felt could be addressed by seeing how other cities like Charleston, South Carolina and Sea Island, Beaufort, and South Carolina charged for rides. She expressed concern for the drainage specifically at the one-acre parcel and how the City could contribute to that location as it was owned by the City and she felt the City had some responsibility for it. She was very supportive of the industry and knew it was a tough business. She felt the owners were in this industry for the love of animals, the benefit of the City, and not completely for financial gain. She said many times People for the Ethical Treatment of Animals (PETA) have come but she was on the side of the carriages as it was a historic and an important asset to our City.

Commissioner Springfield provided a power point¹ and highlighted the following points:

- Thoughts about the Carriage Business
- Reasons to move off Avenida Menendez
- Review of Franchise Fees
- Temperature Concerns
- Horse Concerns
- Recommendations, Pay for Supervision and Potential Outcome

Commissioner DePreter felt this was a good time to discuss the issue as it had become personal. He agreed with updating the existing facilities, lowering the maximum temperature, and limiting them to certain times of day. He suggested turning the route south along the bayfront and was very concerned when the seawall construction began, where they would go as an alternative and was open to discussion. He said his concern with that was a mobility issue, which was high priority and from a business standpoint and understood the owners' concerns but felt there were other alternatives that would work for everyone. He said one acre of

pastureland for several horses was a concern and he did not feel this was pastureland because grass could not grow in this area.

Commissioner Garris thanked everyone for coming as it was a passionate discussion. She agreed with resident Scott York, who showed the essence of what the horse and carriages brought to the City. She said none of the local downtown people were complaining as she felt it was one of the charming aspects of the City. She thanked the doctor for coming and sharing the type of care the horses received as that had been a concern voiced by many. She expressed her concern for the driver's health as well as the horses. She said the welfare of the drivers should fall on the employers and they should provide cold water. She agreed and thought the City needed to be more responsible for the leased one-acre parcel.

Commissioner Blonder thanked the animal welfare advocates for bringing forth the discussion as they were passionate and care for the animals. She thanked the franchise owners for being open to suggestions and responsive to staff by providing information to staff, and appreciated the presentation given by Mr. Sakryd and the way he approached the topic by identifying the deficiencies and corrected actions. She said she had taught animal behavior at a collegiate level, which included enrichments of captive and domesticated animals for the past twenty years, and living in the city for the past twenty-five years visiting downtown daily for work, she had never seen evidence of abuse; however, agreed that the one-acre parcel was substandard in a lot of ways and was concerned about the horses being kept at the facility for long periods of time. She explained that when she visited Robert B. Hayling Park with her dog, the interaction between the two was lighthearted and the horses seemed to be healthy and happy. She supported moving the carriages off Avenida Menendez because there were safety issues, which

¹ Power point attached to original packet

were a hazard for the carriage drivers with the vehicles and agreed that mobility was impacted. She felt that the temperature was more of a larger issue that needed to be addressed. She provided information about how carriage companies operated in other countries according to the temperature. She stated she was not in support of ending the carriage business. She felt a statement should be made that clarified the position of the Commission.

Mayor Sikes-Kline agreed that a statement should be made. She said there was not an interest eliminating the industry or curtailing in any way, but what the Commission wanted to do was make it a better industry moving forward.

Commissioner Springfield commented that changes had to be made. He suggested finding a permanent department to supervise the horses and hire someone that was familiar with horses and transportation in general, which in return could supervise all the franchises.

Mayor Sikes-Kline highlighted several common points that everyone seemed to be in support of which were:

- Concern regarding the one-acre parcel facility
- Decrease the temperature to include the night temperatures
- Review the hours and dates of operation to include the shifts and timeframes
- Route change options
- Pasture time

Mayor Sikes-Kline asked about the flat rate fee.

Commissioner Springfield replied that he thought a higher flat rate per franchise would be more appropriate based on his research. He said franchises were paying \$1,000 currently, and after his calculations, he did not feel that fee should be based off their income as the City should not be reviewing their income documents but

could establish a flat rate that was consistent with the industry.

Commissioner Blonder agreed that the \$1,000 would not cover the cost of enforcement.

Mayor Sikes-Kline asked if the feedback provided was enough to help move the discussion forward.

Mr. Birchim replied that these matters would be discussed with staff and brought back for further review.

Commissioner Blonder asked if the statement in support of the industry had been clearly stated.

Mayor Sikes-Kline replied that she felt it was clear that the Commission was interested in moving forward with the industry to make it better.

Mr. Birchim reiterated that there was a consensus that there were improvements that needed to be made; physical improvements, process improvements, and finance improvements, but the industry was intact.

10.B. License Agreement to use Flagler College's Parking Garage during a portion of Nights of Lights (R. Franklin, Assistant City Manager)

Reuben Franklin, Assistant City Manager, reviewed the License agreement to use Flagler College's parking garage during Nights of Lights (NOL) and during the 4th of July, and it was a three-year agreement.

Commissioner Springfield asked if the security would be provided by Flagler College as they had security on site but was unsure if they would be there during winter break.

Mr. Franklin replied that security would be provided by Gideons Security, which was the same company used in the City's existing parking garage.

Mayor Sikes-Kline felt it was a great plan. She said for many years the employees needed a place to park, and this would be very beneficial for them. She asked if this would be an assigned parking space.

Mr. Franklin replied that the parking spaces would not be assigned but parking would be isolated by floor. He said during this same time Flagler College would be utilizing the other garage spaces.

11. ITEMS BY CITY ATTORNEY

(None)

12. ITEMS BY CITY CLERK

12.A. Request for one (1) appointment Planning and Zoning Board (PZB) (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, requested one appointment to the Planning and Zoning Board (PZB). She advised one application was received from Jan Kelly, who was a City resident and qualified to serve.

Mayor Sikes-Kline stated that the Chairperson of the Planning and Zoning Board (PZB) asked for the positions to be readvertised. She asked if there was a time restriction in relation to the appointments.

Ms. Galambos replied there was not. She said she was going to leave the application process open as there were two seats available. She said hopefully that would encourage more people to apply and she would readvertise.

Commissioner Springfield and Commissioner DePreter were in support of keeping the application submission open and readvertising until more applications were received.

Commissioner Blonder thanked Jan Kelly for applying and hoped she would see it through until a few more applications were received.

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

For Information Purposes Only

13. ITEMS BY CITY MANAGER

David Birchim, City Manager, explained that the City had a flooding and storm event, which took place on Friday and Saturday. He said the City saw widespread flooding in various locations including Lincolnville, Davis Shores, Nelmar Terrace and other neighborhoods in the downtown area. He said the Fire Department was very busy responding to service calls, as well as the Police Department. He said the police department was handling road closures. He said the level of flooding on Saturday was a surprise as the tide topped the seawall downtown. He applauded the hard work of the Police, Fire and Utility Departments as they worked diligently to answer each service call and expressed his gratitude. He pointed out the community had a tremendous team of first responders and utility workers.

Mayor Sikes-Kline asked how many homes had been flooded.

Mr. Birchim replied there was not a total count yet and it would be compiled with the storm damage assessment, which was done by the Planning and Building Department; however, that information should be available soon.

Commissioner DePreter asked if there was any information about the lift stations.

Mr. Birchim said lift station #50 in North Davis Shores had a minor sewer spill, and lift station # 11, located on Iberia and South Street, had a large sewer spill. He said staff responded immediately and contained and were working on solving the problem.

Commissioner DePreter asked if that was due to infrastructure or just the conditions.

Mr. Birchim said he had not received an update as of yet, but it looked to be a force main break.

Commissioner DePreter and Commissioner Blonder requested to be updated once the information had been provided.

14. Items by Mayor and Commissioners

Commissioner Garris said she saw videos of wake created by the trolleys in Lincolnville. She requested that the company be contacted in order to understand the effects that wakes have on homes and how to protect them. She said since the last City Commission meeting, she was contacted by Richard Hardy, and she requested that the license agreement for his fence be reconsidered. She said he asked her for a meeting and she and the City Manager, David Birchim, went together. She asked her fellow commissioners to consider setting another meeting to further discuss the issue regarding the fence. She said after meeting with Mr. Hardy, she understood that many palm trees would be lost if they were removed and there was a pool on the property, and a fence was required to prevent people from accessing it from the street. She added that Mr. Hardy was able to provide permits and the plat showed that the property curved in unlike the others on the street. She said in reviewing the complaint there was only one neighbor that was in opposition and not an entire neighborhood. She felt a public hearing should be done to hear from the neighborhood.

Ms. Lopez reminded the Commission about Robert's Rules and advised that anyone who was on the winning side of the motion could bring the item back for reconsideration.

Mayor Sikes-Kline said she was not in support of reconsidering the fence. She said this was her neighborhood and this issue had been a problem for quite a while.

She said that this was on the waterfront and in the public right-of-way and thought it was best to leave it alone as most of the neighbors were not in support of the fence. She said the commission denied the license agreement for the fence and she was in support of that decision.

Commissioner Springfield asked if there were more concerns than just the fence.

Mayor Sikes-Kline replied there were multiple issues and the fence was one of them.

Commissioner Blonder said she was not in support; especially while Davis Shores was celebrating its 100th Anniversary. She said the reason she was not in support of the proposed agreement was because of the precedent it could set by having a fence on the right-of-way.

Commissioner Springfield said he had heard from neighbors that the issue was an increase in lot size, in addition to the fence.

Commissioner DePreter said at the last meeting, he pointed out that the lot size of the property would not change and that the license agreement would be acknowledging that the fence was in the City right-of-way. He said the lot the fence was on was not vacant as suggested but it was a continuous lot next to the lot where the house was located. He said technically there was a house with a side yard.

Mayor Sikes-Kline commented that it was an undeveloped lot.

Commissioner Blonder said she requested staff to find out if the lot had been increased with each bulkhead that had back fill.

Commissioner DePreter said he thought a general review should take place and not a specific review regarding the fence. He said the main thing was to assure the neighbors about the lot size and if it was increasing or not. He said his estimation

was that it was an undividable lot and did not have the ability for maximum use and a nonconforming lot would not be subdivided. He said considering the setbacks, it seemed almost impossible to build upon. He said two lots to the north were unbuildable, owned by private people and the third was provided by the City. He said he thought this needed a more comprehensive review as the seawall and kayak area were being added and thought this was more than just a fence issue.

Commissioner Springfield said he was concerned because Mr. Hardy had applied for permits and the City made errors by providing permits. He explained that, in the future, that could happen and a building permit could be provided. He said that moving the fence was part of it. He asked what would happen if it was not reconsidered.

Mr. Birchim said if it was not reconsidered, it would be turned over to code enforcement. He said there was a code enforcement case pending and it would be scheduled before the special magistrate to remove the fence, palm trees, irrigation, and lighting. He said Mr. Hardy had the ability to submit a new license application, but it would have to be substantially different.

Commissioner Blonder asked if the information she requested about the seawall and back fill information could be provided.

Mr. Birchim said that it could be provided as a staff report. He said there was a long history to this property that predates the current owner.

Mayor Sikes-Kline said it was about the fence and felt the rest of the issues could be considered separately.

Commissioner Blonder agreed that it should be considered separately.

Mayor Sikes-Kline asked if there could be a report provided about the lot; however, leave the fence alone and allow City staff to move forward with the code enforcement action instead of bringing a political solution to the neighborhood.

Commissioner Garris said that if this was not reconsidered Mr. Hardy would be instructed to remove his fence.

Mayor Sikes-Kline advised that his code enforcement case would be heard by the special magistrate.

Mr. Birchim commented that if there was an appeal from the special magistrate ruling, it would be heard by the circuit court.

Commissioner Garris stated that if Mr. Hardy decided to appeal to the court there was a chance he could win because he had received the permits.

Mayor Sikes-Kline asked for clarity regarding the permits that were issued as the City provided permits for private property not public.

Mr. Birchim replied in the affirmative. He said he had not seen the site plan that accompanied the permit; however, the permit should have indicated the exact location of where the fence would have been located with a legal description of the property. He said he did not believe that the legal description notating where the fence would include the City right-of-way; however, he would have to verify. He said it was possible that the site plan had a sketch, and it was not clearly identified that the fence would be in that location. He said a neighbor contacted the City and informed us that the fence was in the right-of-way. He stated some of the palm trees, lighting and irrigation were also in the right-of-way. He said a code enforcement case was generated for the fence, irrigation, and the lights but not the palm trees. He said a license agreement was presented before

the commission, and the request was denied.

Mayor Sikes-Kline said a license agreement was for public property, and this was waterfront property.

Commissioner Garris asked if the report could be provided before a final decision was made.

Mayor Sikes-Kline felt that was a completely different issue as that concern was how the lot had been filled over the years with three different property owners. She said this was a very complicated issue.

Commissioner Blonder asked if the only people allowed to vote to reconsider the license agreement were Commissioner Garris, Mayor Sikes-Kline, and herself.

Ms. Lopez replied that was correct as they were the ones who denied the license agreement.

Commissioner Blonder said she was not in favor of bringing the item back.

Commissioner DePreter thanked staff for the Inlet Drive Seawall and was pleased with the engagement in the neighborhood and thought a good result was received.

Ms. Lopez advised the commission it would be best to refrain from commenting on the project as it could be appealed.

Commissioner DePreter asked if there was a request to make parking on Cincinnati Avenue residential only as indicated during public comment.

Mr. Birchim replied that during Nights of Lights only a residential parking program would be implemented.

Commissioner Springfield said he called twice over the weekend once for a red light and the other was for a manhole cover. He said both times, there was a quick

response, and he thanked staff. He voiced his concern regarding property tax issue and the amount of funds that were going to be spent to build the new fire station. He said the plans were underway and the property had been purchased; however, if the property tax was eliminated, the City would have to potentially change everything. He said we needed to be very careful before moving too far forward until there was more information as there could be changes if the property tax law being advocated for was enacted.

Commissioner Blonder agreed that was a very important point but felt that it was each of their jobs to advocate for ad valorem tax and educate everyone about where the funds would come from if there was no ad valorem tax. She said there has been much discussion regarding how to protect our conservation lands for the long term, she suggested a good alternative could be to add that they were unable to be sold without majority vote similar to what was in the charter at the City of St. Augustine Beach. She said this could be an alternative and felt it should be explored and discussed. She thanked staff for being attentive during the flooding event as many homes had water intrusion.

Mayor Sikes-Kline expressed her gratitude for the staff with the flooding event and was happy with the messaging provided throughout the community. She announced that the honorees for Light up Night! were Rusty Hall, President of the Menorcan Cultural Society, and Lea Craig, founder of The Minorcan Experience. She said Light Up Night! would take place on November 15, 2025, at 6:30p.m. in the plaza. She advised she spoke to Susan Philips from the Visitors & Convention Bureau (VCB), who was willing to provide a report at the November meeting regarding the Night of Lights advertising. She felt this was a good opportunity to understand how the advertising dollars were used and asked the City Manager to add her to the next agenda. She said she wrote an email to Dave Chatterton, General Manager Old

Town Trolley, regarding the flooding concerns as mentioned by Commission Garris. She said Mr. Chatterton replied that they had safety protocols for flooding and would adjust as needed; however, this had not happened before as this was a new part of the route. She commented that she spoke with Bruno DiFabio about parking on Cincinnati Avenue and that it was a misunderstanding. She said he had gone above and beyond to provide parking for his employees, and she appreciated that. She expressed concern about the wreaths on the plaza's poles, noting it was a small but real issue as noted on social media. She asked if there was a reason for the wreaths being added so soon.

Mr. Birchim replied that the wreaths and ribbon on the poles were put out five weeks prior to Light Up Night! He said since this year's season was moved up by a week it seemed a bit premature; however, this allowed time for it to do be complete. He said moving forward the City would have a private service install the décor so it would not have to be done as early.

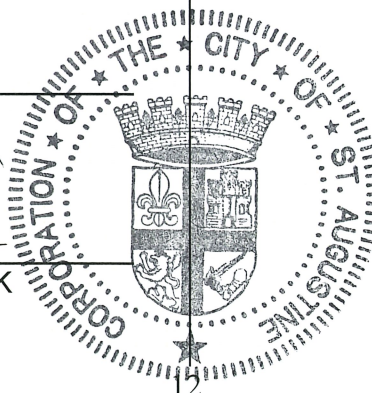
Mayor Sikes-Kline announced that the Historic Area Redevelopment²⁵! Celebration was rescheduled to October 30, 2025, from 5:00p.m.-8:00p.m. She said the Palmetto Pickers will be playing live music, and it would be a fun event on the 4th floor of the parking garage.

15. Adjournment

There being no further business, the meeting was adjourned at 7:51 P.M.²


Nancy Sikes-Kline, MAYOR


Darlene Galambos, CITY CLERK



² Transcribed by Elyse Wiemann