

# CITY OF ST. AUGUSTINE

Regular City Commission Meeting  
Monday, January 12, 2026

The City Commission met in formal session Monday, January 12, 2026, 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  
Jessica Beach, Chief Resiliency Officer, Deputy Director, Public Works and Utilities Department  
Amy Skinner, Director, Planning and Building  
Melissa Wissel, Director, Communications  
Jaime D. Perkins, Director, Community Services  
Jon Marston, Sergeant, Police Department  
Elyse Wiemann, Senior Recording Secretary

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## **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 for the mayor to formally present Jessica Beach, Chief Resiliency Officer, Deputy Director, Public Works and Utilities Department, with an award from the Regional Planning Council as she was unable to attend.

Mayor Sikes-Kline agreed and said it could be added under Special Presentations, Recognitions and Proclamations, as item 3B.

## **MOTION**

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

## **3. Special Presentations, Recognitions and Proclamations**

**3.A. Proclamation 2026-03: Proclaims January as Human Trafficking Awareness Month (B. Blonder, Vice Mayor)**

**3.B) Presentation of Special Recognition Award to Jessica Beach, Chief Resiliency Officer, Deputy Director, Public Works and Utilities Department, from the Northeast Florida Regional Council**

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

The Commission heard from the following members of the public:

- Jennifer Cushion
- David Nolan
- Cythina Young Dukes
- Gregory Alans
- Sandra Krasa
- Heather Wilson
- Nancy Murphy
- Jason Judge
- Katherine Zodda
- Chris Fulmer
- Thomas Reynolds
- Kimberly Hartwick
- Marta Hahn
- Ann Solomon
- Bryan Bliss
- Scott York
- Patricia Ramos
- Gamon Doran
- Martha Mickler
- Aaron Jockers
- 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 26, 2026

•Ordinance 2026-02: Amends the Future Land Use Designation of approximately 0.19 acres at 7 Old Mission Avenue

CA.3 Reminder of Upcoming Meetings:

- January 26, 2026 3:00PM-Community Redevelopment Agency Meeting
- January 26, 2026 5:00PM-Regular City Commission Meeting
- February 9, 2026 5:00PM-Regular City Commission Meeting
- February 23, 2026 5:00PM-Regular City Commission Meeting

CA.4 APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:

- Regular City Commission Meeting - November 10, 2025

CA.5 RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S):  
Code Enforcement Lien Release - 80 Anderson Street - RER Pro Invest LLC

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 Jen Lomberk for the Red Cedar Award for Environmental Impact (B. Blonder, Vice Mayor)

END CONSENT AGENDA

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

(None)

**5.B. Approval of Consent Agenda MOTION**

**Mayor Sikes-Kline MOVED to APPROVE the Consent Agenda as presented. The motion was SECONDED by Commissioner Springfield.**

**VOTE ON MOTION:**

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

**NAYES: NONE**

**MOTION APPROVED UNANIMOUSLY**

**6. Appeals**

**6.A. Sufficiency Determination related to an Appeal filed against a Planning and Zoning Board (PZB) Approval of the Construction of a Retaining Wall for a City Project along Inlet Drive (A. Skinner, Planning and Building Director)**

Amy Skinner Planning and Building Department advised this was the first step in the appeal process at 140 Inlet Drive. She said appeal application outlined the grounds for this appeal noting that the Planning and Zoning Board (PZB) failed to consider impacts on the scenic vista, public access, an unwillingness by the city to alter the project and a lack of evidence including failing to meet the seventeen criteria in the land development code. She advised that the appeal application was complete, submitted in a timely manner, and the property owned by the appellant's was adjacent to the project area.

Isabelle Lopez, City Attorney advised that this was a technical review of the appeal to conclude if there was sufficient. She said that James Whitehouse, representative for the appellant, was able to provide a brief presentation regarding sufficiency if he chose.

James Whitehouse, representative for the appellant, said that all technical requirements had been met. He said this property was directly across the street from the project and adversely affected.

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

Ex Parte Communication:

(None)

Ms. Lopez clarified that the commission had to decide if the appellant would be more adversely affected than the average person. She explained further noting the proximity of the project, would it have been an owner that would have received notice under the city code guideline.

Mayor Sikes-Kline pointed out that staff recommended that the application had met the criteria to be sufficient.

**MOTION**

**Commissioner Jon DePreter MOVED that the appellant had standing for an appeal by being directly across the street, and the application should move the substantive part of the hearing. The motion was SECONDED by Commissioner Blonder.**

**VOTE ON MOTION:**

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

**NAYES: NONE**

**MOTION APPROVED UNANIMOUSLY**

**6.B. Appeal Hearing of a Planning and Zoning Board (PZB) Approval of the Construction of a Retaining Wall within Conservation Overlay Zones 1 and 2 for a City Project along Inlet Drive (A. Skinner, Planning and Building Director)**

Amy Skinner, Planning and Building Director explained that the project was unanimously approved by the Planning and Zoning Board (PZB) to construct a retaining wall within conservation overlay zones 1 and 2 along Inlet Drive. She said the project had been discussed at many neighborhood meetings and at City Commission meetings and was listed in the Capital Improvement Plan (CIP). She advised all property owners had been given proper notification and ample time to provide their concerns regarding the project.

Commissioner Garris questioned the height of the seawall.

Ms. Skinner replied that the average height of the seawall would be three feet.

James Whitehouse, representative of the appellant, advised his client did not receive appropriate notice for of the Planning and Zoning (PZB) meeting. He felt the City, as the applicant, should be held to the highest level of standards and adhered to the City code. He explained that the City application did not meet the seventeen criteria as listed in the code, had vague materials, and may impact the scenic vista. He said the concerns had not been addressed and the City had failed to provide revisions. He said the appellant would be the most directly affected property on Inlet Drive.

Isabelle Lopez, City Attorney, asked if there was a request for a modification per City Code section 28-29, because usually, these types of appeals were an appeal of the record. She said the commission would either confirm the PZB's decision or decide there was a mistake and reverse it; however, there was a third option for a modification but that had to be confirmed if that was being requested by the appellant.

Mr. Whitehouse clarified they believed the PZB made an error and there was not substantial evidence to support their decision; however, if the commission felt it could be modified, they would be open to accepting the modifications, as they wanted to be amenable.

Ms. Lopez recommended swearing in anyone that was providing testimony in case they provided new testimony.

Mr. Whitehouse replied in the affirmative.

Public hearing was opened.

- Jeffrey Sharp

Mr. Whitehouse objected.

Ms. Lopez commented that the objection was to the new testimony being provided. She said prior to public hearing, beginning there had been a request for a modification, which allowed new testimony. She said if a modification was not being considered, then it was an appeal only on record and all comments should be directly related to the record heard at the PZB meeting.

Mayor Sikes-Kline advised that comments should only pertain to what had been stated on the record at PZB.

Public hearing continued:

- Dr. Robert Thousand
- Foster Thorpe
- Wolfgang Schau
- Roger White
- Dr. Tricia Young
- Dr. Louis Austen
- Tom Driesbach
- Peter Burkhardt

Public hearing was closed.

The Commissioners provided their ex parte communication.

Mr. Whitehouse provided a rebuttal and stated this was a family-owned residence. He reiterated the appellant never received notice of the PZB hearing as it was returned to sender. He said the appellant was not opposed to the project; however, their objection was the impact to their scenic vista. He advised the appellant had attended meetings and sent comments to staff questioning if alterations could be made to help with the impact on the vista. He said the request was not for the project to not take place but for alterations to be made and for the project to meet the seventeen criteria in the City Code. He said projects were changed regularly; however, in this instance, the staff commented that the project could not change due to grant funding. He said there was no objection to the seawall but was

concerned that their vista could be impacted.

Mayor Sikes-Kline pointed out that the new information provided by the public was that the owners did not live on the property and it was used as a short-term rental (STR). She felt that information was not needed.

Commissioner DePreter felt that modifications should not be made by the Commission but by the PZB if modifications were considered. He said he was not prepared to make modifications to the project nor was it noticed for modifications.

Mayor Sikes-Kline replied it was an acceptable request by the appellant; however, she agreed and did not feel it was necessary.

Commissioner Springfield said property owners had rights whether they lived there or not. He said the City provided engineering diagrams related to the height of the water during floods and the height of the wall. He said if the appellant had presented an expert alternative, it may have been considered; however, that was not done and it was not done at any time during the past two years. He said he was not in support of considering a modification to the project.

Commissioner Cynthia Garris asked if Jessica Beach, Chief Resiliency Officer and Deputy Director for Public Works and Utilities, since she was part of this project and had been working with the residents to clarify a few questions, as it would help provide her with a better understanding of the project.

Commissioner Blonder said to consider a modification at this time would be a mistake.

Mayor Sikes-Kline agreed.

Ms. Lopez advised that a motion could be carried out on rather to accept the

modification, assuming this was modification being presented or it could be remanded to the PZB.

## MOTION

**Commissioner Blonder MOVED to not accept any modification during the appeal discussion. The motion was SECONDED by Mayor Sikes-Kline and APPROVED BY UNANIMOUS VOICE VOTE.**

At the request of Mayor Sikes-Kline, Ms. Lopez explained that the appeal decision would be based on the following:

1. Procedural due process afforded to the applicant
2. Was the correct law applied
3. Was the decision supported with competent substantial evidence in the record

Mayor Sikes-Kline advised at this time Jessica Beach, Chief Resiliency Officer and Deputy Director for Public Works and Utilities would be available for any questions.

Commissioner Garris said she assumed she had spoken to the residents regarding the seawall. She asked if she spoke to the appellants.

Ms. Beach replied in the affirmative.

Commissioner Garris said everyone on Inlet Drive had been notified.

Ms. Beach clarified that she had been in contact with the appellant via email outside the Planning and Zoning Board process. She said she had reached out to them advising them of when the meeting would take place and options for public input.

Commissioner Garris asked if they heard back from the appellant.

Ms. Beach said she would have to confirm; however, she knew the email they had was

active as they had been corresponding with them.

Commissioner Garris said her main concern with the appeal was if the appellant was notified; however, they were communicating through email. She said even if the certified letter was not received, she understood that the appellant had ample time to respond. She said the City had been working hard to handle the flooding not just on Inlet Drive but all over Davis Shores and this was a way to move forward and address the issues. She said as a Commission, they needed to move forward before the next hurricane season.

Commissioner DePreter said he watched the PZB meeting and reviewed the documentation provided and thought the burden of proof was on the appellant that the PZB did not follow the code. He felt the appellant was given due process in terms of communication. He said the City did not recognize riparian rights from private property. He noted City Code Section 11.29 (b)(4), referred to matching seawalls, which was important to him that the seawall to the north and south were approximately the same size. He said public access was not terminated if the appeal was denied. He said in the scenic vista was addressed at PZB and he was in support of denying the appeal based on those observations.

Commissioner Springfield said this was solely on the property owners' rights and it was not considered as a short-term rental (STR). He said if a certified letter was sent and not received or thrown out, the person was still culpable. He said Code required for a certified letter to be sent, and contact had been made. He said the PZB heard a lot of testimony, both positive and negative, and Mr. Whitehouse sent a comment to the PZB meeting allowing the appellant to be heard and considered. He said public access had been addressed and it was understood that it could be brought up in the future as an alternative project. He said he was in support of denying the appeal.

Commissioner Blonder said the appellant felt that proper notification was not received and that was grounds for the appeal; however, as stated, she agreed that proper notification was received. She showed a 2024 street view of the property and noted the property was two stories with a deck. She felt a three-foot addition would not obscure the view from the first floor nor the view of the water; therefore, their scenic vista would not be hindered. She said public access at the moment was not appropriate as it was dangerous, but it could be revisited in the future. She said the City had altered the project several times from comments and feedback from the public and it was now finished. She said there was a timeline and Davis Shores needed to be protected. She pointed out that all work would take place landward and not waterward in the conservation area, which was criteria seventeen in the City code. She said, with those items considered, she was in favor of denying the appeal.

Mayor Sikes-Kline agreed that procedural due process had been provided to the appellant, and proper law was applied by the PZB. She said the mailer may not have been received by the property owner; however, Mr. Whitehouse requested a copy of the mailer form, and it was provided and then a response was submitted. She said she did not feel that property owners had right to hundred percent of vistas in front of their homes nor access to publicly owned waterfront property. She felt the PZB and City staff provided sustainable evidence in the record and noted that this seawall would protect millions of dollars of private property in the neighborhood. She said she hoped this would move forward quickly as she felt the grant for the project was in jeopardy.

#### **MOTION**

**Commissioner Blonder MOVED to UPHOLD the decision of the PZB and**

deny the appeal. The motion was **SECONDED** by Commissioner DePreter.

**VOTE ON MOTION:**

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

**NAYES:** NONE

**MOTION APPROVED UNANIMOUSLY**

Commissioner DePreter asked if this decision was appealed and taken to court and if the City decision was upheld, could any damages be collected.

Ms. Lopez replied there was no monetary component.

**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**

**7.C.1. First Amendment to Broudy Development Agreement (/I. Lopez, City Attorney)**

Isabelle Lopez, City Attorney, reviewed the first amendment to the Broudy Development Agreement. She stated the terms remained the same; however, there was a correction to the legal description and under the existing zoning and land use and the responsibility would be transferred to the City once the lease was adopted and the garage was built. She noted this was first reading for the Broudy Amendment and the second hearing would take place on Monday, January 26, 2026, at 5:00p.m.

Ellen Avery-Smith, representative for the Broudy Development, advised that this amendment was to confirm that there

would be a mobility station on the property, which was being provided by the City and the property owner.

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

Commissioner DePreter said he thought this was a reasonable change. He asked for clarification regarding the amount of public parking.

David Birchim, City Manager, replied that the Mobility-Oriented Development (MOD) zoning required a minimum of 200 publicly available parking spaces. He said prior to the design of the garage, there was a minimum of 500 parking spaces; however, at this time the design had a total of 707 spaces. He said item 10.B was the Amended Memorandum of Understanding (MOU) and lease agreement for the parking garage, which noted a minimum of 650 parking spaces. He said that the final design was for the parking garage to no less than 650 spaces but hoped that it would be closer to 700 parking spaces.

Commissioner Garris clarified that if the garage was specifically for the Broudy Development, it would be a minimum of 200 parking spaces, but if it was for the City it was a total of 600 parking spaces or more.

Mr. Birchim replied that was correct. He said it was a zoning requirement, whether the City built the garage or not, and to keep the MOD zoning, there was a requirement to have 200 parking spaces available to the public.

**MOTION**

**Commissioner DePreter MOVED to PASS the First Amendment to Broudy Development Agreement to second hearing at the January 26, 2026 meeting. The motion was SECONDED by Commissioner Garris.**

**VOTE ON MOTION:**

**AYES:** DePreter, Garris, Springfield, Blonder<sup>1</sup>

**NAYES:** NONE

**MOTION APPROVED UNANIMOUSLY**

**8. Ordinances and Resolutions – Public Hearing Required.**

**8.A. Ordinances – Second Reading**

**8.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 from Residential Medium Density to Commercial Low Intensity (A. Skinner, Planning and Building Director)**

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

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

At the request of Commissioner Blonder, Ms. Skinner reiterated that zoning districts were hierarchical, and this was a commercial district, which could be seen as higher than residential district; however, it was the lowest of the commercial districts and was intended to be within neighborhoods.

**MOTION**

**Commissioner Springfield MOVED to pass Ordinance 2025-33 on second reading. The motion was SECONDED by Commissioner DePreter.**

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

<sup>1</sup> Mayor Sikes-Kline was not present for vote.

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:** Springfield, DePreter, Garris, Blonder<sup>2</sup>

**NAYES:** NONE

**MOTION APPROVED UNANIMOUSLY**

**8.A.2. Ordinance 2025-34: Amends the Zoning of approximately 0.16 acres at the north end of 725 Flagler Crossing Drive from Residential General-One (RG-1) to Commercial Low-One (CL-1) (A. Skinner, Planning and Building Director)**

Amy Skinner, Planning and Building Director, reviewed Ordinance 2025-34. She advised that the zoning was compatible with the commercial low intensity land use.

Ex Parte Communication:

(None)

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

- David Denham

Ryan Myers, proposed landowner and Andre Green, Corner Lot Development, current landowner developer for the

<sup>2</sup> Mayor Sikes-Kline was not present for vote.

project, were available to answer questions.

Commissioner Garris asked, based on public comment regarding the height of the building and the drainage, if any feedback could be provided.

Mr. Myers replied that his understanding was that Mr. Denham's home was across the marsh, which was a good distance away. He said some trees would be removed but there was a landscape plan to replant for shade purposes to help enjoy the marsh. He pointed out that the parking area would be lower than San Sebastian Way, and the area was being built to be used as a recreation space to enjoy nature and time outside.

Commissioner Garris asked if the building was one story.

Mr. Myers replied in the affirmative.

Commissioner Springfield questioned where the drainage would be held.

Mr. Green said the water would drain into Flagler Crossings retention pond.

Commissioner Blonder asked if the capacity of the pond at Flagler Crossing was large enough to include the drainage from this property.

Mr. Green replied in the affirmative.

Commissioner Blonder expressed concern about drainage and the impact to the conservation overlay zone at the first hearing. She asked for clarification on how the process worked and if the Planning and Zoning Board (PZB) had approved the application.

Ms. Skinner explained that the PZB reviewed and approved the application in totality including parking, a use by exception for alcohol, and the conservation overlay zone development to build a bulkhead. She said based on the PZB staff

report there was an easement from the Flagler Crossing property to this property and that the stormwater would be routed as noted.

## MOTION

**Commissioner DePreter MOVED to pass Ordinance 2025-34 on second reading. The motion was SECONDED by Commissioner Springfield.**

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

**NAYES: NONE**

**MOTION APPROVED UNANIMOUSLY**

**8.B. Ordinances – First Reading (only if required by law)**

(None)

**8.C. Resolutions – Public Hearing (only if required by law)**

(None)

**9. Ordinances and Resolutions - No Public Hearing Required**

**9.A. Ordinances – First Reading**

**9.A.1. Ordinance 2026-02: Amends the Future Land Use Designation of approximately 0.19 acres at 7 Old Mission Avenue (A. Skinner, Planning and Building Director)**

Amy Skinner Planning and Building Director reviewed Ordinance 2026-02. She said this was an existing building that was commercially used and this was to fix a discrepancy. She stated the Cat Café off US1 would be moving to this location.

Mayor Sikes-Kline questioned the premise of the Cat Café.

Isabelle Lopez, City Attorney, commented that her understanding was patrons were able to interact with cats that were available for adoption while having coffee and other typical café items.

**MOTION**

**Commissioner DePreter MOVED to pass Ordinance 2026-02 on first reading and moved to second reading. The motion was SECONDED by Commissioner Springfield.**

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2026-02  
AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 0.19 ACRES; LOCATED AT 7 OLD MISSION AVENUE; AS A PORTION OF THE GARNETT ADDITION IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; CHANGING APPROXIMATELY 0.19 ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL

LOW 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, Springfield, Blonder, Sikes-Kline**

**NAYES: Garris**

**MOTION PASSED 4/1**

**9.B. Resolutions**

(None)

**10. Staff Reports and Presentations**

**10.A. Right-of-Way License Agreement - 30 Seminole Drive (D. Birchim, City Manager)**

David Birchim, City Manager, reviewed the right-of-way license agreement at 30 Seminole Avenue.

Commissioner Springfield said he was very familiar with the property, and this piece of Seminole Avenue was unable to be developed. He spoke to Mr. Birchim about relinquishing this piece of property, which could not be done due to access. He said he supported this agreement.

Commissioner DePreter said he did a site visit, and this was running perpendicular to the water and providing water access but was really more parallel to it and was in favor of granting the agreement.

Mayor Sikes-Kline spoke in favor of the agreement as it had been done in the past and it was not precedence setting.

**MOTION**

**Mayor Sikes-Kline MOVED to pass the Right-of-Way License Agreement. The motion was SECONDED by Commissioner Springfield.**

**VOTE ON MOTION:**

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

**NAYES:** NONE

**MOTION APPROVED UNANIMOUSLY**

**10.B. Amended Memorandum of Understanding and Lease Agreement between the City of St. Augustine and West Augustine Gateway, LLC to develop a public parking garage at 198-212 W. King Street (R. Franklin, Assistant City Manager)**

Reuben Franklin, Assistant City Manager, reviewed the Amended Memorandum of Understanding and Lease Agreement between the City of St. Augustine and West Augustine Gateway, LLC to develop a public parking garage at 198-212 W. King Street. He said the original MOU was approved in 2023, and the new MOU had changed to have a minimum of 650 parking spaces. He said the design was completed and approved by the City's Corridor Review Committee. He stated that the amended MOU and lease agreement needed to be changed to 100-year lease term to be exempt from property taxes, allowing the City to pay design costs up front to reduce the principle, including updated exhibits, and an updated rent schedule as the interest rate increased. He said the developer would fund design, permit, construct, and deliver the completed garage and the City would operate, maintain, repair, and ensure the garage. He said an updated conceptual rent statement was included in the MOU, which included a thirty-year principal and interest for the garage based on final construction cost. He noted the MOU included language to allow the City to purchase the land in 30 years at fair market value.

Commissioner DePreter asked for the total area of the lot.

Mr. Franklin replied that it was approximately two and half acres.

Mayor Sikes-Kline clarified the 100-year lease was to be exempt from property taxes.

Mr. Franklin replied in the affirmative.

David Birchim, City Manager, commented that the tax-exempt status would apply to all taxing authorities, except the non-ad valorem fire assessments.

Mayor Sikes-Kline expressed her appreciation regarding the tax-exempt status and the other cost saving measures to reduce the principal. She said BJ Kalaidi, resident, questioned if Community Redevelopment Agency(CRA) funds would be used for the garage.

Isabelle Lopez, City Attorney, replied that CRA funds were not prohibited from being used for the garage, which was discussed when the CRA plan was adopted. She said at the time, members of the West Augustine CRA Steering Committee felt strongly, Ms. Kalaidi being one of them, that there should be a prohibition from using CRA funds on the parking garage; however, that was not the prevailing view nor adopted.

Mayor Sikes-Kline asked if the parking garage was included in the Capital Improvement Plan (CIP).

Mr. Birchim replied it was not. He said the City had pledged non-ad valorem revenues to cover the cost. He said it was discussed to bridge the gap between when this garage was self-sustainable by using garage revenues from the downtown parking garage.

Mayor Sikes-Kline requested a resolution to that effect when it was necessary.

Mr. Birchim replied that a resolution should be prepared and presented during the budget hearings.

Commissioner DePreter asked for clarification on the property taxes.

Mr. Birchim stated that the City received confirmation from the property appraiser and the City would be completely tax exempt, including the other taxing authorities as well as City and County property taxes.

Mayor Sikes-Kline said she had requested a construction and milestone schedule. She said a lot of expectations had been created and she wanted to provide everyone with answers.

Mr. Franklin replied that an amended schedule was provided for consideration. He said there were two more milestones to achieve 100% construction documents, and it was projected to be finalized by July 2026, and starting construction September 2026 with the garage opening in September 2028.

Mayor Sikes-Kline said if the MOU and lease were approved, she wanted the resolution to be presented to the Commission and a report provided regarding what to expect during the phasing.

Mr. Birchim stated he spoke to Barry Broudy, the developer, and his team who confirmed that the retail component in front of the garage would be constructed simultaneously as the garage. He said the elevations shown before were one phase with two components, the parking garage and the retail store front.

Commissioner Garris asked if the train station would be in the same location.

Mr. Birchim replied that it was a separate project proposed by the Jacksonville Transportation Authority (JTA), who wanted to bring commuter rail to this site. He said that it was supported; however, it was outside the City's control. He said this site had been identified as a commuter rail station if JTA continued with the project. He said the garage was separate and would be built either way.

Commissioner Blonder spoke in favor of the lease being paid with non-ad valorem taxes and that a resolution would be provided to formalize that, especially with the uncertainty of property taxes. She said there needed to be a dedicated revenue source that was tied to the garage. She spoke in favor of the garage and stated this was needed to meet the City's mobility plan goals.

## **MOTION**

**Commissioner DePreter MOVED to APPROVE the Amended Memorandum of Understanding and Lease Agreement between the City of St. Augustine and West Augustine Gateway, LLC. The motion was SECONDED by Commissioner Garris.**

## **VOTE ON MOTION:**

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

**NAYES: NONE**

**MOTION APPROVED UNANIMOUSLY**

Commissioner Blonder commended staff for all their hard work and thanked Mr. Broudy and his team.

## **11. ITEMS BY CITY ATTORNEY**

(None)

## **12. ITEMS BY CITY CLERK**

### **12.A. Scheduling a Special Meeting for a Public Forum (D. Galambos, City Clerk)**

Darlene Galambos, City Clerk, said it had been mentioned previously about scheduling a special meeting for a public forum regarding the tax legislation issue, and staff were recommending the first one be held on February 9, 2026, at 3:30p.m. prior to the regular City Commission meeting.

Commissioner Blonder commented that an award ceremony was supposed to be that day at 4:00p.m.

Ms. Galambos said there were other dates available and suggested February 23, 2026, at 3:30p.m.

Commissioner Springfield recommended waiting until March since there were many changes taking place in Tallahassee. He felt there would be a better understanding of the potential changes, plus he thought this would be a difficult meeting for the public to come to and felt the Commissioners should attend neighborhood council meetings.

Mayor Sikes-Kline said her concern was she had been informed to keep the pressure high in Tallahassee as it was having an impact.

Commissioner Blonder said having a meeting on February 23, 2026, was a compromise.

Mayor Sikes-Kline supported that meeting date. She asked if the rest of the commission was amenable.

Ms. Galambos said the meeting would be held at 3:30 p.m. on February 23, 2026.

### **13. ITEMS BY CITY MANAGER**

#### **13.A. 2025 Year in Review (D. Birchim, City Manager)**

David Birchim, City Manager, said he provided an outline of the milestones achieved in 2025. He pointed out he missed a very important achievement, which was improving Community Rating Score (CRS).

Mr. Birchim announced that Chief Jennifer Michaux would be retiring tomorrow, January 13, 2025, with thirty years of service. She served with dedication and commitment to protecting our residents, business owners, and visitors. She maintained a strong department with dedicated officers and staff, which provided a smooth transition for the new Chief Select Sergeant Jon Marston. He wished

Chief Michaux the best in retirement. He introduced Chief Select Sergeant Jon Marston and stated he was confident he would continue to run a well-trained police department and lead with integrity and accountability. He said all the officers interviewed were excellent candidates. He believes Chief Marston will serve the community well and lead the police department into its next chapter of St. Augustine history.

Chief Select Jon Marston introduced himself and thanked the City Manager for his support and the others on the hiring board and the other City staff. He said he looked forward to working with the Mayor, Vice-Mayor, and the Commissioners. He thanked Chief Michaux for her guidance. He said he had met with most of his staff and provided details of his plan moving forward. He said he was looking forward to the future.

Commissioner DePreter congratulated Chief Select Marston and said he was very impressed with the downtown unit he was able to ride with as they were very responsive, able to defuse situations and experienced. He said they represented the City well.

Commissioner Springfield offered his congratulations and said this was historic and a very important position. He said he was very proud of the police department for how they treated people as people, and he was very impressed with the department. He asked if there would be an official ceremony.

Mr. Birchim replied that he would be sworn in tomorrow by the City Clerk and then if there was anything additional it would be held at the swearing in of new officers.

Commissioner Blonder said she was looking forward to working with Chief Select Marston and offered her congratulations. She said the continuation of the policing model that was established in the Nation's Oldest City was one that

she was extremely proud of. She said Chief Michaux was a history maker and thanked her for her service.

Commissioner Garris congratulated Chief Select Marston and was looking forward to the rest of the year and future years.

Mayor Sikes-Kline added her thanks and expressed that everyone was happy to see Chief Select Marston come on board. She said it was a very unique position, and department because it was a unique City and looked forward to the good work that he would do.

Mr. Birchim announced that the Department of Transportation (DOT) would begin the King Street bridge replacement on January 28th or 29th and the bridge would most likely be closed for two years. He said updates would be provided as they were received.

#### **14. Items by Mayor and Commissioners**

Mayor Sikes-Kline reported that she took County Commissioner Ann Taylor on a walk-around with Commander Castaing and they met with Jabri White, Night Life Manager. She said they learned a lot, and it seemed that most people were happy and enjoying themselves. She said the Leonardi Street crosswalk needed to be discussed and a naming opportunity for Ms. Janie Price.

Mr. Birchim commented that the Leonardi Street crosswalk was a county right-of-way.

Commissioner Garris stated she had spoken to the county regarding that particular crosswalk about six weeks ago. She suggested having the flashers added to that crosswalk. She said she also requested a stop sign at Volusia Street and West King Street as she felt that was where an accident could happen at any moment. She said that it had been budgeted for this year, but a light would be added. She said she would follow up with

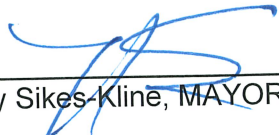
the county provide an update. She felt that even if a whole street was not able to be done just part of a street could be named after Ms. Janie Price would be wonderful. She said it should be somewhere close to her home but just so the area where she resided was highlighted as she had a lot of history. She thanked Scott York as he represented the City well as he stood up for the City. She said she spoke at the meeting held by Irvin Kass about the Nights of Lights and noted that the City had worked hard, held meetings, and pointed out the City Plan for a better season. She thanked those who came to speak about Davis Shores regarding the seawall and the concerns about the flooding. She was happy the seawall was moving forward and protecting the homes in the area.


Commissioner Springfield stated he was looking forward to the report on Nights of Lights and requested the report on electric bikes and encouraged the commission to suggest closing Treasury Street indefinitely, which he thought was an important step in making downtown safer. He announced he would not be seeking reelection in November

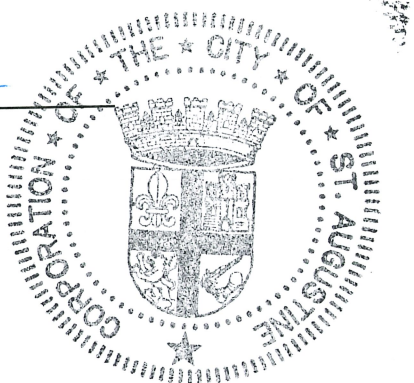
Commissioner Blonder thanked Commissioner Garris for taking care of the crosswalk issue. She said she was very pleased with the sign for the Middleton House for the Archeology Building. She said the film festival hosted two local films produced by two of her colleagues from Flagler College. She said the students did all the work; including acting, and the films were Florida's Forgotten Fort and A Book of Freedom: The Confessions of Francisco Menéndez. She said these students were telling the City's history and she could not be prouder to be a part of it. She mentioned a new application called "Black History People and Places" from the Visitors & Convention Bureau (VCB) and encouraged everyone to download it.

**15. Adjournment**

There being no further business, the meeting was adjourned at 9:24 P.M.<sup>3</sup>

  
\_\_\_\_\_  
Nancy Sikes-Kline, MAYOR

  
\_\_\_\_\_  
Darlene Galambos, CITY CLERK



<sup>3</sup> Transcribed by Elyse Wiemann