

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, January 26, 2026

The City Commission met in formal session Monday, January 26, 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
Jaime D. Perkins, Director, Community Services
Amy Skinner, Director, Planning and Building
Melissa Wissel, Director, Communications
Jon Marston, Police Chief
Elyse Wiemann, Senior Recording Secretary

MOMENT OF SILENCE and PLEDGE OF ALLEGIANCE

Mayor Nancy Sikes-Kline requested a moment of silence and extended her thoughts and prayers to County Commissioner Krista Johnson, who lost her husband last week. Vice-Mayor Barbara Blonder led the pledge of allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

Mayor Sikes-Kline requested that item 10.B. VIC South Gallery and Rotating Exhibits be moved to General Public Presentations under item 7.A., and item 7.A.1.SJC Cultural Events presentation of Sing Out Loud Festival 2025 Review and Future Strategy, would be removed and added to a future agenda.

MOTION

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

3. Special Presentations, Recognitions and Proclamations

3.A. Proclamation 2026-02: Proclaims January 27, 2026, as International Holocaust Remembrance Day (N. Sikes-Kline, Mayor)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Katherine Zodda
- Robin Thomas
- Kaimani Lynch
- Nancy Murphy
- Heather Wilson
- Wyndham Yancy
- Vicki Pepper
- Patrica Ramos
- Scott York
- BJ Kalaidi
- Shane Peterson

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:

February 9, 2026

•Ordinance 2026-03: Amending the Future Land Use Designation of Approximately 4.55 acres at Beacon Street and East Park Avenue East of Billings Street

•Ordinance 2026-04: Amending the Zoning Designation of Approximately 4.55 acres at Beacon Street and East Park Avenue east of Billings Street

•Ordinance 2026-05: Amending the Future Land Use Designation of Approximately 2.12 acres at Fishers Island between the Matanzas River and State Road 312, commonly known as Fish Island Inholding

•Ordinance 2026-06: Amending the Zoning Designation of Approximately 2.12 acres at Fishers Island between the Matanzas River and State Road 312, commonly known as Fish Island Inholding

•Ordinance 2026-07: Amending the Zoning Designation of Approximately 54.67 acres at Fishers Island between the Matanzas River and State Road 312, commonly known as Fish Island Preserve

CA.3 Reminder of Upcoming Meetings:

•February 9, 2026, 5:00PM, Regular City Commission Meeting

•February 23, 2026, 3:30PM, Special City Commission Meeting: Property Tax Reform Discussion

•February 23, 2026, 5:00PM, Regular City Commission Meeting

•March 9, 2026, 5:00PM, Regular City Commission Meeting

CA.4 APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:

•Regular City Commission Meeting — December 8, 2025

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). NONE.

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

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

End Consent Agenda

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

(None)

5.B. Approval of Consent Agenda

MOTION

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

6. Appeals

(None)

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

7.A. General Public Presentations

7.A. VIC South Gallery and Rotating Exhibits (C. Sakryd, General Services Director)

Corey Sakryd, General Services Director provided a brief overview of the Visitors Information Center (VIC) South Gallery and Rotating Exhibits. He introduced Dr. Michael Francis, Professor and Hough Family Chair of Florida Studies, University of South Florida (USF), and Sarah Kavanagh, Consulate General of Ireland.

Dr. Francis explained the concept of bringing a small scaled exhibit to the VIC. He said he had been working closely with Ms. Kavanagh to present the Lá Fhéile Pádraic: St. Patrick and the Irish Diaspora in East Florida 1600-1840. He pointed out some of the key elements that would be in exhibit:

- Stories about Irish people who lived in Florida: longer narratives and factoids
- Entire story about the Irish Priest Richard Arthur
- Tribute to the 450th celebration named : Should I stay or should I go?

Sarah Kavanagh, Consulate General of Ireland, said she was the first Consulate General appointed to Florida when established in 2022, as there was an Irish population around 1.8 million in the state. She stated she had been working with Dr. Francis on the exhibition and was delighted to be the Irish consultant on the project. She said there was a launch event for the exhibition, which would take place on Sunday, March 8, 2026. She stated that she sent an invitation to the Irish Government Minister and was awaiting a

response. She said she also invited Dr. Declan Downey, University College Dublin, first Irish citizen to be elected to membership of the Spanish Royal Academy of History, and an expert regarding those who left Ireland in the 1500-1600's due to oppression of the Catholic faith and went to other countries, then joined the Irish Bigrade of the Spanish Army and found themselves in this part of the world. She said music was important for the event and she had two professors from the Royal Irish Academy of Music (RIAM) coming to perform music from that time, as well as, Dr. David Adams, Head of Early Music and Professor William Dowdall, one of Ireland's leading musicians. She said she was happy to add more substance to what St. Patrick's Day was about.

Mr. Sakryd said this opportunity was in line with what the VIC was able to offer. He said the VIC had hosted other exhibits but recently, when trying to bring museum quality works to the VIC there had been building issues. He said the idea was to have small scale exhibits such as the one presented that could be brought to the VIC.

Mayor Sikes-Kline asked if the vendor contract needed to be approved.

David Birchim, City Manager, clarified the request was to approve the concept of a rotating exhibit space within the VIC, with the Irish exhibit being the first of those exhibits.

MOTION

Commissioner Springfield MOVED to APPROVE to allow the City Manager to execute the vendor contract for rotating exhibits at the VIC and to have the Ireland exhibit be the first in the space. The motion was SECONDED by Commission DePreter.

Commissioner Springfield asked if there was a time limit for each exhibit.

Mr. Sakryd replied that it would be determined based off the exhibit.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

7.B. Items of Great Public Importance

(None)

7.C. Other Items Requiring Public Hearing

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

Isabelle Lopez, City Attorney, advised that this was the second hearing to adopt the first amendment to the existing Broudy Development Agreement. She noted there was a correction to the legal description, and the substantive change was the shift of responsibility from the developer to the City once the parking garage and "mobility station", under the zoning land use, was complete.

Ellen Avery-Smith Esq., representative of the applicant, agreed with the statements stated by Ms. Lopez.

The Commission heard from the following members of the public:

- BJ Kalaidi

Ms. Avery-Smith replied to public comments and clarified that the property was owned by West Augustine Gateway LLC; however, that was not the name of the project but was the property owner. Commissioner Garris stated she understood the concerns brought up by Ms. Kalaidi during public comment. She said there had been a project in the county for a methadone clinic, but it had been prevented. She said having parking in the area for Nights of Lights and other future

events was important and could provide a way to increase revenue in the West City.

MOTION

Commissioner Garris MOVED to APPROVE the First Amendment to Broudy Development Agreement. The motion was SECONDED by Commissioner Blonder.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

8.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 presented Ordinance 2026-02.

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

Commissioner DePreter said this was a mapping error and not a land use error.

David Birchim, City Manager, commented that the purpose of the ordinance was to have the land use be consistent with the zoning.

MOTION

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

Ms. Lopez read the title as follows:

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, 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 2026-03: Amending the Future Land Use Designation of Approximately 4.55 acres at Beacon Street and East Park Avenue East of Billings Street (A. Skinner, Planning and Building Director)

Amy Skinner, Planning and Building Director presented Ordinance 2026-03.

Commissioner Springfield asked for clarification regarding the Open Land Zoning as there were two in City Code. He questioned if this property was being zoned Open Land Conservation.

Ms. Skinner replied there were two layers of regulation on a piece of property: the land use category and the zoning district. She said the land use category was what specified what could be done on the property and in this case, an Open Land Conservation land use was added with the update in 2020. She said the land use on the waterward acers was categorized Open Land Conservation and was undevelopable. She said the most compatible zoning district, which was what most marsh lands were zoned, was open land zoning district. She said this had less uses and was limited by the land use and basically undevelopable.

Commissioner Springfield commended staff for the purchase of the property, as he felt there could be some great things to come on this piece of land.

Mayor Sikes-Kline agreed.

Commissioner Blonder said she appreciated the explanation provided regarding the land use and the zoning as it could be confusing. She asked if these were the most restrictive land uses in zoning that could be applied to the property.

Ms. Skinner replied that the upland acers was zoned Recreation Open Space, which was restrictive to recreation type uses. She said Government Use had been tied to these types of properties and was restrictive as government could do as it wished; however, land planning was a part of the conservation program and there were land management plans for each of the properties. She said the Open Land

Conservation category was the most restrictive land use category.

Commissioner Blonder stated that was perfect because the intent of the acquisition program was to keep the land undeveloped and natural.

Commissioner DePreter thanked Ms. Skinner for the explanation as it was important.

Mayor Sikes-Kline said the program was popular and it was the responsible thing to do by buying and taking care of the properties and placing them in the correct future land use and zoning categories, which was the best weapon to be able to protect the property and determine the land use patterns.

MOTION

Commissioner Blonder MOVED to pass Ordinance 2026-03 on first reading and moved to second reading. The motion was SECONDED by Commissioner Springfield.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 4.55 ACRES; LOCATED AT BEACON STREET AND EAST PARK AVENUE; EAST OF BILLINGS STREET AS PORTIONS OF HILDRETH BACK BAY ADDITION SUBDIVISION IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; CHANGING APPROXIMATELY 0.75 UPLAND ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL LOW DENSITY TO RECREATION AND OPEN SPACE AND CHANGING APPROXIMATELY 3.80

WATERWARD ACRES OF PROPERTY FROM ITS CURRENT DESIGNATION OF RESIDENTIAL LOW DENSITY TO OPEN LAND (CONSERVATION); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.2. Ordinance 2026-04: Amending the Zoning Designation of Approximately 4.55 acres at Beacon Street and East Park Avenue east of Billings Street (A. Skinner, Planning and Building Director)

Item heard simultaneously with 9.A.1.

Amy Skinner, Planning and Building Director presented Ordinance 2026-04

The Commissioners provided their ex parte communication.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2026-04 on first reading and moved to second reading. The motion was SECONDED by Commissioner Blonder.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 4.55 ACRES; LOCATED AT BEACON STREET AND EAST PARK AVENUE; EAST OF BILLINGS STREET AS PORTIONS OF HILDRETH BACK BAY ADDITION SUBDIVISION IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY

DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 0.75 UPLAND ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL SINGLE FAMILY-TWO (RS-2) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU), AND REZONING APPROXIMATELY 3.80 WATERWARD ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL SINGLE FAMILY-TWO (RS-2) TO THE CITY CLASSIFICATION OF OPEN LAND (OL); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.3. Ordinance 2026-05: Amending the Future Land Use Designation of Approximately 2.12 acres at Fishers Island between the Matanzas River and State Road 312, commonly known as Fish Island Inholding (A. Skinner, Planning and Building Director)

Amy Skinner, Planning and Building Director presented Ordinance 2026-05

MOTION

Commissioner Blonder MOVED to pass Ordinance 2026-05 on first reading and moved to second reading. The motion was SECONDED by Mayor Sikes-Kline.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2026-05

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 2.12 ACRES; LOCATED AT FISHERS ISLAND BETWEEN THE MATANZAS RIVER AND

STATE ROAD 312 IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; CHANGING APPROXIMATELY 2.12 UPLAND ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL MEDIUM DENSITY/MIXED USE TO RECREATION AND OPEN SPACE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.4. Ordinance 2026-06: Amending the Zoning Designation of Approximately 2.12 acres at Fishers Island between the Matanzas River and State Road 312, commonly known as Fish Island Inholding (A. Skinner, Planning and Building Director)

Amy Skinner, Planning and Building Director presented Ordinance 2026-06

Ex parte communication:

(None)

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2026-06 on first reading and moved to second reading. The motion was SECONDED by Commissioner Blonder.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2026-06

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 2.12 ACRES; LOCATED AT FISHERS ISLAND

BETWEEN THE MATANZAS RIVER AND STATE ROAD 312 IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 2.12 UPLAND ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL AND GENERAL OFFICE A (RGO-A) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU), PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.5. Ordinance 2026-07: Amending the Zoning Designation of Approximately 54.67 acres at Fishers Island between the Matanzas River and State Road 312, commonly known as Fish Island Preserve (A. Skinner, Planning and Building Director)

Amy Skinner, Planning and Building Director presented Ordinance 2026-07

Ex Parte Communication:

(None)

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2026-07 on first reading and moved to second reading. The motion was SECONDED by Commissioner Blonder.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2026-07

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 54.67 ACRES; LOCATED AT FISHERS ISLAND

BETWEEN THE MATANZAS RIVER AND STATE ROAD 312 IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 15.52 UPLAND ACRES FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) AND APPROXIMATELY 39.15 UPLAND ACRES OF RESIDENTIAL AND GENERAL OFFICE A (RGO-A) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU), PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

Commissioner Blonder thanked staff and Ms. Skinner for their hard work and noted this was a remarkable moment for the City.

9.B. Resolutions

9.B.1. Resolution 2026-01: Resolution specifying the uses of the parking garage revenues of the Visitor Information Center Fund (M. Breidenstein, Assistant City Manager)

Meredith Breidenstein, Assistant City Manager reviewed Resolution 2026-01.

Mayor Sikes-Kline commented that this Resolution helped to clarify the intent of the revenue stream and how it was to be used. She said it was also to remind the community that these dollars would be used for historic preservation.

Commissioner Springfield thought this had been outlined already; however, he was told by the City Manager it was only an agreement. He said he was glad it identified and mobility, historic preservation, and archeology. He felt those

departments were appropriate for visitors to pay for instead of taxpayers.

Commissioner Blonder agreed and thought this was critical and felt the timing was essential.

MOTION

Mayor Sikes-Kline MOVED to pass Resolution 2026-01. The motion was SECONDED by Commissioner Springfield.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

10. Staff Reports and Presentations

10.A. Consideration of a Petition to Vacate Right of Way, 81 Magnolia Drive (S. Slaughter, Utilities and Public Works, Director)

Commissioner DePreter recused himself, as he was the immediate neighbor to the property.¹

Stephen Slaughter, Utilities and Public Works Director, reviewed the petition to vacate the right-of-way at 81 Magnolia Drive.

Mayor Sikes-Kline said this was a petition to vacate an alley in Lighthouse Park, behind Raymond and Kristin Pytel's home. She asked if the alley had ever been opened.

David Birchim, City Manager, replied that the alley had never been opened, and to the north was Commissioner DePreter's property.

MOTION

Mayor Sikes-Kline MOVED to APPROVE the Petition to Vacate Right of Way, 81 Magnolia Drive. The motion was SECONDED by Commissioner Springfield.

Mayor Sikes-Kline said this was not uncommon for the City to do when an alley was closed.

Ms. Lopez commented that this was the first step in the process. She said the alley had not been vacated; however, this was only to accept the petition. She said there would still be an ordinance and public hearing for the vacation.

VOTE ON MOTION:

AYES: Sikes-Kline, Springfield, Garris. Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

10.B. VIC South Gallery and Rotating Exhibits (C. Sakryd, General Services Director)

Item Moved to 7A

11. ITEMS BY CITY ATTORNEY

11.A. Foreclosure Authorization: 30 S. Leonardi Street (I. Lopez, City Attorney)

Isabelle Lopez, City Attorney, reviewed the foreclosure for 30 S. Leonardi Street. She provided clarification about the property and details about the case.

Barry Fox, Code Enforcement Manager, stated there had been eight cases since 2018 for this property. He said the City had notified the property owners as listed by the St. John's County Property Appraiser. He said as of now, the property was non-compliant. He said liens were stopped at \$50,000 in the hopes to achieve compliance from the homeowner. He said R.L Peterson was one of the listed owners

¹ Recusal form attached to original minutes.

of the property; however, his son, who was present, was not.

Commissioner DePreter asked for clarification on who was present for the property.

Mr. Fox reiterated that Mr. Peterson, who was present, was R. L. Peterson's son, and he was not listed on the title nor on the property card. He said R. L. Peterson was listed on the property card, which made Mr. Peterson believe he was the beneficiary.

Commissioner Springfield asked if this property was foreclosed upon, what was the timeline for the property to be auctioned.

Isabelle Lopez, City Attorney, replied that it could be a few months. She said pleadings would have to be filed, a court order issued, and then the auction would take place online digitally.

Mayor Sikes-Kline asked if the liens would have to be paid if the property was purchased through the auction.

Ms. Lopez stated that it would be based off the highest bidder and the City could ensure that the liens owed were paid. She said property in St. Augustine was normally sold for high amounts, and the lien total was at \$100,000. She noted that the property appraiser listed the property at \$237,000-\$240,000, which left equity. She said once the City's liens were paid any other recorded liens were also paid, the amount left over would be returned to the property owners listed.

Mr. Fox commented that there was another daily fine against the property currently. He asked, based on what was decided, if he could ask the Special Magistrate to stop the fine, to recoup as much money for the family as possible.

Mr. Birchim stated that customarily in the past, the City would bid to cover the cost of the lien. He said the City would submit a

\$100,000 bid for the property.

Ms. Lopez noted that the property taxes for 2025 had been paid and a mortgage on the property had not been found. She said the City could be the only debtor and the rest could be given to the heirs.

Commissioner Blonder understood that the two major code enforcement violations were tree cutting on the property and the second was having equipment on the property.

Mr. Fox clarified there was a tree service operating on the property, which took larger logs and cut them down into smaller pieces. He said there was loud machinery, and a travel trailer someone was living in. He said they were trying to be sensitive to the issues, but the logs and debris piles were between eight to fifteen feet high. He said the neighbors were present to voice their concerns as they were the ones living through this.

Mayor Sikes-Kline asked if the Commission wanted to have public comments.

Ms. Lopez said it was not a requirement as public comments could have been provided at the Special Magistrate meeting.

Mayor Sikes-Kline asked how long there had been issues with the property.

Mr. Fox said there had been cases since 2018, and they had worked with him to be in compliance, but as of now, it was unbearable for the neighborhood, and it had become overwhelming.

Commissioner Garris said the property had to be cared for since the taxes were paid. She said the gentleman, Mr. Peterson, indicated he was incarcerated, she thought that could be a reason as to why he was not listed as an owner. She said her concern was there was a lien for \$100,000 and she did not want the Special

Magistrate to continue to add additional fines to the property. She asked if the property should be foreclosed, since he came prior and asked for time to address the debt.

Mr. Fox said all liens with the City stopped at \$50,000. He said the property was not in compliance. He said the purpose was not to incur millions of dollars in liens or force people out of their homes, but to encourage them to become compliant and voluntarily stop the fines. He said there had been many occasions that Mr. Peterson was notified to clean up the property and nothing had been done. He said he was trying to explain the problem; however, he did not live in the area and there were people in the neighborhood present that could provide more testimony to the issue.

Mayor Sikes-Kline asked if input from the neighbors was needed.

Mayor Sikes-Kline, Commissioner DePreter and Commissioner Springfield did not feel public comment was warranted; whereas Commission Blonder and Commissioner Garris felt public comment should take place.

Commissioner Springfield commented that it had been discussed several times about allowing Code Enforcement the ability to provide ramifications and, in this case, there had been plenty of generosity. He pointed out that the City allowed liens to stop at \$50,000 in the past eight years; however, he understood the concerns from Mr. Peterson. He noted Mr. Peterson could purchase the home at auction. He asked if the fines were paid between now and the auction could other actions take place.

Mr. Fox replied that he thought if the liens were paid, the foreclosure process would stop.

Commissioner DePreter said Mr. Peterson did not have clear title to the property; however, was using it as it was beneficial to him at the moment. He asked if the legal

title holders would receive the remaining funds once the liens were paid. He said the City was responsible for the taxpayers' dollars and private property rights.

Mr. Fox said the property became non-homesteaded due to the death of R. L. Peterson. He said if it was a homesteaded property the liens would remain on the property for twenty years and then they were no longer valid

Mayor Sikes-Kline said there was support to move forward with the foreclosure but to stop the fines for the third pending cases.

Mr. Fox said the fines for the third case could be stopped on February 4, 2026, at the Special Magistrate meeting.

MOTION

Mayor Sikes-Kline MOVED to APPROVE the Foreclosure Authorization at 30 S. Leonardi Street and curtail the current fine for the third pending case. The motion was SECONDED by Commissioner Springfield.

Commissioner Blonder agreed that the foreclosure should take place but was sympathetic to Mr. Peterson; however, understood he was in violation.

Mayor Sikes-Kline said it was deeply regrettable, but it had been going on long enough. She said she did not know if this would solve the problem immediately but hoped this would help come to the solution of cleaning the lot, since that was the goal.

VOTE ON MOTION:

AYES: Sikes-Kline, Springfield, DePreter, Blonder

NAYES: Garris

MOTION APPROVED 4/1

11.B. 2026 Legislative Session — for informational purposes only (I. Lopez, City Attorney)

Isabelle Lopez, City Attorney, said what had been provided for them to review was the bills that were being tracked in her office. She said the ones that were in the forefront were regarding property tax reform and then some other financial bills that would have less impact but still have some impact, nonetheless. She said other bills that could be problematic were planning and growth management as that limited what could be done with historic preservation.

Commissioner Springfield stated they were planning to go to Tallahassee February 4th and 5th, and after reviewing the bills provided, he did not find any bills that would include a tax increase that the City would benefit from or replace those taxes.

Mayor Sikes-Kline commented that was correct.

Commissioner Springfield said that was one of the topics he wanted to discuss while in Tallahassee, and to understand how those funds would be replaced, especially by having to reduce the budget with personnel as that would only make it more difficult.

12. ITEMS BY CITY CLERK

12.A. Notification of one (1) upcoming term expiration — Corridor Review Committee (CRC) (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, notified the Commission of one term expiration on the Corridor Review Committee (CRC). She said Michael Blake filled a vacancy and was able to reapply. She said Mr. Blake would be contacted and the position would be advertised.

12.B. Notification of two (2) upcoming term expirations — Historic Architectural Review Board (HARB) (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, notified the Commission of two term expiration on the Historic Architecture Review Board (HARB). She said these terms were held by Paul Weaver and Randall Rorak. She said Mr. Rorak held an alternate position and could reapply; however, Mr. Weaver was unable to reapply as he had served two full terms. She said these positions would be advertised as required.

12.C. Reminder: Open Positions on Boards and Committees

For Informational purposes only

13. ITEMS BY CITY MANAGER

David Birchim, City Manager, announced that the City would be moving our sentinel lions, Firm and Faithful, at the Bridge of Lions on January 27, 2026, around 11:00p.m. He said the Bridge of Lions would be closed temporarily during the move.

Mr. Birchim said the weather was continuously decreasing in temperature and was very cold. He said the Methodist Church at the corner of King Street and Riberia Street would be open as temporary shelter if needed.

14. Items by Mayor and Commissioners

Commissioner Garris said she was happy that the amendment for the Broudy project passed so that the parking issues could be addressed in West Augustine. She thanked Nancy Murphy and Robin Thomas for speaking about Compassionate St. Augustine as she felt it helped to set the tone of the meetings. She expressed her concerns regarding horses and felt more information should be provided on that topic. She stated she was glad the land uses and zoning for the conservation land was being changed.

Commissioner Blonder expressed that she had concerns with horse treatment and the stables in particular as she felt they

needed to be improved. She said the horse stables were owned by the City and she did not know if that was the best use for that property and thought other alternative uses should be considered. She requested to incorporate more standards on what was allowed in the historic district with holiday décor by code.

Ms. Lopez commented that it was currently in the City Code. She said it referred to the institutional and commercial properties in the Historic Preservation (HP) Districts, which were limited to the white lights; however, residential use properties were allowed to have inflatable holiday décor. She said the City had been gentle on the enforcement as it had become part of the American culture for Christmas but technically, the institutional and commercial properties were limited to the white lights.

Commissioner Blonder replied that it should be made a priority as it did not seem to be in character with the HP districts and she felt it had spiraled on the bayfront. She asked if a vendor's ordinance be explored more deeply as she felt more could be done than just moving them off sidewalks for pedestrian safety. She said the after-action Nights of Lights report would be provided at an upcoming meeting and wanted to request an option to formalize the Nights of Lights dates to avoid having to decide yearly and have it codified.

Mr. Birchim advised that in the City Code there were suggested book end dates, in which customarily, a resolution was passed that identified specific dates for Nights of Lights.

Commissioner Blonder said she wanted to have clear dates added.

Ms. Lopez questioned if Commissioner Blonder wanted to have the dates codified instead of resolution. She said there currently was a standing resolution.

Commissioner Blonder replied in the affirmative. She wanted to have it codified instead of a resolution.

Commissioner Springfield said he agreed about codifying the dates for Nights of Lights. He thanked Ricky Fernandez and the Student Council of St. Joseph Academy for inviting him and Chief Marston to speak to the student body. He said there had been some confusion about the lions being moved due to the signage on US1 as it did not indicate the times. He said there needed to be a discussion regarding the horses and asked if that would be added to the March agenda.

Mr. Birchim replied that it was going to be discussed when the update to the franchise and vehicle for hire ordinances was presented. He understood it was hard to listen to the ongoing debate; however, they were trying to communicate to all franchise holders and vehicles for hire the changes that would be proposed.

Commissioner Springfield stated he only brought it forward to ensure that it was going to be discussed at a future meeting, but he knew there were a lot of back stories, contracts, medallions, and people's business that the City needed to be sensitive to. He said this was not being ignored and he appreciated them coming and speaking at the meetings. He reiterated that the stables should be turned into a transfer station, as he thought that was the best use for the property.

Mayor Sikes-Kline said she too was concerned about the on-going safety of the horses, and she had seen some things that were of concern. She said she had requested a survey to be done on the derelict signs and asked for follow-up to be done regarding those, as it was important. She asked for a report to determine what type of public access could be added at the end of Flagler Boulevard and asked for a presentation regarding that to be scheduled. She said water access was not lost on Inlet Drive by installing the seawall

but there would be a barrier and it was not the safest location to access Salt Run.

Mr. Birchim advised that a firm had been contacted to create some designs for a kayak launch at the end of Flagler Boulevard. He said he would follow up with them to see if they were ready to present.


Mayor Sikes-Kline said the once there was a final cost for the archeology center, she wanted that provided to the Commission. She announced that the de Aviles Award would be on February 9, 2026, at 4:30p.m. for Mr. Gordie Wilson. She said St. Johns County Day was February 4th and 5th in Tallahassee. She said the Jacksonville Icemen Hockey hosted government nights and it was a lot of fun. She said she was looking forward to it again next year!

15. Adjournment

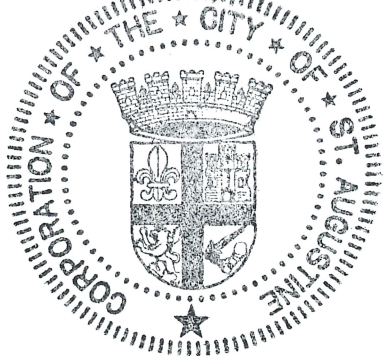
There being no further business, the meeting was adjourned at 7:30 P.M.²



Nancy Sikes-Kline, MAYOR



Darlene Galambos, CITY CLERK



² Transcribed by Elyse Wiemann