

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, November 10, 2025

The City Commission met in a formal session Monday, November 10, 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
Jacob Fredriksson, Planning Manager, 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 suggested having public comment for item 7.A.2., Revocable License Agreement for 117 Inlet Drive separately.

There was a consensus to have public comment for item 7.A.2.

MOTION

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

3. Special Presentations, Recognitions and Proclamations

3.A. Proclamation 2025-34: Proclaiming November 2025 as National Native American Heritage Month (B. Blonder, Vice Mayor)

3.B Proclamation 2025-37: Proclaiming November 2025 as Monarch Butterfly Month (N. Sikes-Kline, Mayor)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Robin Thomas
- Vicki Pepper
- Paul Hamill
- Patricia Ramos
- Catherine Zodda
- Ali Burchfield
- Rebecca Krell
- Darcy Southern
- Judy Glazebrook
- Susan Gregory
- Bruno DiFubio
- Laura Loudon
- Melissa Gibson
- Liz Snyder
- Gina Blevins
- 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 DATE:

•Ordinance 2025-32: Amends Chapter 28, Zoning Code of the City of St. Augustine to create Section 28-358 in the Supplementary Regulations to establish procedures for the of Certified Recovery Residences

CA.3. Reminder of Upcoming Meetings:

- December 8, 2025, 5:00PM, Regular City Commission Meeting
- January 12, 2026, 5:00PM, Regular City Commission Meeting
- January 26, 2026, 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 2025-36: Proclaiming December 9, 2025, as Ripley's Celebration of 75 years (N. Sikes-Kline, Mayor)
- Certificate of Recognition 2025-11: Presented to Flagler College Saints (J. Springfield, Commissioner)

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

- Certificate of Recognition 2025-10: presented to St. Augustine High School Black Student Union (C. Garriss, Commissioner)

CA.8. Request to carryforward funds budgeted in Fiscal Year 2025 to Fiscal Year 2026 (M. Burns, Finance Director)

CA.9. Nomination of Gordon J. "Gordie" Wilson for the 2026 De Aviles Award (B. Blonder, Vice- Mayor)

CA.10. Special Magistrate Lien Reduction Recommendation 204 Pelican Reef Drive (B. Fox, Code Enforcement Manager)

CA.11. Quarterly Report: 4th Quarter (I. Lopez, City Attorney)

END CONSENT AGENDA

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

Commissioner Blonder requested for item CA. 10, Special Magistrate Lien Reduction recommendation 204 Pelican Reef Drive, to be removed from the consent agenda and added to the regular agenda.

Mayor Sikes-Kline asked if Commissioner Blonder wanted a report on the item or to remove it.

Commissioner Blonder replied she wanted a report.

David Birchim, City Manager, advised the representative for the owner of 204 Pelican Reef, was present and could provide an explanation.

Commissioner Blonder asked if the Special Magistrate's decision was final or could it be discussed.

Isabelle Lopez, City Attorney, replied that it was not, hence the reason why it had been provided to the Commission. She said the Special Magistrate provided a recommendation and then the Commission made the final decision.

Commissioner Blonder pointed out that with this item being on the consent agenda, it was not being considered but approved if not removed. She said she wanted to have an explanation for the reduction.

Mr. Birchim explained that he could provide a general overview; however, was unable to provide specifics regarding the number of trees. He added this was a Code Enforcement case brought before the Special Magistrate for a property on Pelican Reef Drive where trees were removed without a permit. He said the owner was found guilty and fined; however, the Special Magistrate recommended reducing the fine to \$4,500. He said more specifics could be provided by the owner.

Commissioner Springfield asked what would happen if the item was added to the regular agenda and denied.

Ms. Lopez said this was a request made to the Special Magistrate for a recommendation, and now it was before the Commission for a decision.

Commissioner Springfield asked if denied would it be sent back to the Special Magistrate.

Ms. Lopez replied that it would not and the fine would remain as it was originally.

Commissioner Blonder requested that the item be removed or denied.

Mayor Sikes-Kline suggested approving the consent agenda with the exception of item CA.10, and then it could be decided if the item should be on a future agenda for a presentation or deny the recommendation.

Ms. Lopez commented that the representative was present and could provide an explanation about why the reduction was requested and why it was granted. She said if the board did not want to hear this item today it could be scheduled for a future meeting.

5.B. Approval of Consent Agenda

MOTION

Mayor Sikes-Kline MOVED to APPROVE the consent agenda except for Item CA.10, Special Magistrate Lien Reduction recommendation 204 Pelican Reef Drive. The motion was SECONDED by Commissioner Blonder and APPROVED BY UNANIMOUS VOICE VOTE.

Commissioner Blonder explained she was not prepared to discuss item CA.10, Special Magistrate Lien Reduction recommendation 204 Pelican Reef Drive, and asked for it to be added to a future agenda.

MOTION

Mayor Sikes-Kline MOVED to have item CA.10, Special Magistrate Lien Reduction recommendation 204 Pelican Reef Drive, heard at a future meeting. 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

7.A.1. Presentation by Susan Phillips, President/CEO, St. Johns County Visitor and Convention Bureau, on Nights of Lights (D. Birchim, City Manager)

Susan Phillips, President/CEO, St. Johns County Visitor and Convention Bureau, provided a brief presentation on Nights of Lights (NOL).

Commissioner Comments:

- Loved the application that was created
- Concerns about NOL being a walking event had been addressed
- Felt the application was a great way to provide information and anxious to see how it worked
- Interested to see how the City's new SMART system would be incorporated
- In favor of the simple messaging and felt it would attract a reasonable amount of visitors
- Felt this would give the visitors more information and would be helpful
- Agreed NOL was not a drive thru event and this could help reduce congestion
- Parking information was essential as it was always a challenge
- Loved that the video pointed out the City was a real town and livability was important

Commissioner Springfield asked how the quick response (QR) code was being provided to the public.

Ms. Phillips replied that the QR codes were on social media, YouTube channels, and

anything they were using to provide information about NOL. She said the NOL website was being updated in real time as changes were being made and live webcams had been added to the site, and the application. She said this was more of an educational opportunity. She said the application thus far had been downloaded 15,000 times.

Mayor Sikes-Kline thanked Ms. Phillips for listening to the concerns and addressing them, as it was very much appreciated.

7.A.2. Revocable License Agreement for 117 Inlet Drive (D. Birchim, City Manager)

David Birchim, City Manager, presented the Revocable License Agreement for 117 Inlet Drive. He said on September 22, 2025, the application was denied, and the property owner submitted an amended application, which was before the Commission tonight. He pointed out there were details about the fence and noted the development agreement would not add to the developable land for the property. He said a letter from Amy Skinner, Planning and Building Director, regarding the chronology of the development of the vacant lot was included. He said Ms. Skinner reviewed the public record and discovered that the work done to the vacant lot, which was the seawall and riprap, had been approved by the Planning and Zoning Board (PZB) and properly permitted. He advised that the side yard, was two platted lots, and the small uplands portion of the property was able to be developed; however, most of the property was wetlands or submerged.

The Commission heard from the following members of the public:

- Thomas Dreisbach
- BJ Kalaidi
- Trisha Young

Mayor Sikes-Kline asked for further explanation about the buildable lot.

Mr. Birchim explained that it was a buildable lot and always had been. He said it was a platted lot and when Davis Shores was designed, a platted subdivision was approved and in place. He said this parcel contained two lots, which was platted with the Davis Shores subdivision; however, the extent in which they were buildable was based on the developable acreage, which was the uplands portion. He said it was very marginally developable. He said covenants could be recorded on the property making it voluntarily unbuildable; however, that was at the discretion of the owner and not a decision the City could make. He said from the City's perspective, a platted lot with developable acreage was a buildable lot.

Commissioner Jon DePreter said on the property appraiser's website it seemed to function as a side lot but had developable abilities. He asked if there was a guest house or building, it could not be another residence. He said the home covered three lots. He said the most likely outcome was a guesthouse, which would cover both lots, and would that aggregate all five lots into one or did it only aggregate the two lots.

Mr. Birchim replied that it would aggregate the two lots as one parcel, and the owner could sell the guest house from the parent house if the owner wanted. He said the same as the two vacant lots were added they could be sold and a corrective deed could be done. He said if a garage were built and the two lots were sold, the buyer would have to build a dwelling unit because an accessory use had to have a primary unit.

Commissioner DePreter asked if the two lots would not be aggregated to the house as the primary unit.

Mr. Birchim advised that it would be aggregated if the accessory unit was attached to the house.

Commissioner Cynthia Garris pointed out that the license agreement pertained to the

fence and trees and did not pertain to if the lot(s) being buildable. She asked if anything that was being built on the property would have to follow the City's process prior to obtaining a permit.

Mr. Birchim replied in the affirmative.

James Whitehouse, representative for the homeowners at 117 Inlet Drive, explained the updates to the revocable license agreement.

Mayor Sikes-Kline stated she was not in support of the license agreement and felt everyone had tried to make it work for the property owner. She said it was waterfront publicly owned property and felt this should not be used for the property owner's personal enjoyment. She said the landscaping, lighting, fence, pavers and everything had been incorporated into the agreement; however, felt this was not a precedence she wanted to set. She asked if the licenses included the landscaping up to the curb.

Mr. Birchim replied that it would.

Commissioner DePreter said he was in support of the agreement. He asked if this was not approved would the landscaping, palm trees, fence, be removed.

Mr. Birchim replied that this would be sent to the Special Magistrate and they would pursue removal of everything in the City's right-of-way, which included the landscaping, fencing, lighting, irrigation, pavers and anything else in the public right-of-way.

Commissioner DePreter asked if a decision could be made on the number of palm trees that would be removed.

Mr. Birchim replied that everything shown in the photos¹ would be removed. He reiterated if the agreement was not approved, the removal of everything in the

¹ Attached to packet

right-of-way would be pursued through Code Enforcement's Special Magistrate.

Commissioner DePreter felt that there could be a compromise because the City encouraged people to plant in the right-of-way and since there was no license agreement, the trees would be removed. He said he was in favor of keeping the trees.

Commissioner Springfield said this seemed to be an odd situation, as this was a contractor who had been working in the City for a long time. He said an application was turned in and it was not permitted, and at the end, as there was no inspection. He said if this was denied, his understanding was that the trees would need to be moved, not removed. He said the trees could be moved back to his property and it could look exactly same or have a solid fence and the trees behind it. He said he did not feel that this was waterfront property for the public to enjoy, but it was waterfront property for the owner to enjoy, and the public could enjoy the water from the easement, since there was not a solid structure in front of it. He said building a solid fence was in the property owners' right. He said to his understanding, if there was an easement in front of a person's property, it was their responsibility to maintain it.

Mr. Birchim replied that was correct. He said City code required that the adjacent private property owners maintain the right-of-way in front of their property.

Commissioner Springfield asked if there was a requirement for what could be put in the easement.

Mr. Birchim replied in the affirmative.

Commissioner Springfield pointed out that if approved, the property owner was allowed to have ground cover installed from the fence to the curb. He said it showed that he was maintaining the property that the City required.

Mr. Birchim replied that he was required to maintain it; however, the ground cover would belong to the City because it was on the public right-of-way. He advised there were certain things that required permission before going into the right-of-way. He said what was being reviewed required a license agreement or a right-of-way permit.

Commissioner Garris said after the last meeting's decision, she was contacted by the property owner, Mr. Hardy. She said she went out to the property to review the permits issued and the planning. She said the trees looked healthy; however, she felt the fence could not be pushed back unless it went behind the trees. She said Mr. Hardy advised her that if access was needed, he was willing to remove the fence in order for the City to do what was needed. She said her decision had changed as she felt the City worked hard to define the community and to ask someone to remove the trees was not in line with what she thought the City supported. She pointed out that this reconsideration had nothing to do with building on the property but was only about the trees and fence. She said for safety reasons, Mr. Hardy wanted to have the fence, since he had a pool.

Commissioner Blonder explained that policy was designed to guide behavior and the majority of people had a behavior that they wanted to incentivize, and other behaviors people want to disincentivize. She said the City had policies on rights-of-way, which noted what was allowed on publicly owned property. She disagreed that this was more than just the trees and the fence, the trees and fence were beautiful; however, the trees could be moved and replanted. She said this was about the publicly owned right-of-way. She questioned where it would stop if the City did not follow its own policy. She said riprap was installed in 2024, which was not permitted. She said she was consistent in her voting and if it would set a precedence that would chip away at our own policy that

the people asked the City to maintain, then she would vote against it.

Commissioner Springfield clarified that the fence installed was not required for the pool on the property, as there was an entire side yard that could be used to block in the pool. He felt the City policy was being followed as Mr. Hardy applied for a license agreement.

MOTION

Commissioner Springfield MOVED to DENY the application requesting that the fence be moved behind the trees; however, the trees and irrigation would remain, and a separate agreement presented to the Commission. The motion was SECONDED by Mayor Sikes-Kline.

Mayor Sikes-Kline requested that the landscaping material be removed and replaced with grass.

MOTION AMENDED

Commissioner Springfield MOVED to AMEND the MOTION, adding that the landscaping material be removed and replaced with grass.

Ms. Lopez clarified that the fence should be moved back to the property owner's property, off the right-of-way.

Mayor Sikes-Kline clarified that the lighting, trees, irrigation, would remain and the landscaping material would be removed and replaced with grass. She said the fence would be as described, four feet tall and not solid, and moved to his property.

Commissioner Springfield commented that the fence would be on the property owner's private property and could be as he wanted either opaque or not. He said that he would need a permit.

Mayor Sikes-Kline said she hoped that Mr. Hardy would keep the fence as it had been presented when moved to his property.

Ms. Lopez asked if Commissioner Springfield wanted to amend the Revocable License Agreement that had been presented.

Commissioner Springfield said he did not know that was an option. He said he thought the application would have to be denied and reapplied for; however, if they were able to amend the agreement, that would be the best option.

Commissioner DePreter asked for clarification on fence.

Commissioner Springfield replied that the fence would be added to the applicant's property; however, the trees and irrigation would remain, and the landscaping would be replaced in front of the trees with grass.

Ms. Lopez asked if the pavers could remain where they were located.

Commissioner Springfield said the pavers were behind the trees.

Mayor Sikes-Kline said the pavers were further up, where there were a bench and a beach-like area.

Commissioner Blonder asked if this was amended as suggested, would the commission review the agreement again.

Ms. Lopez said that was at the discretion of the commission. She said there was a range of options which were as follows:

- Modify the agreement presented
- Approve or deny the agreement
- Ask applicant to re-apply with parameters

Commissioner Blonder reiterated that she wanted this agreement to be completed quickly and asked with any of the scenario what would be the fewest steps.

Ms. Lopez replied that the agreement could be denied, approved, or modified. She said if it was asked to be brought back

before the commission with modifications, it would be reviewed again.

MOTION AMENDED

Commissioner Springfield MOVED to AMEND the current agreement without returning to the Commission for review with the following modifications: fence would be moved to the applicant's property; grass would be placed on the easement in front of the trees. The motion was SECONDED by Mayor Sikes-Kline.

Commissioner DePreter asked if the fence could remain one foot on the right-of-way to keep the fence opaque, instead of relying on the applicant to keep it as it was. He said he had received feedback from the neighbor across the street that their visual view would be blocked if it were moved any further .

Commissioner Blonder explained if they accommodated that request, it would be requested to do throughout other areas in the neighborhood. She said she was not in favor, as it could set precedence.

Commissioner Garris agreed with the amendment to the motion.

Mr. Whitehouse advised that in the three highlighted sections in the agreement, any language of the fence would be removed.

Ms. Lopez stated that this would limit the landscaping to the existing vegetation, minus the ground cover, which would be converted to grass. She said this would allow the pavers in the driveway, and the fence would move back to the applicant's property line.

Commissioner DePreter asked if the applicant would be willing to add that the fence would be transparent, as this was a licenses agreement.

Commissioner Garris stated that it could not be a requirement.

Ms. Lopez said it would be at the will of the applicant.

Mr. Whitehouse replied that it was not part of the licenses agreement as the fence would be moved to the applicant's property.

Mr. Birchim commented that a four-foot fence could be added to the front property line.

Mr. Whitehouse said if applicant added a fence, it would be a four-foot non- opaque fence.

MOTION AMENDED

Commissioner Springfield AMENDED the motion to include that if a fence were added it would be a four-foot non-opaque fence installed at the property line. The motion was SECONDED by Mayor Sikes-Kline.

VOTE ON MOTION:

AYES: Springfield, Sikes-Kline, DePreter, Garris

NAYES: Blonder

MOTION APPROVED 4/1

7.B. Items of Great Public Importance

7.B.1. Discussion of St. Augustine Public Forum on Property Tax Reform (N, Sikes-Kline, Mayor)

Mayor Sikes-Kline said she had requested that this item be added to the agenda for a discussion on how to educate the community. She said there were rules that had to be followed. She requested David Birchim, City Manager, to expand on the details.

Mr. Birchim explained that public funds were unable to be used to lobby or advocate for anything that would be on the ballot. He said public forums could be held

to debate and educate the community. He said what was likely to be in the November ballot was known as Property Tax Reform and the House of Representatives had initiated eight or so bills that had strategies to address property taxes. He said most of those focused on amending the current Ad Valorem exemptions that were in state law or to exempt senior citizens from property taxes. He said there were different scenarios, and all could decrease the amount of revenue, resulting in a loss of services to the community or an increase in the millage rate for non-homesteaded properties. He said that should be debated by the community. He suggested having a public forum in January after Nights of Lights for everyone to understand what was being added to the ballot and present those to the community, with a better understanding of the impact on the City budget and the services provided.

Mayor Sikes-Kline thanked Mr. Birchim for the information and said she supported having at least one forum in January at a location that was convenient for most. She asked for a frequently asked question (FAQ) or fact sheet to be developed. She said that Mr. Birchim could provide the financial impact once there was more information about what those could be. She hoped voters understood what could happen and that this could eliminate the Community Redevelopment Areas (CRAs). She said if the rest of the commission agreed, staff could begin working towards this.

Commissioner Blonder agreed and felt it was essential. She said a large part of this was to educate the citizens and then provide that information in ways for the community to make their own informed decision.

Commissioner Springfield felt this was a way to have a series of meetings as the laws developed and go to different venues to inform people. He said this could be a way to provide even more information and not limit it to one topic.

Mayor Sikes-Kline agreed this could be a way to inform the CRA areas and let them know what impact this could have on them.

Ms. Lopez asked if the intent was not only to have community outreach meetings or if they wanted to have full City Commission meetings.

Commissioner Springfield said that they did not want a full Commission meeting but to hold town hall meetings.

Commissioner Blonder said that when the Strategic Plan was developed, meetings were held at different locations, and she suggested that these meetings could be similar.

Mr. Birchim commented that the calendar would be presented at the next meeting. He added that dates and locations for these meetings could be provided at the upcoming meeting.

Commissioner DePreter felt going to the people was the best idea, but affordability was a big issue, and he thought that should be incorporated into the discussion.

7.C. Other Items Requiring Public Hearing

(None)

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

(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 2025-32: Amends Chapter 28, Zoning Code of the City of St. Augustine to create Section 28-358 in the Supplementary Regulations to establish procedures for the review and approval of Certified Recovery Residences {A. Skinner, Planning and Building Director)

Amy Skinner, Planning and Building Director, reviewed Ordinance 2025-32.

Commissioner DePreter said it seemed like reasonable accommodations.

Commissioner Blonder had a recovery institute at the start of her neighborhood. She said they were good neighbors and the services provided were very important to the community.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2025-32 on first reading and moved to second reading. The motion was SECONDED by Commissioner DePreter.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2025-32

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING AND UPDATING THE CODE OF ORDINANCES CHAPTER 28 ZONING; ARTICLE IV SUPPLEMENTARY REGULATIONS, DIVISION I GENERALLY; CREATING SECTION 28-358 CERTIFIED RECOVERY RESIDENCES; 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.B. Resolutions

(None)

10. Staff Reports and Presentations

10.A. Review and approval of the City's required Evaluation and Appraisal Report (EAR) letter for the Comprehensive Plan to Florida Commerce (J. Fredriksson, Planning Manager, Planning and Building)

Jacob Fredriksson, Planning Manager, Planning and Building, reviewed the Evaluation and Appraisal Report (EAR) for the Comprehensive Plan to Florida Commerce. He advised that the plan did not need to be updated as there had not been any changes to state law in the past seven years. He said they were required to comprehensively evaluate the Comprehensive Plan based on local conditions over the past seven years and the Capital Improvements Element would be updated to include the Capital Improvements Program. He said if updates or amendments were needed, it would take place next year.

MOTION

Commissioner DePreter MOVED to APPOROVE the letter to review and approve the submittal of the City's required Evaluation and Appraisal Report (EAR). The motion was SECONDED by Commissioner Garris and APPROVED BY UNANIMOUS VOICE VOTE.

11. ITEMS BY CITY ATTORNEY

11.A.Settlement on the Stehli parcel Re: Eminent Domain matter of City of St.

Augustine v. Stehli et al (I. Lopez, City Attorney)

Isabelle Lopez, City Attorney, reviewed the settlement on the Stehli parcel regarding eminent domain lawsuit. She said the settlement before them was for a total of \$550,000, which was \$450,000 as compensation for a permanent easement, temporary construction easement, a permanent access easement, and \$99,621 as required by state statute compensation to the Stehli's attorneys. She advised that the funds would come from general fund reserves.

Mayor Sikes-Kline MOVED to APPROVE the settlement agreement and APPROVE the use of \$550,000 from General Fund Reserves to meet the settlement conditions. The motion was SECONED by Commissioner Blonder.

Commissioner Springfield commented that the community wanted help with the flooding. He said they were told it would take a long time and a lot of money. He said this was only one example; it had to be done to help Granada Street not flood.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

Ms. Lopez requested permission of the Commission to schedule the preliminary sufficiency hearing and the substance hearing regarding the project on Inlet Drive the City presented to the Planning and Zoning Board (PZB) Conservation Overlay Zone permit approval. She said this project was being appealed by an adjacent neighbor. She said normally this would be a two-step process; hearing first the sufficiency hearing, meaning the technical qualifications, and then at the following Commission meeting there would be the substance hearing. She said with the holiday schedule, she was requesting both the sufficiency portion and then the

substance appeal to be heard at the January 12, 2025, meeting consecutively. She advised that James Whitehouse was the attorney for the appellant and did not have an issue with having the modified schedule as noted.

There was consensus to hear both the sufficiency hearing and the substance hearing at the January 12, 2025 meeting.

12. ITEMS BY CITY CLERK

12.A. Request for two (2) appointments - Planning and Zoning Board (PZB) (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, requested two appointments to the Planning and Zoning Board. She explained that three applications were received; however, Matt Brown requested to withdraw his application from consideration, which left two applicants; Jan Kelly and Michael Davis.

MOTION

Mayor Sikes-Kline MOVED to Appoint both applicants to the Planning and Zoning Board. The motion was SECONDED by Commissioner Blonder and APPROVED BY UNANIMOUS VOICE VOTE.

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, reminded everyone that tomorrow, November 11th, was Veteran's Day and asked everyone to keep that in their thoughts and prayers. He invited everyone to kick off the Nights of Lights season with Light up Night, which would take place Saturday, November 15, 2025, at 6:30p.m. in the Plaza de la Constitución.

Mayor Sikes-Kline announced that Vice Mayor Blonder would be Master of Ceremonies.

14. Items by Mayor and Commissioners

Mayor Sikes-Kline asked for consensus for a letter to be written on behalf of the Commission in support of the Archeological grant 'History Beneath Your Feet St. Augustine Archeological Heritage Trail', which was submitted and ranked number two. She said she wanted this letter sent to the state and each legislator in support of the program funding. She expressed her gratitude for the City's Archeology program and the City's Historic Preservation Department.

Commissioner Blonder asked if that was the presentation given by the Archeology team.

Mr. Birchim replied in the affirmative. Commissioner Blonder said that program sounded great and she was in support of the program and letter.

Mayor Sikes-Kline thanked Utility Billing for providing a grace period for people who were overdue on their water and sewer bills, as it would be a huge benefit during this time. She said she had received a question from a resident regarding the seawall in Davis Shore; however, was unsure if it should be discussed since there was pending appeal.

Isabelle Lopez, City Attorney, advised if this was the Inlet Drive project, and she could not discuss it as the Commission would be hearing an appeal on that project.

Commissioner DePreter said that his wife and he attended the July 4th fireworks display this year and used the shuttle service provided, which worked well. He said when they arrived at the Bridge of Lions, there were hundreds of bicycles, and he felt that a bike rack would be very beneficial and a great way for residents to move throughout the City. He said he had

a meeting with the business owners, and he would report back about the discussion, but he was going to listen as there was no agenda. He said at the beginning of the year, he created a list of goals, and he thought most had been achieved.

Commissioner Garris expressed her excitement at the new Day Center to have its first meal on Friday, November 14, 2025. She said she was contacted by Chef Eric Israel, who wanted to setup a day to hold a barbeque at the Day Center since it was open and thought this was better location than the before. She thanked the residents from Rohde Avenue and Cincinnati Avenue for coming and expressing their concerns regarding parking even though it was very difficult to please both residents and homeowners but hoped there could be a compromise. She thanked Susan Philips for her Nights Of Lights presentation and she felt the application would provide a sense of knowledge for those coming to visit the City. She thanked the Commissioners for agreeing to a compromise on the Inlet Drive property. She encouraged the commissioners to attend the Veteran's Day event, hosted by Bill Dudley as he dedicated a lot of time to it to make it successful.

Commissioner Springfield said he met with some businesses and residents and around sixty people were in attendance. He said some of the issues were mentioned during public comments. He said he hoped people would be willing to give as much as possible during this difficult time with the government shut down, as it was important to help our neighbors when there was no control just like after a hurricane. She asked if the global positioning system (GPS) would be altered to identify the streets that would be modified and would the quick response code (QR) code be added to the "do not park signs". He said that it could be beneficial to identify other parking areas. He said it was a very productive meeting.

Commissioner Blonder said she understood that not everyone would be happy but everything that was being done was adaptive management and that this was a learning process. She thanked Commissioner Garris for her leadership and advocacy for the unsheltered, as she had a big heart and was very compassionate and they were all better at being able to participate in projects such as these. She said the uptown merchants had met with her about a year ago and asked for a shuttle stop on San Marco Avenue and questioned if that could possibly be added prior to Nights of Lights.

Mr. Birchim replied that he would have to take a closer look at it, but he did not believe that could happen at this time. He said the intent of the shuttle was to transport people from satellite parking to the Visitors Information Center (VIC).

Mayor Sikes-Kline encouraged everyone to push News and Notes as much as possible, as that was the best way for everyone to stay informed about what was taking place in the City.

Commissioner Blonder suggested adding the link to sign up for News and Notes to your email signature.

15. Adjournment

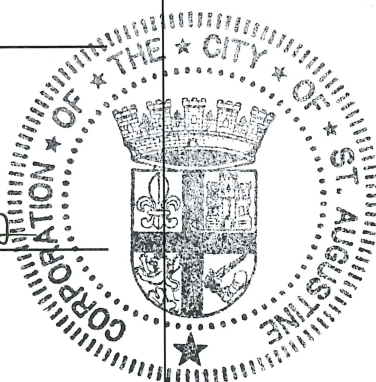
There being no further business, the meeting was adjourned at 8:01 P.M.²



Nancy Sikes-Kline, MAYOR



Darlene Galambos, CITY CLERK



² Transcribed by Elyse Wiemann