

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, April 13, 2026

The City Commission met in formal session on Monday, April 13, 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
Julie Courtney, Historic Preservation Officer
Jaime D. Perkins, Director, Community Services
Donna Hayes, Director, Human Resources
Amy Skinner, Director, Planning and Building
Melissa Wissel, Director, Communications
Jeffrey Collins, Assistant Police Chief
Kevin Carroll, Sergeant, Police Department
Carlos Aviles, Fire 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, added agenda item under Special Presentations. He said item 3.D., which would be a Tourism of the Year Award.

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 2026-04: Proclaims April 2026 as Sexual Assault Awareness Month (B. Blonder, Vice Mayor)

3.B Proclamation 2026-12: Proclaims April 13–20, 2026 as International Dark-Sky Week (B. Blonder, Vice Mayor)

3.C Proclamation 2026-14: Proclaims April 2026 as Water Conservation Month (B. Blonder, Vice Mayor)

3.D. Tourism of the Year Award:

Susan Philips, Visitors Convention Bureau and Charlie Robles, Visitors Convention Bureau Chairman, introduced the Tourism of the Year Award recipient, Melissa Wissel.

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Carolyn Wright
- Nancy Murphy
- Vicki Pepper
- Thomas Reynolds
- BJ Kalaidi

5. Consent Agenda

David Birchim, City Manager, read the Consent Agenda.

CA.1 Preview of upcoming Commission meetings.

CA.2 THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON DATE:

•Ordinance 2026-13: Vacate Right of Way, 3560 N. Ponce De Leon Blvd, Prado Ave

CA.3 Reminder of Upcoming Meetings:

- April 27, 2026, Special City Commission Meeting
- April 27, 2026, Regular City Commission Meeting
- May 11, 2026, Regular City Commission Meeting

CA.4 APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS: NONE

CA.5 RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S): NONE.

CA.6 PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING).

Proclamation 2026-15: Proclaims April 2026 as the Month of the Military Child (C. Garris, Commissioner)

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

CA.8 Satisfaction and Release of Utility Mortgage: 111 Masters Drive (I. Lopez, City Attorney)

CA.9 Satisfaction and Release of Utility Mortgage: 135 and 137 Theodore Street (I. Lopez, City Attorney)

CA.10 2026 City Commission Citizenship Awards Approval of Nominees (M. Wissel, Communications Director)

CA.11 Memorandum of Understanding to address scrivener's error in the Police Union Contract (D. Hayes, Human Resources Director)

CA.12 Eminent Domain: Lake Maria Sanchez — Invoice for Professional Services (I. Lopez, City Attorney)

END CONSENT AGENDA

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

(None)

5.B. Approval of Consent Agenda

MOTION

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

6. Appeals

(None)

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

7.A. General Public Presentations

(None)

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 2026-01: Amendments to General Employees' Pension Plan (M. Breidenstein, Assistant City Manager)

Meredith Breidenstein, Assistant City Manager, presented Ordinance 2026-01.

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

MOTION

Commissioner Springfield MOVED to pass Ordinance 2026-01 on second reading. The motion was SECONDED by Commissioner Jon DePreter.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2026-01

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 20, ARTICLE IV OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING FOR

REVISED PROVISIONS TO THE 1977 CITY EMPLOYEES' RETIREMENT SYSTEM; PROVIDING FOR GENDER NEUTRAL TERMINOLOGY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

8.A.2. Ordinance 2026-12: Amendments to St. Augustine Police Officer's Retirement System (M. Breidenstein, Assistant City Manager)

Meredith Breidenstein, Assistant City Manager, presented Ordinance 2026-12.

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

MOTION

Commissioner DePreter MOVED to pass Ordinance 2026-12 on second reading. The motion was SECONDED by Commissioner Cynthia Garris.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2026-12

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 20, ARTICLE VI OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING FOR REVISED PROVISIONS TO THE ST. AUGUSTINE POLICE OFFICERS RETIREMENT SYSTEM; PROVIDING FOR GENDER NEUTRAL TERMINOLOGY; CORRECTING THE NAME OF THE POLICE OFFICERS' BENEVOLENT ORGANIZATION; PROVIDING FOR FORFEITURE OF FUNDS; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST.

AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

VOTE ON MOTION:

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

NAYES: XXXXX

MOTION APPROVED UNANIMOUSLY

8.A.3. Ordinance 2026-08: Amending an existing Planned Unit Development (PUD) at 24 Cathedral Place and the corner of Charlotte and Treasury Streets (A. Skinner, Planning and Building Director)

Amy Skinner Planning and Building Director, reviewed Ordinance 2026-08.

Mayor Sikes-Kline clarified that the variations were the change in use from office building to hotel, and alcohol sales.

Ms. Skinner replied that the change of use was changing; however, the existing Planned Unit Development (PUD) allowed alcohol sales, which would continue.

Ex Parte Communication:

(None)

Ellen Avery-Smith, Rogers Towers Law Firm representing the applicant, outlined the details and other changes in the PUD and introduced the team members representing Kanti Patel with Kasam Hospitality, Inc., which were Mike Koppenhafer, Fisher Koppenhafer Architecture and Interior Design, Freemont Latimer, Landscape Architect, Marquis, Latimer, and Halback, John Regan, Regan Strategies, and Les Thomas Architect.

Mike Koppenhafer, Fisher Koppenhafer Architecture and Interior Design, discussed the architecture of the project noting the existing conditions, overview of the proposed plan, building heights, context elevations, and renderings of the proposed structure.

Freemont Latimer, Landscape Architect with Marquis, Latimer and Halback reviewed the streetscape and landscaping for the project.

Commissioner Garris asked if the streetscape improvements would begin at Cathedral Place and end at San Marco Avenue.

Mr. Latimer replied the the street upgrade would be the entire street.

Commissioner Garris asked if shade trees could be planted instead of Palm Trees, as she felt those would not provide adequate shade on the street.

Mr. Latimer replied that he supported the idea of adding shade trees; however, in an urban environment the soil volume would not allow enough room for the roots to grow. He stated Palm Trees thrived under constrained soil conditions, which was why the Phoenix Sylvestris was selected, plus it would add shade.

Ms. Avery-Smith added that in the PUD public benefit section, the details were provided regarding the improvements at Anderson Circle and the details about the \$464,640 contribution for the complete street, which would be paid to the City within ninety (90) days after approval by the City Commission.

Commissioner Blonder said it seemed that most plants being used were non-native plants, and she advocated to have native plants used as much as possible. She said non-native plants consumed more water than native plants. She questioned the impacts being made at Anderson Circle and if there would be any historic impacts to the area.

Mr. Latimer replied that no changes were being proposed to Anderson Circle. He added the design would be coordinated with the City and the Florida Department of Transportation (FDOT). He said any modifications would take place on the

existing street and the brick would stop at the curb line as Cathedral Place would be asphalt, and so would the FDOT intersection at the Bridge of Lions, which allowed that to be a natural stopping point. He said no designs were developed but the applicant agreed to contribute one third of the cost.

Mayor Sikes-Kline asked how the PUD text explained the 'Anderson Circle to be coordinated with the City of St. Augustine (COSA) plus FDOT projects' as noted on the plant schedule.

Ms. Avery-Smith replied that the PUD narrative on page fifteen (15), outlined the idea, along with the 33% contribution to the City for the improvements. She added on page sixteen (16), the text explained the mobility fees, along with the contribution of \$464,640 for the "complete street".

Mayor Sikes-Kline said what she did not see explained was the coordination with FDOT and the City.

David Birchim, City Manager, commented that this memorialized the applicant's commitment and changes to Anderson Circle may not be needed; however, FDOT had to be informed as this was their right-of-way.

Mayor Sikes-Kline clarified that the City did not anticipate any future modifications to Anderson Circle.

Mr. Birchim replied that changes were anticipated, and if changes occurred, this committed the applicant to participate financially in one-third of the cost. He added this would not take place until almost all construction was complete and the road reconstruction was permitted. He thought it was too soon for his discussion as there were many factors associated with it.

Mayor Sikes-Kline advised that specific details were not needed, but a commitment was and should be in the PUD text.

Isabelle Lopez, City Attorney, pointed out in the PUD text stated " if FDOT and the City were ready to reconfigure Anderson Circle concurrently with the Project's streetscape improvements", then it explained how the project would be cost shared.

Mayor Sikes-Kline understood the financial aspect was clearly outlined in the text; however, reiterated that nothing was formally written to memorialize the preservation of the historic feature.

Ms. Avery-Smith pointed out that the text stated " if FDOT and the City were not ready to reconfigure the Anderson Segment, the owner would make improvements" and questioned the historic feature that should be preserved.

Mayor Sikes-Kline replied that Anderson Circle was a historic feature and it should be preserved as much as possible without inhibiting anyone.

Mr. Birchim said that was the goal. He said it was preferred not to have modifications to Anderson Circle, but it was a possibility and if necessary, the City would coordinate with FDOT, and the owner would participate financially.

Ms. Skinner clarified it was her understand what was being referred to was the actual right-of-way of Charlotte Street. She said it was the City's right-of-way from Cathedral Place that was between Trade Winds Lounge and Anderson Circle. She explained it was divided into three sections from the entrance of the project, which was adjacent to Anderson Circle, and not part of the right-of-way, then from the entrance on Charlotte Street and north towards Treasury Street, where the project fronts and then the intersection from Charlotte Street to Treasury Street to Avienda Menendez to finish the streetscape design. She said those were the three sections and then applicant was responsible for maintaining the streetscape design from Treasury adjacent to the project.

Mayor Sikes-Kline stated that it was a broader scope of the project and her concern was Anderson Circle and modifying it to accommodate the two-way street from Cathedral Place.

Ms. Skinner replied that the intersection improvements had changed over the past two years and FDOT did not want to impact Anderson Circle.

Commissioner Springfield commented he thought the confusion was that the street was named Anderson Circle and the park land was also named Anderson Circle. He asked if the applicant was referring to the street or the park land.

Ms. Avery-Smith suggested clarifying the PUD text by adding Anderson Circle right-of-way.

Commissioner Blonder felt that the word 'refigure' implied that modifications were going to be made.

Mayor Sikes-Kline agreed and noted that it made it seem that it was referencing the historic Anderson Circle.

Mr. Birchim understood the concern and explained that it was not the park land that may be reconfigured but the street.

Mayor Sikes-Kline reiterated the park land did not need to be touched. She requested to have language that clarified the difference between the right-of-way and the park land.

Ms. Avery-Smith advised that the 'right-of-way' would be added.

Commissioner DePreter said this did not allow the applicant to create the design but would commit them to help financially.

Mr. Birchim replied that was correct, and this was public right-of-way; therefore, the design would be done by the City.

Ms. Avery Smith commented that the native plants that were on the plant

schedule shown were approved by the Historic Architecture Review Board (HARB) and were required in this architectural style. She asked if the Commission was allowed to overrule the use of native plants without having to obtain further approval from HARB.

Ms. Lopez replied that the Commission could not. She said the plants approved were to achieve architectural and historic features that would have been in traditional courtyards. She said if the plants were to change, it would require the applicant to return to HARB to update the landscape language.

Commissioner Blonder replied that she did not want to make the applicant return to HARB for revisions, but wanted to come to a compromise, which could be achieved through the irrigation design with either low flow timers or something similar to help reduce the irrigation making it as minimal and effective as possible. She said if native species could be added, she would request that they would.

Mr. Latimer said in honor of water conservation month, he advised that the applicant would commit to using drip irrigation to have water directly at the roots.

John Regan, Regan Strategies, provided a brief overview of the public benefits. He highlighted the following topics:

- Publicly available parking
- Trash Compactor for area businesses
- Charlotte Street Streetscape, Landscape and Utilities
- Maintain and protect the "Historic Exchange building"
- Increased tax revenue

Commissioner Blonder followed up about the design of the lighting. She said in the spirit of the dark sky initiative, she wanted the lighting to be focused downward.

Mr. Latimer replied that a downside to the historic fixtures was that they "acorn" or

distribute light. He said there were new fixtures that had the same appearance, which direct light down.

Commissioner Blonder asked if those fixtures would be used.

Mr. Latimer replied that they would use what could be approved of by the City and he hoped it was the fixture with the historic appearance with the light-emitting diode (LED) controlled light.

Commissioner Blonder supported the lighting suggestion and recommended it to the rest of the commission.

Commissioner Springfield commented that it was a benefit that the hotel would have parking; however, he thought parking would be reduced as it was a parking lot. He asked how many parking spaces would be open to the public once the garage was built.

Troy Belvins replied that the current parking lot consisted of sixty-two (62) parking spaces and the parking garage would increase the amount of parking spaces to 155.

Commissioner Springfield replied that parking may not be available to the public if the hotel was full and employees were on site. He understood that would not happen often but if it did, there would not be any public spaces.

Mr. Belvins said at the other hotels owned by the applicant, there were seventy-two hotel rooms with the same number of parking spaces that took care of the staff and hotel guests.

Mayor Sikes-Kline reiterated that the question was that parking available for public use.

Mr. Belvins replied that parking spaces would be available to the other hotels in the area but could vary daily.

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

- Susan Phillips
- Isabelle Renault
- Shane Sheltra
- Dave Chatterton
- John Valdes
- Joseph Cravin
- Melinda Rakoncay
- Phil McDaniel
- Paul Thompson
- Mike Davis
- Diane Marovitz
- BJ Kalaidi

Ms. Avery-Smith clarified that the owner would be using his own money for the project and any minor deviations to the PUD would have to be reviewed by the City and a public hearing would have to take place.

Commissioner Springfield said at the first hearing, there were questions regarding whether the hotel would be a five-star luxury hotel. He asked if it had been confirmed that the hotel would be five-star hotel in three years.

Ms. Avery-Smith replied that it would be and the brands and flags that were being discussed were shown in the presentation in the 'public benefit' section.

Mayor Sikes-Kline asked if the materials that would be used such as real wood, were written in the PUD text.

Ms. Lopez advised that it was specified on the HARB approval orders, to include the materials and details.

Commissioner Blonder echoed the concerns mentioned by Ms. Rakoncay regarding the vibration monitoring. She said she experienced damage to her house with other construction projects, and this was in a much more historic area. She requested very strict perimeters, not just

monitoring the vibrations. She requested that to be included in this project.

Mayor Sikes-Kline questioned how that could be memorialized.

Ms. Avery-Smith said the PUD text page fourteen (14) identified the construction method outlined in section U. She advised that the PUD text stated, "owner would engage a professional engineer to monitor vibration from the project to ensure that nearby buildings were not impacted".

Commissioner Blonder agreed that she had read that; however, she wanted to have more concrete numbers.

Mayor Sikes-Kline clarified that they wanted to have criteria that indicated the level of vibration result in a stop work order.

Commissioner Blonder said state code identified the generally accepted practices and limits in certain types of environments including the type of substrate. She felt that criteria should be applied and enforced.

Ms. Avery-Smith said that were changes being made to the PUD text from prior discussions, and they could add that the professional engineer monitoring the work had the ability to stop the work in coordination with the staff.

Commissioner Blonder said there had to be an enforcement tool, and suggested it be based on state standards.

Ms. Lopez said that there were guidelines noting that it was based on the adjacent structures. She said if the applicant wanted, they could add it would be based on current best practices based on the adjacent structures.

Mayor Sikes-Kline pointed out there was a coquina structure adjacent to the property, and vibration levels were important.

MOTION

Mayor Sikes-Kline MOVED to APPROVE the PUD with the following modifications as outlined:

- **Page 14 subsection U Construction Method: add enforcement tool and the ability for the engineer to stop work and information for current best practices based on the materials of adjacent structures**
- **Subsection 3 V Public Trash Compactor: typographical error to correct the word "shall"**
- **Page 15 subsection 5 D: clarify that Anderson Circle referenced was the right-of-way of Anderson Circle**
- **Only reconfiguring would be on the road on the right-of-way of Anderson Circle**
- **Native Plants where possible consistent with the HARB order**
- **Low flow irrigation, also known as, drip irrigation**
- **Downward facing lightning as consistent with the HARB order**

The motion was SECONDED by Commissioner Garris.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2026-08

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE ZONING FOR APPROXIMATELY 1.06 ACRES OF PROPERTY LOCATED AT 24 CATHEDRAL PLACE (PID #197160-0000) AND CHARLOTTE STREET (PID #197200-0000), AS MORE PARTICULARLY DESCRIBED HEREINAFTER, TO AMEND ITS CURRENT PLANNED UNIT DEVELOPMENT (PUD) CLASSIFICATION ADOPTING A NEW PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

Mayor Sikes-Kline thanked HARB, PZB, staff, the Kanti Patel family, and the community. She supported the project and knew the type of work Kanti Patel did in the City. She said promises could be made in PUD, but it was the follow-through that mattered and Mr. Patel was true to his word, and she was very appreciative of that. She said this project preserved a very important structure and helped to create a more beautiful streetscape that was pedestrian friendly. She said this added parking for employees and agreed that the hospitality infrastructure needed to be elevated and felt this would do just that. She understood the streetscape would change but knew cities changed.

Commissioner Springfield agreed with BJ Kalaidi and Mike Davis that money was needed in order to preserve historic buildings. He thought a five-star hotel would be able to bring in the financial needs that were needed to preserve the Exchange Bank building and keep it here for many more years to come. He was happy to have local developer working on the project. He expressed his concern about how expensive it was to enjoy the City and even harder for those on a fixed income. He said five-star hotels were positive for the City as new people with higher financial means but could impact the locals. He appealed to the business owners, and pointed out businesses were earning income, which helped maintain City streets, and the police and fire departments. He said the City offered discounted parking for locals to enjoy the downtown establishments; however, no other benefit was offered to locals. He thought the St. Augustine Business Association could offer discounts to locals. He said he was in support of the project, but he saw what could happen in the future.

Commissioner Garris thanked everyone who came to speak on the project. She said she went to the other hotels owned by Mr. Patel and felt a five-star hotel would be a benefit to the downtown area for several

reasons. She said the Commission approved the changes to reduce parking on Cathedral Place and felt the hotel parking garage would help provide more parking in the area. She thought residents did not come downtown to avoid traffic more than parking. She supported the project and felt the designs shown were excellent.

Commissioner DePreter said he had followed this project since he was on the Planning and Zoning (PZB) Board and when he first saw the project, thought it was a great idea and ambitious. He said this was very smart infill development and this made sense especially from a planning standpoint. He said the economic benefits were centered in the downtown area, plus there was mobility and a historic building was being preserved. He said the PUD was well vetted and any issues discovered were fixed with the assistance of staff and the citizen boards. He felt the PUD was successful due to the City's review process and he was very supportive of the project.

Commissioner Blonder explained that she was consistent when it came to PUDs. She said this was a PUD that she could support as it was a well-vetted application and the applicant had been responsive to the changes as requested. She said the level of details were high and a great use of infill development. She was pleased that a local developer was doing the project as he understood the values of the City. She said she supported the project with the provisions as noted.

Mayor Sikes-Kline corrected her ex-parte communication and advised she met with John Regan regarding the project.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY¹

¹ Break from 7:47p.m.-8:00p.m.

8.A.4. Ordinance 2026-09: Vacate Right of Way, 81 Magnolia Drive (S. Slaughter, Utilities and Public Works Director)

Commissioner DePreter recused himself. ²

Stephen Slaughter Utilities and Public Works Director, reviewed Ordinance 2026-09.

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

- BJ Kalaidi

MOTION

Commissioner Springfield MOVED to pass Ordinance 2026-09 on second reading. The motion was SECONDED by Mayor Sikes-Kline.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2026-09

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, VACATING, DISCONTINUING AND ABANDONING THAT CERTAIN PORTION OF AN UN-NAMED, UNOPENED ALLEYWAY LOCATED WITHIN THE CITY LIMITS OF ST. AUGUSTINE ON PROPERTY KNOWN AS 81 MAGNOLIA DRIVE, PORTIONS OF LOT(S) 4, 5, 6, 7, 8, and 9, BLOCK A, CAPO'S ADDITION, ANASTASIA, LOCATED WITHIN THE CITY LIMITS OF ST. AUGUSTINE AND MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Springfield, Sikes-Kline, Garris, Blonder

² Recusal form attached to original minutes.

**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 2026-13: Vacate Right of Way, 3560 N. Ponce De Leon Blvd, Prado Ave (S. Slaughter, Utilities and Public Works Director)

Stephen Slaughter Utilities and Public Works Director, reviewed Ordinance 2026-13.

Commissioner DePreter asked for clarification on the owners of the parcels as the property appraiser listed two different names.

Mr. Slaughter replied that the property was owned by the same individuals but with different corporation names

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2026-13 on first reading and moved to second reading. The motion was SECONDED by Commissioner DePreter.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2026-13

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, VACATING, DISCONTINUING AND ABANDONING

THAT CERTAIN PORTION OF PRADO AVENUE LOCATED WITHIN THE CITY LIMITS OF ST. AUGUSTINE AND MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

Commissioner Garris asked why the property was being vacated.

Mr. Slaughter replied that this was an unimproved right-of-way and it would allow the owner to improve it for the betterment of the public. He added that the right-of-way to the north and south were also vacated.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

9.B.1. Resolution 2026-08: Planning Dept. Procedures for Processing Applications (I. Lopez, City Attorney)

Isabelle Lopez, City Attorney, reviewed the Resolution.

Mayor Sikes-Kline felt this was to clarify to property owners what took place in the legislature with Senate Bill 180.

Ms. Lopez replied in the affirmative. She said it felt as some applicants were treated differently at different times but that was not a choice by the City as this was currently the state law.

Commissioner Springfield questioned if the resolution was needed as a job requirement.

Ms. Lopez replied it was not; however, the intent was to help the public understand how code was applied at this time and knowing it could be applied differently six months from now. She said this would be helpful to property owners and was more transparent.

Commissioner Springfield commented he was in support.

MOTION

Mayor Sikes-Kline MOVED to pass Resolution 2026-08. 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. Request to review the Model Land Company National Register Historic District Nomination update finalization draft (J. Courtney, Historic Preservation Officer)

Julie Courtney, Historic Preservation Officer, reviewed the Model Land Company National Register Historic District updates and the benefits for being a contributing historic district. She advised on May 7, 2026, a review would be conducted by the state.

Commissioner DePreter asked if the homeowners of the fifty-five new contributing structures were notified.

Ms. Courtney replied that the Historic Architecture Review Board (HARB) asked for contact to be made at the October meeting and a letter was sent out in early November. She said a public meeting was held to help them understand what it meant to be a contributing structure and to know what it meant by being in a National Register Historic District.

Commissioner DePreter asked what type of feedback was received from the public meeting.

Ms. Courtney replied that around twenty people were in attendance, and it was well received by the homeowners. She said there seemed to be a lot of support and there were no related concerns or objections to the update.

Commissioner DePreter said he thought that was positive and felt it was good that the homeowners knew their status.

Commissioner Springfield asked how homeowners could find out if they were contributing structure.

Ms. Courtney replied that the update was very thorough and it had been posted online.

Commissioner Springfield stated he was asking for general knowledge for anyone wanting to know.

Ms. Courtney replied that list was easily able to be provided if requested.

Commissioner DePreter was in support of the update since the homeowners had been alerted and were in favor of it.

Ms. Courtney requested a letter of support, if the Commissioner was in favor of the update.

Mayor Sikes-Kline said she was willing to draft the letter of support and was stunned at the amount of structures that had been lost. She said it was incredible to have seven National Register Historic Districts in the City. She asked how many Historic National Landmarks were in the City.

Ms. Courtney replied that there were five individual National Historic Landmarks and then the Town Plan.

Mayor Sikes-Kline thanked Ms. Courtney for the work being done in the City as it was not unnoticed.

There was Board consensus to provide a letter of support for the Model Land Company National Register Historic District update.

10.B. Consideration to Revert Granada Lot to Paid Parking (J. Perkins, Community Services Director)

Jaime D. Perkins, Community Service Director, reviewed the presentation for consideration to revert the Granada Parking lot back to a paid lot after changes took place during Nights of Lights (NOL). She identified that the revenue that could be recovered was approximately \$83,624.

Commissioner Springfield said he knew someone who had applied for a workforce permit and was told it could be a month before receiving an answer. He asked if those who had applied could receive a permit prior to a change.

Ms. Perkins replied she would look into this but did not feel a reason this could not happen. She said there were two workforce permits holders currently, and the lot functioned as a workforce parking lot.

Mayor Sikes-Kline asked if the request was for already submitted applications not new applications.

Commissioner Springfield replied in the affirmative.

Commissioner Garris felt this would be a great idea if the cost for parking was posted. She said the additional revenue could help offset some of the burden from the tax revenue. She asked parking on Sundays could start later for people wanting to attend church.

Mayor Sikes-Kline asked if she wanted the paid parking to start later than 1:00p.m. on

Sundays. She noted it was pay-by-plate from 1:00p.m.- 9:00p.m.

Ms. Perkins stated that about two years ago, the Commission had voted on the paid parking times and on Sundays it would be after 1:00p.m.

Commissioner DePreter asked for clarification regarding administrative control over the lot. He said if approved, it would allow staff to make changes for seasonal reasons or as needed.

Ms. Perkins replied in the affirmative and said that if there were changes, it would happen during peak times like Nights of Lights.

Mayor Sikes-Kline said she was very supportive of the change and at first, she was disappointed that the lot was not being utilized by the workforce but later understood that most shifts began at 4:00p.m., which did not align with the workforce parking hours allowed within the permit. She said it made sense to change the approach and revert it back to a public paid parking lot.

Mr. Birchim commented that he felt the inventory was just as valuable as the income.

MOTION

Mayor Sikes-Kline MOVED to APPROVE the changes as presented and allow staff to make administrative changes for seasonal flexibility. The motion was SECONDED by Commissioner Blonder.

VOTE ON MOTION:

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

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

11. ITEMS BY CITY ATTORNEY

11.A. 2026 End of Legislative Session Update (I. Lopez, City Attorney)

Isabelle Lopez, City Attorney, provided an update on the 2026 Legislative session. She noted the City was prohibited for making policies regulating greenhouse gas emissions. She said the prohibition of Diversity, Equity, And Inclusion (DEI) bill passed, and a decrease of funds to the Clerks of Courts for fine & forfeiture funds, which decreased the amount of money paid to the City. She said if changes were to be made to a state park, it would require a local hearing. She said there were some other changes to criminal bills and the sovereign immunity increased, which could result in an increase to the City's insurance with the Florida League of Cities. She noted a couple planning bills, such as window glazing requirements, were able to be minimized limiting the negative impacts on historic properties. She added that a bill passed allowing building inspections by private providers, private firms, and virtual inspections.

Commissioner Garris asked for more explanation on the bill regarding building inspectors.

Ms. Lopez replied there had been an ongoing process at the state level deregulating and taking away local building officials' authority. She said it used to be that inspections could only be done by local building officials; however, state law had changed over the past few years allowing private inspectors to be used.

Commissioner Springfield said this was similar to trees as a private arborist could be used.

Ms. Lopez replied in the affirmative.

Mayor Sikes-Kline said she appreciated the update and the hard work done throughout the year to provide the updates and answer their questions. She asked if

another legislative session was going to take place.

Mr. Birchim stated a session for redistricting and a meeting regarding the budget had not been determined.

12. ITEMS BY CITY CLERK

12.A. Request for Two (2) Appointments to the Lincolnville Redevelopment Area Steering Committee (LCRA) (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, request two appointments to the Lincolnville Redevelopment Area Steering Committee (LCRA). She said the positions were advertised and four applications were received. She said Kenneth McClain was a current LCRA member and eligible for reappointment, she said the other applicants were Gail Eubanks, Aaron Jockers and Eamon Doran.

MOTION

Mayor Sikes-Kline MOVED to reappoint Kenneth McClain to the LCRA Board. The motion was SECONDED by Commissioner Blonder and APPROVED BY UNANIMOUS VOICE VOTE.

Mayor Sikes-Kline said a ballot would be used on the remaining open seat.

Ms. Galambos explained the ballots were public record and to only select one candidate.

Commissioner Springfield asked if priority should be given to City residents

Ms. Galambos replied that priority was given to residents.

Commissioner Garris asked if all the candidates were City residents.

Mayor Sikes-Kline noted that all addresses were listed on the applications.

After the ballots were tallied, Ms. Galambos announced that the second LCRA Board member with a four to one vote was Eamon Doran.

12.B. Request for Two (2) Appointments to the Historic Architectural Review Board (HARB) (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, requested one appointment to the Historic Architectural Review Board (HARB) and one appointment for an alternate position. She said the alternate position required an applicant to be a former HARB member. She said Paul Weaver applied for the alternate position and Michael Blake was qualified for the open position.

Mayor Sikes-Kline stated Michael Blake was an architect, which was one of the requirements for the Board.

MOTION

Mayor Sikes-Kline MOVED to select Michael Blake as the HARB member and Paul Weaver as the alternate HARB member. The motion was SECONDED by Commissioner Blonder and APPROVED BY UNANIMOUS VOICE VOTE.

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

Darlene Galambos, City Clerk, announced that after those appointments there were two positions open, one on the Planning and Zoning Board (PZB) and one on the Corridor Review Committee (CRC).

13. ITEMS BY CITY MANAGER

(None)

14. Items by Mayor and Commissioners

Commissioner Garris stated the parking lot on Hypolita Street was for workforce

parking only. She said she had heard that it was not being utilized well.

Mr. Birchim replied that was the Toques Lot and it was sold out.

Commissioner Garris said she had been told that many businesses had concerns about customers not being able to come to their store for lack of parking in the area.

Mr. Birchim replied that the lot was for businesses and no longer open to the public.

Commissioner Garris understood that permits were purchased but questioned if the lot was being filled.

Mr. Birchim replied that lot was filled on and off. He said sometimes it was used by workers but often it was not.

Commissioner Garris asked if part of the lot could be a paid parking lot so customers could patronize the business in the area.

Mr. Birchim replied that he would need to look into it as the businesses had purchased those spaces. He said he would speak with mobility to see if the lot could be hybridized.

Commissioner Blonder thanked the mayor and her fellow commissioners for their support of the different environmental and conversation initiatives and the support of Jen Lomberg, as the first recipient of Red Cedar Award for Environmental Impact. She emphasized that it was very important to the community, sustainability, and quality of life to do the best we could to improve our environmental challenges

Commissioner Springfield commented that Sarasota County was suing the state as they were finding 'state overreach' and thought his case should be monitored for an outcome. He said the Red Cedar Impact Award recipient set a high bar. He said in 1960 he was able to see the Milky

Way Galaxy, and it was unable to be seen now. He said it was very important to keep the dark sky and there was Dark Sky Park in Florida and encouraged people to visit. He requested an update on the Drop-In Day Center to understand what was taking place there.

Mr. Birchim replied in the affirmative.

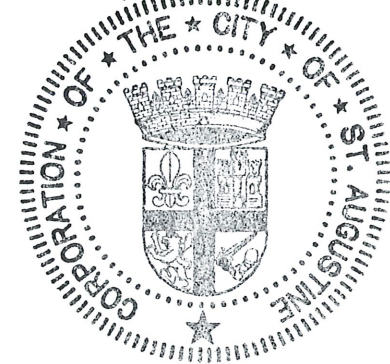
Mayor Sikes-Kline congratulated Melissa Wissel on her award and looked forward to attending the State Tourism Breakfast where the awards were given.

15. Adjournment

There being no further business, the meeting was adjourned at 8:50 P.M.³


Nancy Sikes-Kline, MAYOR


Darlene Galambos, CITY CLERK



³ Transcribed by Elyse Wiemann