

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, December 8, 2025

The City Commission met in formal session Monday, December 8, 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
Barbara Moore, General Services Group Manager
Jaime Perkins, Director, Community Services
Amy Skinner, Director, 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

David Birchim, City Manager, requested that item 10 A., Consideration of a Petition to Vacate the Right-of-Way at 81 Magnolia Drive be removed and heard at the January 12, 2026 meeting.

Mayor Sikes-Kline said she was asked to have a public comment period during item 10 C., the 204 Pelican Reef-

Recommendation for Reduction of Lien if the commission was amiable.

There was consensus to hold public comment prior to item 10. C.

MOTION

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

3. Special Presentations, Recognitions and Proclamations

3.A. Proclamation 2025-36: Proclaiming December 9, 2025, as Ripley's Celebration of 75 years (N. Sikes-Kline, Mayor)

**3.B. Certificate of Recognition 2025-11:
Presented to Flagler College Saints (J.
Springfield, Commissioner)**

**4. General Public Comments (3 minutes
per individual)**

The Commission heard from the following
members of the public:

- Ally Burchfield
- Bobby Ititchon
- Irvin Kass
- Rita Coates
- Heather Wilson
- Katherine Zodda
- Susan Philips
- Chris Jolly
- Elizabeth Snyder
- Ron Hooglan
- Commissioner Ann Taylor
- Judy Glazebrook
- Scott York
- Patricia Ramos
- Jamie Huchko
- Wyndham Yancey
- Becca Krell
- Jenn Myers
- Eric Ostrander
- Vicki Pepper
- Jeffrey Sharpe
- Jenai Master
- 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 January 12, 2026:
•Ordinance 2025-33: Amends Future Land
Use Designation of approximately 0.16
acres at the north end of 725 Flagler
Crossing Drive (A. Skinner, Planning and
Building Director)

•Ordinance 2025-34: Amends the Zoning
of approximately 0.16 acres at the north
end of 725 Flagler Crossing Drive (A.
Skinner, Planning and Building Director)

CA.3. Reminder of Upcoming Meetings:

- January 12, 2026, 5:00PM, Regular City
Commission Meeting
- January 26, 2026, 5:00PM, Regular City
Commission Meeting
- February 9, 2026, 5:00PM, Regular City
Commission Meeting

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

- September 25, 2025, City Commission
Special Meeting
- October 13, 2025, Regular City
Commission Meeting
- October 27, 2025, Regular City
Commission Meeting

CA.5. RELEASES OF LIEN FOR UNIT
CONNECTION FEE MORTGAGE(S):
332 S. Nassau Street - Barbara Mitchell
and Willie Mitchell

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

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

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

CA.9. Nomination of Gordon J. "Gordie"
Wilson be advanced for selection of the
2026 De Aviles Award Recipient (M.
Wissel, Communications Director)

CA.10 Ratification of the collective
bargaining agreement between the City
and the Coastal Florida Police Benevolent

Association. (D. Hayes, Human Resources Director)

CA.11 2025 Annual Status Report (/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 Mayor Sikes-Kline 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 Jeff Potts, Executive Director of the St. Johns Cultural Council, on The Waterworks FY2025 activity report (C. Sakryd, General Services Director)

Corey Skyryd, General Services Director, introduced Jeff Potts, Executive Director of the St. Johns Cultural Council to present a report regarding the uses of the Waterworks Building in 2025.

Jeff Potts, Executive Director, provided a brief overview of the Waterworks Report for fiscal year 2025.

Commissioner DePreter thanked him for the report and said Mr. Potts brought a lot of enthusiasm to the position. He asked

about the priority groups, specifically the Florida School of the Deaf and Blind.

Mr. Potts replied that they had a contract with them; however, there was not a need for them to use the facilities but if they needed the building, they were able to utilize it.

Commissioner Springfield asked if the additional cost for insurance was being charged to the non-insured groups to help supplement what they were having to pay.

Mr. Potts replied that he was trying to standardize the charge for the use of space, which operational cost on a normal day ranged between \$350-\$400. He said when the space was opened, the desire was to have local groups and activities in the space outweighed the financial burden but that was when the state was a bit more consistent with assisting with financial help for arts programs. He said over the next year the fees would increase, and the process would be standardized.

Commissioner Springfield asked, for example, since the 'A Classic Theater' used the facility the most, would they be paying a daily increased rate.

Mr. Potts replied that was the intent; however, there was no formal agreement when he began as the Executive Director and one of the things he wanted to do was to work with them to help the cost make sense. He said they had a total of six shows this month and all of them were sold out, but overall, this was a work in progress, and these were 'good faith agreements' but now it was time to begin the conversation regarding what it cost to use to the facility. He said they used the space for rehearsal eighty nights, and those nights could not be used for ticketed events. He said moving forward there would be a few more Cultural Council sponsored events and if that could be done at least once a month the other projects could remain.

Commissioner Springfield asked if the contract in place allowed him to make these changes with the users.

Mr. Potts advised that the contract was written under general terms, which did not notate anything other than direct cost. He said the organization existed to support artists and art organizations.

Commissioner Springfield thanked Mr. Potts and said the Waterworks facility was beautiful, and it was a great resource.

Commissioner Garriss thanked Mr. Potts for being involved in the community and noted she had been able to attend several different events at the Waterworks buildings, and it was a good and pleasant environment. She said previously the building was used as the garden club and they had several paid events, so she felt events similar to those could be successful. She felt this was a great partnership and thought the variety of events was great for the community. She said by having parking on-site this would be a good space for continued events. She thanked him for his leadership and looked forward to new things in the year to come.

Commissioner Blonder agreed that this was a great community resource and a good part of the City. She said it was a much-needed resource in this part of the City and it had excelled. She understood there was a lack of a full-service resource and knew it was difficult to balance and make choices. She said she was in support of him and what he was doing.

Mayor Sikes-Kline thanked him for his spirit of community and corporation and energy. She thanked him for being business minded as she felt the organization needed that and as we could not expect the state to be consistent with funding these types of organizations moving forward.

7.B. Items of Great Public Importance

(None)

7.C. Other Items Requiring Public Hearing

(None)

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

8.A.1. Ordinance 2025-32: 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, presented Ordinance 2025-32.

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

MOTION

Commissioner DePreter MOVED to pass Ordinance 2025-32 on second reading. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

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: DePreter, Springfield, Garris, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY¹

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 2025-33: Amends the Future Land Use Designation of approximately 0.16 acres at the north end of 725 Flagler Crossing Drive (A. Skinner, Planning and Building Director)

Amy Skinner, Planning and Building Director reviewed Ordinance 2025-33.

Ex Parte Communication:

(None)

Commissioner Garris felt it was weird to have dog park and a space for alcoholic beverages. She asked if both would be located within the City.

Ms. Skinner referred to the site plan; she advised that the building would be in the City limits and it would be a café. She said they had been approved for a Use by Exception to serve beer and wine onsite with a dog park, with parking to extend along Sebastian View.

Commissioner Garris pointed out this was located behind the Health Department and the Gate fueling station and asked for

clarification on how that would look as she did not feel the two things went together; a dog park and drinking establishment.

Andre Green Corner Lot Development, landowner and developer of the proposed café and dog park, Ryan Myer, proposed owner and business operator of the establishment, and Elijah George Landscape Architect for the project were sworn in to testify.

Mr. Myer said these types of locations were increasingly popular around the country. He said the dogs would be allowed to run off leash in a fenced area where no children were allowed. He said food and beverages would be available for purchase. He said the vision was to be a family-oriented location where everyone could come. He said there would be a playground area fenced for children only. He said there were several in the local area. He said this was a vision for him and his wife and thought this would be a great addition to the community and the outdoor lifestyle. He said dogs were the primary function with the café not the alcoholic beverages onsite.

Commissioner Springfield said this was a small piece of the property. He asked why they not asked for the property to be annexed into the County.

Isabelle Lopez, City Attorney, replied that there was a state law that would have to change in order for that to happen. She said the state was the only entity that could change municipal boundaries. She said the City was allowed to annex properties; however, the County was not.

Commissioner Springfield said he supported the idea of having a dog park.

Commissioner DePreter felt that having a dog park was a good idea as it would get people outdoors. He asked if the alcohol permit had always been written to have it on and off premises.

¹ Mayor Sikes-Kline was not present for vote.

Ms. Skinner replied that permission was allowed to be given as a 'Use by Exception' to sell alcohol on and off the premises of the business. She said the Planning and Zoning Board (PZB) reviewed the application to sell beer and wine as part of the cafe and that it was approved.

Commissioner DePreter clarified that the PZB made a recommendation on the land use but the decision on the bulkhead and conservation overlay zone had not been decided on and the Commission had to make that decision or did PZB review that as well.

Ms. Skinner said the application was reviewed by PZB in its entirety with a recommendation made for the land use and zoning to be sent before the Commission and then approved the Use by Exception for offsite parking, the alcohol uses, and the conservation overlay development for the bulkhead and tree removal. She said all those approvals were contingent on the zoning changes.

Commissioner Blonder said she thought she saw a similar proposal within the County and asked if that was the same applicant and it did not come to fruition or was that a different company.

Mr. Myer said they were working on an application in the county north of the Calhoun center but that did not come to fruition and that property was sold to Habitat for Humanity for housing in the area.

Commissioner Blonder said she loved dog parks; however, pointed out this was a higher intensity change from residential medium to commercial low. She asked what the justification was for the change.

Ms. Skinner replied that the zoning districts were hierarchical with having commercial medium zones, along US 1, the residential medium that allowed multifamily properties, and commercial low was viewed as

complementary to the residential medium density that could allow commercial uses within walking distance of a residential neighborhood. She said the commercial low one was the first level for commercial and on the other side of the river there were a couple pieces of commercial property that were within the City and it was viewed the same.

Commissioner Blonder asked if there were any protections in place if the property was sold.

Ms. Skinner replied that the concerns with parking were based on the current use and that type of application was specific to the applicant. She said if the property was sold, the new applicant would have to go through the PZB process as this was tied to this applicant related to the alcohol use and parking.

Commissioner Blonder asked once the zoning was approved, would the bulkhead and removal of trees have to be approved by the Commission.

Ms. Skinner replied that the conservation zone development was approved by the PZB; however, the approvals were based on land use and zoning changes.

Commissioner Blonder stated she understood that but asked to review the tree removal and the bulkhead.

Ms. Lopez commented that those items were not reviewed by the City Commission but by the PZB per City code. She said this was not Planned Unit Development (PUD). She said for any applicant, use by exceptions were reviewed by the PZB.

Commissioner Blonder asked if the City tree ordinance would be enforced.

Ms. Lopez replied that it would be enforced and it was.

Elijah George, Landscape Architect commented that there were not any

significant trees being removed within the City.

MOTION

Commissioner DePreter MOVED to pass Ordinance 2025-33. The motion was SECONDED by Mayor Sikes-Kline.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2025-33

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 0.16 ACRES; LOCATED AT THE NORTH END OF FLAGLER CROSSING DRIVE AND WEST OF SAN SEBASTIAN VIEW; AS PORTIONS OF THE FRANCIS J. FATIO OR DELESPINE GRANT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; CHANGING APPROXIMATELY 0.16 ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL MEDIUM DENSITY TO COMMERCIAL LOW INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.2. Ordinance 2025-34: Amends the Zoning of approximately 0.16 acres at the north end of 725 Flagler Crossing Drive (A. Skinner, Planning and Building Director)

Amy Skinner, Planning and Building Director reviewed Ordinance 2025-34.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2025-34. The motion was SECONDED by Commissioner DePreter.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2025-34

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 0.16 ACRES; LOCATED AT THE NORTH END OF FLAGLER CROSSING DRIVE AND WEST OF SAN SEBASTIAN VIEW; AS PORTIONS OF THE FRANCIS J. FATIO OR DELESPINE GRANT, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 0.16 ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL GENERAL-ONE (RG-1) TO THE CITY CLASSIFICATION OF COMMERCIAL LOW-ONE (CL-1); 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. Consideration of a Petition to Vacate the Right-of-Way located at 81 Magnolia Drive (S. Slaughter, Utilities & Public Works Director)

See Item 2.A. Motion, item was removed from the agenda.

10.B. Historical Resources Grant Update (B. Moore, General Services Group Manager)

Barbara Moore, General Services Group Manager/Deputy Director, provided an update on the different historical grants. She outlined the different projects as follows:

- Pena Peck House; Painting and Roof replacement
- Visitor Information Center; flooring
- Alcazar Hotel; Waterproofing, and Terracotta repair, Window Replacement

Commissioner Springfield thanked Ms. Moore for the hard work as it was beautiful.

Ms. Moore commented that part two of the waterproofing for the Lightner Building still had to be done and crack repair.

Commissioner Garris thanked Ms. Moore for the hard work. She said this was great to see the windows restored, since this had been a project that had been going on for a long time. She said the Visitors Information Center (VIC) had been repaired and she thought it was excellent work.

Commissioner DePreter agreed and said he appreciated the work that had been done. He said he had followed the window replacement weekly and felt it was very fascinating to watch.

Commissioner Blonder said she was happy with the progress, and it was even better that the work was able to be done through grants.

Mayor Sikes-Kline said she was grateful the relationship with the Lightner Museum, the Women's Exchange, and our community partners; however, she pointed out that none of this could have been done without the State Legislature. She thanked Representative Cindi Stevenson, Representative Paul Renner, and Senator

Hutson for their support and assisting the City in receiving the grant funds as we were very fortunate to have received the funds.

10.C. 204 Pelican Reef- Recommendation for Reduction of Lien (A. Skinner, Planning and Building, Director)

Amy Skinner, Planning and Building Director, reviewed the recommendation for a lien reduction at 204 Pelican Reef Drive.

At the request of Mayor Sikes-Kline, Ms. Skinner provided further explanation of the tree mitigation fund. She said the cost per tree was \$325; however, in this particular case, the request was to replace as many trees on the property as they could and for the trees that could not fit, of the thirty-two trees, the fee of \$325 per tree, and would be paid into the fund, which helped the City replace trees all over the City.

Mayor Sikes-Kline asked if the requirement by the Homeowners Association (HOA) was to have ten cedar trees onsite.

Ms. Skinner replied in the affirmative. She said the Pelican Reef Subdivision required at least ten cedar trees remain on the property.

Mayor Sikes-Kline said the agreement was to have a total of thirty cedar trees and two oak trees.

Ms. Skinner replied that it was correct.

Mayor Sikes-Kline commented that there would be around \$7,000 added to the mitigation fund.

Commissioner DePreter asked if that was in addition to the \$4,500.

Ms. Skinner replied in the affirmative.

Commissioner DePreter asked who established the original lien of \$24,500.

Ms. Skinner replied that it was set by the special magistrate at a hearing in February 2025, and the respondent went before the special magistrate who recommended a reduction in the lien amount to \$4,500. Commissioner DePreter asked if the trees being added to the property had to be approved by the Planning and Zoning Board (PZB).

Ms. Skinner said that the final certificate of occupancy could not be issued until the Planning Department reviewed it.

Commissioner DePreter said that at 125 Spoonbill Point Circle, \$325 was paid to the mitigation fund for six trees for a total of \$1,950 and the fine was \$500.

Ms. Skinner said that it was right the total would be the two numbers added together for a total of \$2,450.

Commissioner Blonder said there seems to be an issue with clearing lots within the Pelican Reef subdivision and then asking for forgiveness. She said she did not understand, or the fines were not stiff enough. She felt a stand should be taken, and at least the trees should be replaced with similar trees and a similar diameter breast height (DBH) that were removed in violation. She said the City had a tree ordinance and she felt this was precedence setting every time the City did not follow its own policy. She said she thought the conditions for tree replanting, soils, and irrigation should be more significant and imposed equally. She said the removal of thirty-two trees had a significant environmental impact and should not be condoned.

The Commission heard from the following member of the public:

- BJ Kalaidi

James Whitehouse, representative for the respondent, provided background information about the removal of the trees and details from the special magistrate

hearing. He said the staff recommended the reduction, and as a result the special magistrate agreed and recommended the reduction for the lien. He said once a lien was instituted it could only be released by the Commission per the City Code. He said the request was to release the lien and reduce the fine to the recommendation from the special magistrate.

Mayor Sikes-Kline clarified that the request was to reduce the lien based on the recommendation to match the other penalty on the adjacent lot at the request of staff. She felt a mistake was made on the first lot, 186 Pelican Reef Drive, and the fine was too low and the fine implemented at 204 Pelican Reef was correct at \$24,500. She stated she was not in favor of a reduction.

Commissioner Garris said she did not think it was fair to charge the respondent \$24,500, as they took the appropriate steps to ask for a reduction by the special magistrate and release the lien. She said the respondent was willing to pay the same as the other lot, which she felt was appropriate.

Commissioner Blonder asked of the three liens, this was the first that had come before the City Commission as the respondent was requesting a reduction.

Ms. Skinner replied in the affirmative.

Commissioner DePreter said that 186 Pelican Reef was being compared to the property in question. He asked if that lien had been settled or the status.

Ms. Lopez said she was unsure but assumed the lien had been paid.

Ms. Skinner said she did not know if the lien had been paid.

Ms. Lopez said the order was final and the fine had been established and set for the property.

Commissioner DePreter asked if construction could begin on 186 Pelican Reef.

Ms. Skinner said if the property was for sale the lien would have to be paid for prior to the completion of the sale. She said the requirements from the special magistrate would have to be complied with before receiving a certificate of occupancy.

Mr. Whitehouse said he thought it had been paid, but if not, it would have to prior to the sale of the property.

Commissioner DePreter asked if the reduction was not granted what would happen.

Ms. Lopez said the original lien would remain.

Commissioner Springfield asked if the \$24,500 included replacing the trees.

Ms. Skinner said that was the cost for the trees. She said that it was \$1,500 per cedar tree and \$1,000 per oak tree, which was how the fine was determined by the special magistrate. She said the fifteen cedar trees had to be replaced with a total of thirty, maintaining at least ten cedar trees on the property and two oak trees and the remainder would be paid into the tree mitigation fund.

Commissioner Springfield explained he thought it should be left up to the special magistrate. He said he felt Code Enforcement should have more authority to enforce the laws. He agreed with Commissioner Garris that the respondent should not be charged \$24,500 and it should be reduced on the recommendation of the special magistrate.

Commissioner Blonder agreed that Code Enforcement should have the ability to enforce the laws. She said she could not support the reduction and hoped this would deter others.

Mayor Sikes-Klines said this was the second time staff had presented creative solutions to help a property owner, that the City Commission did not agree was a good idea. She felt there was a disconnect between what the Commission wanted and what staff were doing operationally.

MOTION

Mayor Sikes-Kline MOVED to DENY the reduction of lien at 204 Pelican Reef Drive. The motion was SECONDED by Commissioner Blonder.

VOTE ON MOTION:

AYES: Sikes-Kline, Blonder, DePreter

NAYES: Garris, Springfield

MOTION PASSED 3/2

11. ITEMS BY CITY ATTORNEY

(None)

12. ITEMS BY CITY CLERK

12.A. Request for two (2) appointments - St. Augustine Firefighters' Pension Fund Board of Trustees (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, requested two appointments to the St. Augustine Firefighters Pension Board of Trustees. She said the terms would expire on January 1, 2026, and after advertising for the positions, three applications were received. She said two of the applicants were current Board members and both were eligible for reappointment and the third application was from Van Cogley.

MOTION

Commissioner Springfield MOVED to appoint Micah Clukey, Jr. and Paul Leonard to the St. Augustine Firefighters' Pension Fund Board of Trustees due to their past experience. The motion was SECONDED by Commissioner DePreter.

VOTE ON MOTION:

AYES: Springfield, DePreter, Garris, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY²

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

For informational purposes only

12.C. Approval of the 2026 City Commission meeting and holiday schedules (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, requested consideration for the 2026 proposed Commission meeting and holiday schedule. She said the second meeting in November and December were recommended to be canceled. She noted there was a conflict with Memorial Day, May 25, 2026, and advised that staff recommended canceling that meeting; however, if a special meeting was needed it could be scheduled.

MOTION

Mayor Sikes-Kline MOVED to APPROVE the proposed 2026 Commission meeting and holiday schedule. The motion was SECONDED by Commissioner Springfield and APPROVED BY UNANIMOUS VOICE VOTE.³

13. ITEMS BY CITY MANAGER

13.A. Nights of Lights mid-season update (D. Birchim, City Manager)

David Birchim, City Manager, provided a brief update on Nights of Lights (NoL) mid-season. He reviewed the following topics:

- Parking; Municipal Garage Parking
- Work Force Parking lots not as successful as anticipated
- Favorable Residential parking program
- Shuttle service use increased
- Portable bathrooms provided during peak times in various locations, using staffing company to help clean facilities
- Nights of Lights application created by the Visitors Convention Bureau (VCB) was successful
- Generally received positive comments on social media
- Solid Waste collection was more successful than prior year and using a contractor to assist City workers
- Holiday and Streets lights were being monitored and repaired as necessary
- St. Augustine Police Department (SAPD) and St. Johns County Police Department (SJSO) working well to manage traffic congestion and pedestrian safety
- Meridan Barricades provided safety and were well received
- Traffic congestion was an issue but better than prior years especially in local neighborhoods
- St. Augustine Fire Department was handling same number of calls as prior years
- Saw illegal vendors in various locations during peak times even with updated Ordinance

Mr. Birchim said he had additional information for the Commission regarding extending NoL an additional two weeks and the issues that could arise.

Mayor Sikes-Kline stated she was concerned with short-term rental (STR) popups.

Mr. Birchim replied that around 100 STR had been identified and those were not registered with the City. He said that Morganne Lanni, Code Enforcement Officer, handled the STRs and would be addressing this and she was trying to contact each of them to ensure

² Commissioner Blonder was not present for vote.

³ Commissioner Blonder was not present for vote.

compliance, as most of them were only used for the NoL season.

Commissioner Garris asked what other complications would happen by extending the NoL because the lights, security, and street closures were already in place.

Mr. Birchim outlined the contracts that would need to be extended and the unknown issues that could arise by extending NoL. He said if NoL was extended for an additional two weeks, the same level of service may not be provided.

Commissioner Garris said it was important to go on record stating the additional costs and complications due to the number of people who have reached out requesting the extension. She then began discussing changing the residential parking only timeframe to assist the businesses in the Uptown area.

Mr. Birchim replied that would have to be decided by the Commission. He said the parking reservation on the first block of Rohde and Cincinnati Avenues to residents only after 5:00p.m., which was done as a test program, to see if it should be made permanent for the rest of the season.

Commissioner Garris noted during public comment that Ally Burchfield, a local resident, had spoken to her neighbors and thought 5:00p.m. would be reasonable since that was when most people were coming home. She agreed that this could make it easier for customers to shop in the Uptown area, as the shuttle service provided did not venture onto San Marco Avenue. She recommended moving the parking restriction to 5:00p.m., especially if it was not the intent to add the additional two weeks on to the NoL event.

Commissioner DePreter agreed with Commissioner Garris and was supportive of changing the time for residential restricted parking to 5:00p.m. to help the local businesses except for the weekends between Christmas and New Years. He

questioned the traffic being allowed to turn south off the Bridge of Lions.

Mr. Birchim stated that it was a test program, and it was an actively managed intersection.

Commissioner DePreter commented that without more information that could not be analyzed on how this could affect the traffic in the area; however, was open to it. He stated that commercial parking should remain and no net parking should be affected for the businesses. He said the residential parking program was working well. He said he had spoken with businesses about purchasing parking passes in the municipal parking garage for a month pass for employees, which would provide more parking for customers. He stated that the Commission "made a deal with the community" by setting the NoL dates and he would not go back on that because it was a matter of trust and an already established budget. He felt there should be an extensive review of NoL after it ended.

Commissioner Springfield clarified that a special meeting could be set to discuss the extension. He said he was not a fan of extending NoL for numerous reasons, also, it would be asking tax payors to supplement businesses because they would have to pay for the additional costs. He also noted that a two-week extension would also add a week to the traditional timeframe. He pointed out that there was a record crowd on Light Up Night as well as an additional week of NoL in November, so the claim that November profits were down things in general must be "really bad". He supported a comprehensive review of an after-action report because it would allow the City to have factual data for any funding requests, which should be fully supported by the business community. He supported the idea of changing the parking time to 5:00p.m. to help with the business parking.

Commissioner Blonder thanked staff for their hard work and noted that the City saved money by not hiring a consultant, which had been criticized, and yet, City staff had managed to execute the event successfully. She said an extension would be an unfunded mandate and did not want to go back on any promises made to the residents. She also supports a comprehensive review. She felt the changes that have been made so far have made a positive impact. She suggested looking at all options to encourage the event to be viewed as a "walking event" and reduce vehicular access in certain areas. She requested that the commercial low two zoning areas related to parking be reviewed specifically, the Abbot Trac area, to help the businesses with their parking issues. She said she hoped more help could be provided without impacting the residents.

Mr. Birchim replied that the program could be altered for the commercially zoned properties off San Marco Avenue, following what had been done on Rohde and Cincinnati Avenues, making it residents only parking after 5:00p.m.

Commissioner Blonder said she was supportive of that idea and allowing vehicular traffic to turn west bound off the Bridge of Lions.

Commissioner Springfield said when the barricades were placed in the downtown, he received comments that it made the area look like a "theme park" even though it was done for safety reasons. He said we had to be mindful of making this a walking event and not a "theme park".

Commissioner Garris asked if after 5:00p.m. could vehicles be allowed to park in the commercial parking zone.

Mr. Birchim replied that residential parking could be reserved for the residents and anyone could be allowed to park in the commercial zoned areas.

Mayor Sikes-Kline supported the 5:00p.m. time change, with more research done to help with a long-term solution for the San Marco Avenue area.

Mr. Birchim clarified the commercial zoning categories, which was one block off of San Marco Avenue, those parking spaces could be used by the businesses until 5:00p.m. and after it would be residents only.

Mayor Sikes-Kline disagreed. She stated she wanted those parking spaces to be available for commercial purposes.

Mr. Birchim clarified that there were to be no parking restrictions on the commercially zoned areas.

Mayor Sikes-Kline said that was her suggestion, which she felt would be the best solution. She said the first adjustment there was a consensus to change the time to 5:00p.m., and that had been done.

Mr. Birchim replied that a test case was done on the first block of Rohde and Cincinnati Avenues. He said that it had been presented to the Commission since it had been successful thus far.

Mayor Sikes-Kline said the recommendation was to continue with the change as it was. She said the business community spoke asking for commercial parking to be allowed in the commercial zoning, which she felt was fair. She asked for more research regarding the parking to be done. She said the promise to the community was to be flexible and she pointed out that the City was following through.

Mr. Birchim clarified that the Commission wanted him to review the use of commercially zoned properties off San Marco Avenue for commercial parking and it could be tested as it had been on Rohde and Cincinnati Avenues. He said if it was successful, it would continue.

Mayor Sikes-Kline said she thought there was support from the neighbors. She

understood that the cut through traffic had decreased but now wanted help to decrease the amount of commuter traffic and parking. She said the City had tried to work with the business in relation to work force parking, which was why parking had been created at the Granada Lot and at Toques Place; however, these lots were not being utilized as intended. She said the parking garage at Flagler College was being opened for workforce parking and she asked for a status update.

Mr. Birchim stated that it did not open until December 13, 2025.

Mayor Sikes-Kline felt this was an issue that needed to be looked at, and if there were open spaces, could those be used as other parking options for everyone.

Mr. Birchim replied that a proposed change to the Toques Lot parking space was making those spaces available to small businesses. He explained that what had been anticipated was the larger businesses would use the parking spaces, which was not the case. He said there were about ten or more spaces in the Toques Lot.

Mayor Sikes-Kline said this was prime parking and definitely an area for improvement.

Commissioner DePreter felt the parking may get utilized by the smaller business.

Mayor Sikes-Kline appreciated the outline of considerations of the contracts and potential complications provided by Mr. Birchim. She further appreciated the comments by commissioners noting the promises made to the community when the NoL dates were established. She noted that there had been no offers by anyone to pay for the additional costs that would be associated with an extension; therefore, she would not support an extension. She stated that the plan in place had received significant support from the community and was created through thoughtful leadership

and demonstrated flexibility when necessary.

14. Items by Mayor and Commissioners

Commissioner Garris was concerned about the compliance with the horse and carriage franchises. She said if requirements were made and the owner(s) of those companies had not complied with them, the City should follow through and take action. She said it was difficult to hear about the horse and carriages every meeting without any corrective action being taken.

Mayor Sikes-Kline said it was a moving target; however, did not feel the credibility was strong with everyone speaking on this topic. She agreed that the franchise owner(s) should be in compliance with City code.

Mr. Birchim explained that an inspection of the horse stables and transfer station was just completed by representatives from the University of Florida's Agricultural Department and the Agricultural Officer. He said that resulted in a list of items that needed to be done to the stables. He said the City engaged a contractor to receive a cost estimate to fix the drainage, fencing and the paddock and other items. He said that estimate was much higher than anticipated. He said a second estimate was underway. He said this was to show the lease holder, Country Carriages, what was needed to bring the stables up to code and to see if they were able to make the changes or were even willing to make the changes. He said then the choice would be either to have the City make the repair and charge them or evict. He said this was a very difficult decision.

Commissioner DePreter thanked staff for fixing the pedestrian signal on Anastasia Boulevard, as it was a public safety issue. He noted Charles Pappas had been the Citizen Advisor for the North Florida

Transportation Planning Organization (TPO); however, he was planning to resign. He said that position would be available and encouraged anyone in the community that wanted to participate to apply.

Commissioner Springfield thanked his fellow commissioners for participating in the Christmas parade, as it was a wonderful experience even with the rain. He expressed concern for the horse and carriage situation and suggested that the barn should not be leased but used more as a day center similar to the transfer station. He said this would make the City responsible for the maintenance and the aesthetics of the site. He felt that Code enforcement should have stronger legal authority and more effective tools to ensure compliance with City code.

Commissioner Blonder said the horse video that had been shown several times was awful. She suggested modifying the franchise agreements and adding an animal abuse provision. She said that provision would state "any abuse to an animal would result in lost of franchise agreement". She said the City should not tolerate animal abuse. She agreed this topic had become a moving target and a lot of misinformation but expressed her support for animal welfare as it was very important. She asked if the City sidewalks had a maintenance schedule, and if not, she felt one should be created, as there were many that needed to be fixed. She said if the City was going to be a more walkable community pedestrian safety needed to be a priority. She expressed her gratitude to the mayor for the leadership and guidance.

Mayor Sikes-Kline said she wanted to have a canoe launch at the end of Flagler Boulevard. She felt the seawall on Inlet Drive may impede access to the water and she wanted to compensate for that and asked for a report back regarding what that could look like. She said she understood it would be a long process but wanted to

understand what it would entail. She wished everyone happy holidays.

15. Adjournment

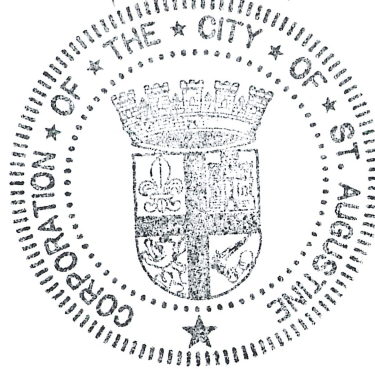
There being no further business, the meeting was adjourned at 8:54 P.M.⁴



Nancy Sikes-Kline, MAYOR



Darlene Galambos, CITY CLERK



⁴ Transcribed by Elyse Wiemann